



Zelinka Priamo Ltd.

LAND USE PLANNERS

Sent via email

April 7, 2023

Chair Pelozza and Committee Members
Community and Protective Services Committee
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Michael Schulthess, City Clerk

RE: Property Standards Related Demolitions
253, 255, 257 Grey Street
Our File: SRC/LON/22-01

We are the planning consultants for Space Rider Corporation, current owner of the above-noted lands ("subject lands"). Within the last few days, it has come to our attention that the City is considering taking action for the potential demolition of the three residential buildings currently located on the subject lands.

Unfortunately, our client was unaware of the City's action as well as previous correspondence sent by the City to the previous owner(s), as referenced in the Staff Report. The subject lands, together with 147 & 149 Wellington Street, were purchased on April 1, 2022 for the purpose of constructing an 18-storey mixed use building, and are in the process of applying for Site Plan Approval during the week of April 10th; and securing minor variances for the proposed development on April 13th (see attached Notice of Public Hearing). The proposed development would include demolition of the three residential buildings. Our client is aware of the substandard state of the buildings, but had not yet formally applied for demolition permit. However, upon being notified of the City's intent to demolish the buildings, our client has taken immediate action to rectify the situation.

We prepared and submitted Required Clearances for Demolition Permit forms, on behalf of our client, for all three buildings on April 6th, and received immediate response from the Manager, Heritage Community Planning that none of the buildings were either Designated under the Ontario Heritage Act, or Listed on the Register of Cultural Heritage Resources. Our client will now proceed to make arrangements with the various agencies and Utilities offices to secure the necessary clearance approvals in order to secure the demolition permits.

Based on the above information, we respectfully request that the subject lands be removed from the proposed By-law that will be brought forward for consideration at the April 12th CPSC meeting. We appreciate your consideration of the above, and please advise if you require additional information prior to the April 12th meeting to support our request.

On behalf of our client, we apologize for any inconvenience regarding this matter. Should you have any questions or require additional information, please feel free to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in blue ink, appearing to read 'H. Froussios'.

Harry Froussios, BA, MCIP, RPP
Principal Planner

cc. Space Rider Corporation
Orest Katolyk, Director of Municipal Compliance



300 Dufferin Ave
P.O. Box 5035
London, ON
N6A 4L9

REVISED

March 22, 2023

**LONDON COMMITTEE OF ADJUSTMENT
SUBMISSION NO. A.032/23**

**NOTICE OF PUBLIC HEARING UNDER SECTION 45(1) OF THE PLANNING ACT, R.S.O
1990**

OWNER:

Space Rider Corporation
c/o Jenny Grace
18 Donino Avenue
Toronto, ON M4N 2W5

AGENT:

Zelinka Priamo Limited
c/o Matt Litwinchuk
318 Wellington Road
London, ON N6C 4P4

WARD: 13

LOCATION: 147-149 Wellington Street and 253-257 Grey Street,

147-149 Wellington Street: PLAN NIL LOT 1 PT LOT 2 S/S GREY ST W PT LOT 1 N/S HILL ST W RP33R14740 PARTS 4 AND 5. **257 Grey Street:** PLAN NIL PT LOT 2 S/S GREY RP33R14740 PART 3 IRREG 0.10AC 31.48FR 134.00D. **255 Grey Street:** PLAN NIL PT LOT 2 S/S GREY RP33R14740 PART 2 REG 3819.00SF 28.50FR 134.00D. **253 Grey Street:** PLAN NIL PT LOT 2 S/S GREY RP 33R14740 PART 1

PURPOSE: To permit an increase to the maximum density, lot coverage, front yard balcony encroachment and reduction in parking stalls for a proposed apartment building.

VARIANCE REQUEST:

1. To permit a maximum lot coverage of 36% whereas 31% is the maximum lot coverage permitted.
2. To permit a maximum density of 632 units per hectare whereas a maximum density of 560 units per hectare is permitted.
3. To permit 172 parking stalls whereas 197 parking stalls are required.
4. To permit a front yard balcony encroachment of 0.0m whereas balconies are to project no closer than 3.0m to the lot line.

ZONING:
BDC

THE LONDON PLAN:
Rapid Transit Corridor place
type

WHEN & WHERE:

The Applicant and/or Authorized Agent shall attend this Hearing on Thursday April 13, 2023, no earlier than 1:30 p.m., to respond to any inquiries raised by members of the Committee or by the public., this Hearing will be held electronically as City Hall is temporarily closed to the public for meetings of the Committee. The Applicant and/or Authorized Agent, and members of the public for meetings of the Committee. The Applicant and/or Authorized Agent, and members of the public can participate in this Hearing by computer, mobile device, or telephone audio.

Presentations must be submitted electronically to CoAsubmit@london.ca 1 week prior to the Committee of Adjustment Hearing Date. If the presentation is large, please email CoAsubmit@london.ca and request a large file transfer request.

Members of the public are required to pre-register by 4:30 p.m. the day prior to this Hearing to be given information to connect to the electronic Zoom meeting. To register by phone (519) 930- 3500 or emailing CoAregister@london.ca

Members of the public can also participate by submitting written comments to the Committee prior to this Hearing. Written comments may be submitted to the Secretary – Treasurer by emailing CoAsubmit@london.ca prior to the Hearing, and all personal information and comments will become part of the public record.

NOTE:

COMMITTEE IS REQUIRED UNDER PROVISION OF THE PLANNING ACT OF ONTARIO, TO GIVE NOTICE OF THIS APPLICATION TO ALL ASSESSED PROPERTY OWNERS OF LAND LYING WITHIN 60 METRES (200 FEET) OF THE SUBJECT LAND.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the London Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister or a specified person or public body.

Secretary – Treasurer
London Committee of Adjustment
The Corporation of the City of London
Phone: 519-930-3500
CoAsubmit@london.ca www.london.ca

Notice of Collection of Personal Information

The personal information collected on this form is collected under the authority of the Municipal Act, 2001, S.O. 2001, c. 25 and the Planning Act R.S.O. 1990, c. P.13, s.44 and will be used to consider applications for minor variances, permissions, and consents. The written submissions, including names and contact information will form part of the public record and will be made available to the public. Questions about this collection should be addressed to: Manager, Planning Implementation, Planning and Economic Development at 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-930-3500, email: CoAsubmit@london.ca

Accessibility

Alternate accessible formats or communication supports are available upon request.
Please contact the Secretary-Treasurer before April 6, 2023