



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

August 26, 2020

Sifton Properties Limited  
L. Clark  
1295 Riverbend Road  
London, Ontario N6K 0G2

I hereby certify that the Municipal Council, at its meeting held on August 25, 2020 resolved:

That, on the recommendation of the Director, Planning and City Planner, based on the application by Sifton Properties Limited, relating to the property located at 221 Queens Avenue, the proposed by-law appended to the staff report dated August 10, 2020 BE INTRODUCED at the Municipal Council meeting to be held on August 25, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to extend the Temporary Use (T-69) Zone for a period not exceeding three (3) years;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the proposed amendment is consistent with the PPS, 2020 in that it ensures that sufficient parking is provided in the Downtown which promotes economic development by supporting existing economic activities and businesses that currently rely on this parking supply for workers;
- the proposed amendment conforms to the 1989 Official Plan, including but not limited to section 4.1.10 which supports the provision of adequate and well-located off-street parking facilities that are sufficient to meet the demand generated by existing and proposed land uses in the Downtown; and,
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the Downtown Place Type and the Temporary Use Provisions policies of the London Plan. (3.4/12/PEC)

C. Saunders  
City Clerk  
/lm

cc. G. Barrett, Director, City Planning and City Planning  
B. O'Hagan, Manager, City Building and Design  
M. Tomazincic, Management, Current Planning

I. De Ceuster, Planner I  
M. Vivinetto, Executive Assistant to the Managing Director, Development and  
Compliance Services and Chief Building Official  
S. Langill, Executive Assistant to the City Planner  
Outside cc List in the City Clerk's Office

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – 221 Queens Avenue (TZ-9197)

- Councillor Cassidy: Thank you Mr. de Ceuster and I see Ms. Clark is at the microphone again representing Sifton. If you would like to go ahead.
- Lindsay Clark, Sifton Properties: Thank you. Just again, to restate, that we are in agreement with the recommendations brought forward and I am available for any questions that you may have. Thank you.
- Councillor Cassidy: Thank you. Do you have a technical question Councillor Turner? Did I see your hand go up?
- Councillor Turner: It's kind of twitching but yeah, I have got two technical questions.
- Councillor Cassidy: Ok. Go ahead.
- Councillor Turner: Just a question of how the site winds with the City's parking strategy? That would be for Mr. de Ceuster.
- Councillor Cassidy: Mr. de Ceuster go ahead.
- Isaac de Ceuster, Planner I: Thank you Madam Chair. Through the Chair, out of all of the temporary surface parking lots in Downtown London 221 Queens Avenue is one of the most visually appealing of the ones we have. In addition, it is also located in one of the sub areas that have been identified with a very high utilization rate of eighty-one percent. Although the recommendation is a gradual approach to discontinue temporary zone permissions for surface parking lots it also states that this should happen in areas where utilization rates are low and sub area four is one of the highest areas so staff is recommending you extend the by-law for at least one more time in order to wait for rapid transit and for potential public parking nearby. Thank you.
- Councillor Cassidy: Councillor Turner you have another one?
- Councillor Turner: Yes. Thank you and it's to the representative for the applicant. The question would be, has Sifton or the owner started to contemplate what future uses might be should the temporary parking permissions expire at some point?
- Lindsay Clark, Sifton Properties: Yes. I am not entirely certain on our future plans for this area. I do know that our current demand is necessary as it does service three of our primary commercial buildings downtown located at 171 Queens, 200 Queens and 195 Dufferin so those are currently what we are requiring the surface parking for to support these commercial buildings so I can't state for certain what our future intentions are of this property but I mean at that point down the road we can revisit this in terms of extending this, excuse me, extension of the temporary zoning by-law.
- Councillor Turner: Thank you.
- Councillor Cassidy: Thank you Ms. Clark. Are there any other members of the public that have questions or comments on this item? Looking in the Committee Rooms 1 and 2 and 5 to see if there are public participants who

would like to speak to this application. I am seeing none so I will look for a motion to close the public participation meeting.