



October 12, 2022

Mayor Holder and Members of Council
City of London

Re: 39T-21508 / Z-9524 - 1156 Dundas Street

To the Mayor and Members of Council of the City of London,

We wish to clarify the comments raised regarding our planning applications to support our development proposals of the former McCormick factory site. The McCormick factory site is an adaptive reuse of an existing building with strong ties to the London community. Such re-use of the existing building acts to rejuvenate and revitalize the area. The proposed development represents a \$120M investment in the McCormick Area Secondary Planning Area and consists of an extended care facility, seniors' apartments, a townhouse development, along with the restoration of the existing heritage building for mixed use purposes (office, retail and residential).

The proposed development is consistent with the policies set out in the McCormick Secondary Planning Area and long-term goals for the area. The Proposed development creates new street and pedestrian connections to improve neighbourhood walkability and linkages with surrounding open space; integrates with the surrounding neighbourhood and provides much needed housing options to the area; strengthens the vitality of Dundas Street as an urban main street; supports local business growth and innovation; and preserve the integrity of the existing heritage building which is a landmark in the City of London.

There are two key issues identified in the City's staff report requiring clarification:

1. Parkland dedication requirements which exceed what is permitted by the *Planning Act*.
2. Height restrictions for Block 3.

We appreciate that Councilor Helmer took the time to meet with us and successfully encourage the Committee to ask staff to make adjustments to the draft amendments to development on the proposed Block 3 to a height of five storeys instead of the recommended four and recommend the revised amendments to Council. Taking into consideration the area and existing planning framework applicable to the building a maximum height of six storeys is appropriate for the block and was contemplated in the McCormick Area Secondary Plan ('MASP'). With the subsequent plans for a new rapid transit station at McCormick Boulevard and Dundas Street, it is only prudent to increase density in this area based on its accessibility through the rapid transit system.

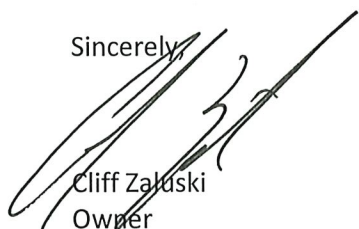
We participated in the MASP process in 2015 with City representatives. The MASP is a considered, comprehensive and fulsome plan to facilitate the redevelopment of the McCormick property. We intentionally prepared our development proposal and submitted applications that are consistent with and reflect the provisions of the MASP. In an attempt to work collaboratively with City representatives, we have accommodated

for an expanded park block and recreational walkway corridors into our planning applications despite there being no policy basis for such inclusion and were not included as part of the City's conceptual development plan. Our proposal accommodates the City's request for the walkway areas into the proposed development. However, the Parkland Dedication being recommended by the City significantly exceeds what is required under the *Planning Act*. The draft Conditions of Approval for the proposed development significantly exceeds the limits established by the *Planning Act* by requiring that the owner convey parkland to the City and cash-in-lieu payments to the maximum permitted amount without taking into consideration the land being utilized for the public recreational walkway corridors (approx. 0.37 ha) which are to be maintained as parkland in perpetuity.

These issues are significant to the ability of the proposed development to proceed. It is our goal that Council will recognize the importance of the proposed redevelopment and reuse of the McCormick factory and approve the development as proposed in the planning applications.

Thank you for consideration.

Sincerely,



Cliff Zukowski
Owner
McCormick Villages Inc.



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