



**Zelinka Priamo Ltd.**

LAND USE PLANNERS

January 25, 2024

Chair Lehman & Committee Members  
Planning and Environment Committee  
City of London  
300 Dufferin Street  
London, ON  
N6B 3L1

**Re: PEC, January 30<sup>th</sup>, 2024, Item 3.6  
Application for Zoning By-law Amendment  
2419361 Ontario Inc.  
934 Oxford Street West**

**City File: Z-9678**  
**Our File: FCR/LON/23-01**

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We are pleased to provide the Members of the Planning and Environment Committee (“PEC”) with the following information regarding this Zoning By-law Amendment application (“ZBA”), further to our review of the Staff Report, dated January 30, 2024.

Zelinka Priamo Ltd. submitted a Zoning By-law Amendment application on behalf of our client, the land owner of the “subject lands”, in November, 2023 to permit a 3.5-storey, 8-unit residential development. Through initial discussions with City staff, it was clear that they would not support approval of the application in that form. As a result of those discussions, we made substantial revisions to the development plan which addressed City staff concerns, and for which they indicated general support.

Due to the timelines imposed by the Province last year which require a Council decision 90-days from the date an application is submitted, City staff would have insufficient time to recirculate the revised proposal. Without PEC consideration of the revised proposal, the applicant would be required to accept the current recommended refusal at PEC and then proceed to file a new application, thereby extending the approvals process unnecessarily by several months and requiring a duplication of City staff time and effort to re-process the application.

Instead, we respectfully request that PEC consider the revised development plan and revised by-law at the January 30<sup>th</sup>, 2024 meeting. An analysis of how the revised development plan addresses City staff concerns on the initial application, as outlined in the Staff Report, is detailed in the table below for your consideration.

| Response to Key Issues   |  |
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| Key Issue as identified in Staff Report  | Response via Revised Development Plan  |
| <p><b>Parking:</b> The site requires a two-way driveway for ingress and egress; and the parallel parking spaces are not acceptable or safe.</p>  | <p>The revised development plan eliminates parallel parking spaces, and provides the required parking spaces in the rear yard.</p>   |
| <p><b>Building Height:</b> Eliminate the proposed sunken patios on the street-facing units in preference of an enhanced elevation and to avoid privacy and safety concerns.</p>  | <p>The revised development plan adjusts the building from 3.5-storeys to 4-storeys, in order to eliminate the proposed sunken patios. We note that The London Plan policies contemplate building heights of up to 6-storeys in this area.</p>  |
| <p><b>Building Orientation / Lot Frontage:</b> The reduced lot frontage limits the ability to appropriately orient a building of this scale and intensity to the road.</p>   | <p>The requested minimum lot frontage reduction is to recognize the existing dimensions of the subject lands. However, even with this reduction, the revised development plan effectively orients the building to address Oxford Street West.</p>  |
| <p><b>Access / Lot Consolidation:</b> As per the Access Management Guidelines, joint accesses are encouraged or may be required to minimize the number of driveways on arterial roads. The proposed development would set a precedent for more properties along Oxford Street West to develop in a similar manner, leading to a large number of driveways along the road. Developments occurring as a result of lot consolidation with fewer individual driveways would be preferred in similar cases.</p> | <p>While we recognize that it is the City's preference for this corridor to develop with lot consolidation, this is not always a feasible or realistic option.</p> <p>Considering that the subject lands have an existing access to Oxford Street West, there is no net increase to the number of access points.</p> <p>It is our professional opinion that it is not reasonable to prevent development in this area, which is planned for intensification by the policies of The London Plan, in the expectation that individual property consolidation will be possible.</p> |
| <p><b>Side Yard Setback:</b> The 1.8m setback does not allow appropriate separation, reducing needed interior side yard space to provide appropriate buffering and creating potential privacy concerns. A development with the main entrance and individual unit windows oriented north-south to the street or rear yard</p>   | <p>The revised development plan increases the side yard setback from 1.8m to 2.4m to provide appropriate separation space and buffering with landscaping and/or fencing.</p> <p>The revised building design orients the main entrance and unit windows to be facing north-</p>   |

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| would be more appropriate and mitigate privacy concerns.  | south to mitigate privacy concerns of abutting properties to the east and west.  |
| <b>Front Yard Setback:</b> The proposed front yard setback does not reflect the road widening requirement.  | The revised development plan reflects the ultimate road widening requirement, with a further 1.0m setback from the ultimate property line, as requested by City staff through initial discussions.<br><br>We note that there was some confusion on the ultimate required widening. Both the Record of Pre-Consultation and the Z.-1 Zoning By-law identified a required road widening that was not consistent with Table 6 of The London Plan. |
| <b>Density:</b> While the increase in density is relatively minor, the density stacks with other site limitations, like frontage and setbacks, to create a site which cannot support the proposed built form. | The revised development plan achieves a more efficient site layout which allows for an increase of two units (10 units total). Given that the revised development plan appropriately addresses the concerns regarding parking, height, orientation, and setbacks, the minor increase in density is considered to be appropriate.   |

In our professional opinion, the revised development plan satisfactorily addresses all of the relevant comments received relating to access, parking, building orientation, setbacks, and privacy.

On behalf of our client, we thank you for the opportunity to provide the above information in advance of the January 30<sup>th</sup>, 2024 PEC meeting, and look forward to your consideration of the ZBA. We believe that the proposed development will be a positive addition to the neighbourhood and will provide much needed housing opportunities in a manner and location consistent with The London Plan.

I will be in attendance to address PEC and to answer any questions regarding the proposed development. If you have any questions, please do not hesitate to contact me.

Sincerely,

**ZELINKA PRIAMO LTD.**



Taylor Whitney, CPT  
Intermediate Planner