

St. George Grosvenor Neighbourhood Association (SGGNA)

383 St. George Street, London ON N6A 3A9

www.SGGNA.ca

February 18, 2019

Delivered by email

The City of London
Development Services
PO Box 5035
300 Dufferin Avenue
London, Ontario
N6A 4L9

Attention: Barb Debbert, Senior Planner

Re: File: OZ-9012 – Official Plan and Zoning By-law Amendments – 124 St. James Street

Dear Ms. Debbert

The geographic boundaries of the St. George Grosvenor Neighbourhood Association (SSGNA) are Victoria Street to the north, Waterloo Street to the east, Oxford Street to the south and the Thames River to the west. Since the Association's inception in 1980 we have recognized the importance of the Grosvenor lands within the fabric of our community and have continued to contribute positively to their appropriate and sustainable development in accordance with the Official Plan and zoning by-laws specifically applied to them.

Of the more than 600 properties within our boundaries we have a membership of 120 households and on behalf of the Association and its membership I respectfully submit the following comments regarding the above noted file.

Approval of the Official Plan/Zoning By-law Amendments application OZ-9012 should be subject to:

1. Submission of an application for consent to sever the subject property concurrent with the Official Plan/zoning by-law amendment application OZ-9012.
2. It not being cited as a precedent that jeopardizes the preservation the R8-4 zoning by-law applicable to the remaining lands with the municipal address 124, 140 and 150 St. James Street.
3. The London Consent Authority delivering a decision regarding application B.051/18 to establish an access easement over 124, 140 and 150 St. James Street. It being noted that granting such consent will impact the terms of the development agreement resulting from Site Plan Approval SP-12-032350 granted in 2015 and that such consent be conditional upon:
 - a. De-registering of the development agreement; or
 - b. Submission of an amendment to the existing agreement; and/or
 - c. Submission of a new application for site plan approval.
4. The initiation of actions noted in 3.b. or 3.c. being undertaken concurrently with the Official Plan/Zoning By-law Amendments application OZ-9012.
5. The applicant submitting revised supporting documents clearly indicating compliance with the Urban Design Peer Review Panel (UDPRP) feedback comments noted in its undated memo titled "Site Plan Consultation: 112 St. James Street, Presentation & Review, December 19, 2018" including but not limited to:
 - a. The site design and built form addressing the terminating views from St. James and Talbot Streets. In addition, SGGNA considers the terminating views from adjacent buildings as well as from the Thames Valley Parkway trail are of equal importance and need to be addressed when assessing the adequacy of the site design and built form.

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- b. The proposed organization of the ground floor, with loading, garbage and garage doors and a dead end driveway with a retaining wall presenting the primary view from the street is an unacceptable principal street view into the site as well as presenting potential conflict with pedestrian and vehicle movements.
 - c. The scale, massing, and expression of the building addressing the surrounding residential context. In particular, wrapping the podium around the front façade, moving the tower away from the street aspect and introducing the two story "townhouse" elements to the south side of the complex will better relate to the overall neighbourhood context.
6. The proponent submitting documentation to clearly indicate how the addition of 10 units to the proposed development and the UDPRP preference for a "taller, slender tower" will be addressed, including but not limited to:
 - a. Revised shadow studies, floor plans and elevations;
 - b. An application for an Official Plan and Zoning By-law Amendment for 112 St. James Street to be considered concurrently with application OZ-9012 should such documentation not conform with the current zoning by-law for this property.
7. The Transportation Planning & Design Division submitting acceptable, and publicly available, supporting documentation that addresses:
 - a. The following statements in the applicant's Planning Justification Report:
 - i. "Comments received from City staff state that they do not have a concern regarding traffic impacts and a Traffic Impact Study is not required"; and
 - ii. "The proposed development ... will not adversely impact traffic along the St. James Street or Talbot Street corridors." ; and
 - b. What traffic control measures will be implemented at the intersection of St. James Street/Talbot Street/112 St. James Street access road?

We appreciate the opportunity to provide comments regarding the proposed Official Plan and Zoning By-law amendments and trust that they will receive your due consideration and inclusion in Development Services recommendation report to the City's Planning and Environment Committee.

Thank you for your consideration,

Sincerely



Ken Owen
President, St. George Grosvenor Neighbourhood Association
Tel: (519) 434-2511

Copies: Councillor Phil Squire
Executive Committee, St. George Grosvenor Neighbourhood Association