



Zelinka Priamo Ltd.

LAND USE PLANNERS

November 22, 2023

Mayor Morgan & Councillors
City of London Council
City of London
300 Dufferin Street
London, ON
N6B 3L1

**Re: Application for Official Plan and Zoning By-law Amendment
Highland Communities Ltd.
978 Gainsborough Road**

City File: OZ-9247
Our File: GHA/LON/19-01

Zelinka Priamo Ltd. are the planning consultants for Highland Communities Ltd. We are pleased to provide the Members of the City of London Municipal Council with the following information regarding the above-noted Official Plan Amendment and Zoning By-law Amendment application (“OPA/ZBA”), further to the Planning and Environment Committee (“PEC”) meeting, which took place November 13, 2023.

We are in support of the PEC recommendation to approve the proposed OPA/ZBA that would permit the development of a 17-storey apartment building with approximately 475 units. As part of our presentation during the PEC meeting, we noted that, in addition to several benefits to be provided by the proposed development, our client will also provide a cash contribution of \$300,000 to support local affordable housing initiatives. We are pleased to inform Council that our client is committed to making the cash contribution to the Health and Homelessness Fund for Change program should Council approve the OPA/ZBA application. The cash contribution would be payable upon acquiring a building permit for the proposed development on the subject lands.

In addition, we are respectfully providing clarification regarding the following items raised during the PEC meeting, for Council’s consideration.

1. Servicing and Access

Our client is agreeable to the holding provisions as recommended by PEC as it relates to matters of servicing and access for the proposed development. Our client is involved in ongoing discussions with the other affected landowners to establish legal easement agreements to ensure mutually beneficial and cost-effective access and servicing arrangements between the subject lands and properties to both the east and west.

Notably, the properties west of 978 Gainsborough are dependent on the development of the subject lands to proceed with their respective developments, as access and servicing are to be extended from the east along Coronation Drive. It is our client's hope that Council will approve the OPA/ZBA for the proposed development and enable our client to continue working with the other landowners to achieve a workable solution to provide access and services to all lands south of Gainsborough Road, west of Coronation Drive.

2. Public Input

It is our opinion that the public has been properly notified and that ample opportunity for public input provided. A Public Notice was distributed in May 2023 regarding the revised application. Our client also voluntarily attended an Open House hosted by the Ward Councillor on October 27th, 2023 to further provide an opportunity for public input from area residents. The feedback received at the Open House was generally positive, and no written comments were submitted by area residents regarding the proposed development. There was no public participation at the PEC meeting, other than correspondence from Bluestone Properties, who our client is working with regarding item 1 above. It is important to note that the vast majority of public commentary included in the Staff Report were in relation to the previous development proposal from 2020 (20 storeys) which did not have the same policy permissions that are currently in place with the revised proposal.

In our opinion, we have satisfactorily addressed all of the relevant comments received relating to access, servicing, and building design.

On behalf of our client, we thank you for the opportunity to provide the above information in advance of the November 28th Council meeting, and look forward to your consideration of the OPA/ZBA, as proposed by our client. We believe that the proposed development will be a positive addition to the neighbourhood and will provide much needed housing opportunities.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ZELINKA PRIAMO LTD.



Taylor Whitney, CPT
Intermediate Planner



Harry Froussios, MCIP, RPP
Principal Planner