



London
CANADA

P.O. Box 5035
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February 14, 2024

T. Whitney
Zelinka Priamo Ltd.
By Email

I hereby certify that the Municipal Council, at its meeting held on February 13, 2024, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2419361 Ontario Inc., relating to the property located at 934 Oxford Street West:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R1 (R1-10) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone, BE REFUSED for the following reasons:

- i) the proposed development does not conform to the Official Plan, The London Plan, for the City of London including, but not limited to, the Key Directions, City Design policies, and Intensity and Form policies of the Neighbourhoods Place Type;
- ii) the proposed development, in its current form, is too intense and cannot meet site design requirements such as appropriate building and parking area setbacks, appropriate parking configuration, impact mitigation and waste and snow storage;
- iii) the proposed development sets a precedent for similar developments in the area. This would result in multiple access points to Oxford Street West which is not in keeping with access management guidelines which seek to consolidate access points along higher order roads to ensure access points appropriately separated and safe.

b) the Civic Administration BE DIRECTED to transfer the planning application fee for this Zoning Bylaw amendment to a subsequent application on the same property;

it being noted that the Applicant submitted a revised concept plan on January 16, 2024 with the intention of working through issues with Staff; however, the statutory timelines under the *Planning Act* require a decision at the February 13, 2024 Council meeting to avoid issuing a refund;

it being further noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated January 25, 2024, from T. Whitney, Zelinka Priamo Ltd;
- a communication from A. Johnson; and,
- a revised recommendation from Deputy Mayor S. Lewis;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- T. Whitney, Zelinka Priamo Ltd.;
- C. Beck on behalf of A. Johnson;

- A-M. Valastro; and,
- M. Zwart, Oakridge Presbyterian Church;

it being also noted that the Municipal Council refuses this application for the following reasons:

- the proposed development does not conform to the Official Plan, The London Plan, for the City of London including, but not limited to, the Key Directions, City Design policies, and Intensity and Form policies of the Neighbourhoods Place Type;
- the proposed development, in its current form, is too intense and cannot meet site design requirements such as appropriate building and parking area setbacks, appropriate parking configuration, impact mitigation and waste and snow storage; and,
- the proposed development sets a precedent for similar developments in the area. This would result in multiple access points to Oxford Street West which is not in keeping with access management guidelines which seek to consolidate access points along higher order roads to ensure access points appropriately separated and safe;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)
(3.6/3/PEC)



M. Schulthess
City Clerk
/jg

cc: S. Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Director, Planning and Development
M. Corby, Manager, Planning and Implementation
N. O'Brien, Planner II, Planning and Economic Development
Documentation Services Representative
PEDAdmin / ATSR