

Pol Associates Inc.
Land Use Planning Consultants
94 Rollingwood Circle
London ON N6G 1P7

December 2, 2021

Mr. Ed Holder, Mayor City of London
VIA E-MAIL mayor@london.ca
300 Dufferin Avenue
PO Box 5035
London ON N6A 4L9

Dear Mayor Holder and Members of Council,

**RE: Z-9162 Zoning By-law Amendment - Southdale West Holdings Inc.
99 Southdale Road W. passing December 6, 2021**

The Holy Trinity Greek Orthodox Community of London and Vicinity (Community) retained Pol Associates Inc. to provide an independent land use planning opinion regarding the above noted recommended zoning by-law amendment. **The Community is requesting that Council defer passing of the zoning by-law amendment for these lands from the December 6, 2021 Council meeting to the December 21, 2021 meeting.** This additional time will allow discussion between with the Developer, City staff and the Community to refine the zone regulations to permit residential density and building heights presented in the development concept and refine building heights\setbacks abutting the Community's lands.

At the November 22, 2021, Planning and Environment Committee meeting the Community's request for deferral was not granted. Since then we have identified technical problems with the By-law. We shared these problems with Planning Staff and Developer's planning consultant December 1, 2021. Plain reading of the recommended By-law permits, additional land uses, greater building heights and more dwelling units than presented to the Committee. Furthermore, planning polices to limit impact on the Church, a community landmark, and promote high quality urban design, are not fully considered. These polices are from the East Bostwick Area Plan, the

Southwest Secondary Plan, the 1989 Official Plan and the London Plan. The recommended zone regulations of building height and reduced setbacks create significant negative impacts to the Holy Trinity Greek Orthodox Church and Community Centre. A two week deferral will provide all interests an opportunity to refine the regulations and address urban design matters. A short delay at this time will more efficiently resolve these issues and avoid more costly and longer resolution through other planning processes.

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The Community is committed to working with the City of London Planning Staff and the Developer to achieve a mutually acceptable revised zoning by-law for the December 21, 2021 Council meeting. Please provide me with any revisions to the zoning by-law and notice of passing of the zoning by-law amendment. Please contact me should you have any questions.

Respectfully submitted,

A handwritten signature in black ink that reads "William Pol". The signature is written in a cursive, flowing style.

William Pol, MCIP, RPP
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cc. Councillor Anna Hopkins,
Chair Planning and Environment Committee ahopkins@london.ca
Councillor Paul Van Meerbergen pvanmeerbergen@london.ca
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