

**From:** Greg Bruzas

**Sent:** Monday, October 25, 2021 12:25 PM

**To:** Lysynski, Heather <[hlysynsk@London.ca](mailto:hlysynsk@London.ca)>

**Cc:** Kathryn Hodgkinson; Bill King; Wise, Sonia <[swise@london.ca](mailto:swise@london.ca)>

**Subject:** [EXTERNAL] RE: November 1 PEC Meeting

Good Morning Heather,

Thank you for your response last Wednesday and look forward to your Zoom link next Monday November 1 around 1pm.

As previously discussed, I wish to have the attached letter added to the committee and have my Vice-President Bill King read it at the November 1 PEC meeting. Please forward this letter to the committee as I understand it must be submitted by today to be read and accepted. I also want to make sure that Bill King is on the reading list (I understand it must be less than 5 minutes).

Regards,

Greg Bruzas

CEO

THINQ Technologies Ltd.

## File : OZ-8462

I am speaking on behalf of Greg Bruzas, the owner and resident of 3 properties in Woodfield Heritage District all located within 50 feet of this absurd application that is trying to redefine the whole city planning process.

If our city accepts all or part of this application, legally what they do for one, they must do for all. Is the city ready to make this precedent setting change to this 150+ year old historic community?

All three of my properties over the past 15 years were restored honouring their historic significance and according to the City of London's - Heritage London protocols. One of these homes' restoration efforts was granted The Ontario Conservancy Architectural Heritage Award in 2019. My other two properties are at 568 Wellington Street (directly next to this application) and 2 doors down at the corner of Wellington Street and Central Avenue. Our family home is located 2 properties east of Wellington Street at 293 Central Avenue (The former Phi Beta Phi Sorority House)

It is, at very least, irresponsible to grant Auburn Homes/560 Wellington Holdings Inc. the opportunity to build the monstrosity that they are proposing in a community that has Edwardian and Victorian, Queen Ann style Mansions and Ontario Cottages, dating back to 1840.

I offer the following reasons why this will have a devastatingly negative impact on the integrity of the Woodfield District, the conservation of historically-significant homes, and the 1400 households and families, who embrace this Residential community.

- The 1989 Official Plan and the New London Plan (2021) both reference the zoning of the Woodfield District, as "low density residential and Neighbourhood place type".

Auburn Homes attempt to **supersede this zoning** designation and be accepted as "urban corridor" is unacceptable. They have the privilege of being located in the "2016 Great Places in Canada Winner - Great

Neighbourhood”. That privilege means they are bound to the zoning in place, no exceptions. Irresponsible and unacceptable

- With their request to be **‘rezoned’ as Urban Corridor**, they are asserting that they will have zero ‘set back’ conditions. With reductions to yard depths and property lines, and 95% lot coverage, their building will abut one of my homes; literally meaning I cannot open my side doors and step out. Additionally, the balconies will cantilever over my property. The same denial of property set backs will extend across the communal right of way, and potentially prevent access to my garage at another property. Irresponsible and unacceptable
- The Laneway off Wolfe Street is the only access to parking for all residences in the block in question. There are only 4 driveways. All parking is accessed from a horse and buggy lane from the 1800s. By giving ZERO set-back off the property line, it will jeopardize families getting their vehicles down the lane.
- Woodfield District has a 10 meter building **height rule**. Auburn Homes is requesting a 61 Meter high building (6 times the height); including a 17 storey mixed-use residential/ commercial apartment building with 173 apartments and 1 commercial unit with a range of small scale used in the space. Irresponsible and unacceptable
- If the City of London makes the **Precedent- Setting decision**, to allow a 17 story building change the integrity of the Woodfield Historic district, they must also allow the complete block, owned by Farhi Holdings, located between Wellington Street, Richmond Street, Central Ave to Hyman Street, must be allowed to rebuild to this new zoning height, add commercial retail stores and also build directly on the property line.
- The city must also allow the vacant lot at Central and Waterloo to be developed at the new height with retail commercial zoning.
- The city must also allow developers to come into the district and tear down home to build multi-story multi-use buildings throughout Woodfield.

- It will then also allow **me** to demolish two of my Historic properties (located immediately next door to 560-562 Wellington) at 568 and on the corner of Central at 572 Wellington Street.
- Our home at 293 Central Avenue (the house the won the Ontario Architectural Conservancy Award) could also be torn down and we will construct a 17 story building.
- If the city permits the **retail and commercial zoning** to Auburn Homes, I could convert the properties at 568 and 572 to a night club, restaurant or clothing store? I could open a cannabis shop at my home at 293 Central Avenue. Irresponsible and Unacceptable.

Additionally:

- My neighbour, in Woodfield District, was in desperate need of new windows on her home. Vinyl or aluminum Windows were not an option, as per the stringent rules of Heritage London. She saved the tens of thousands of dollars to have the wood windows removed and covered with plastic as each was rebuilt removing the rotten wood and replacing the glass. This process didn't increase the R value of the home from the original 1907 Windows. How can the city ask one thing of a 20+ year resident of Woodfield and give a Corporation full carte blanche to the changes requested to 560 Wellington Street.
- If the 560 Wellington Street Project is allowed to alter the Property size/set back restrictions, the city will need to approve driveways in the front yards off Wolf Street, Central Avenue, Wellington Street and Waterloo Street.

If the City of London moves in favour of this **precedent setting** decision, it will ultimately impact the vital integrity of the Woodfield District. In doing so, they will be compromising historically-significant homes, create density damage, and negatively impact the families who live and love this area.