



Zelinka Priamo Ltd.

LAND USE PLANNERS

September 19, 2024

Mayor Morgan, and City Councilors
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Dear Mayor and Councilors,

**RE: Transit Station Areas Zone Boundary (OZ-9749)
356 Oxford Street West & 672-700 Beaverbrook Avenue
Summit Properties Ltd.
London, Ontario
Our File: SUP/LON/17-01**

Zelinka Priamo Ltd., on behalf of Summit Properties Ltd. ('Summit'), is pleased to submit this letter regarding the proposed Transit Station Areas Zone Review which will provide increased development opportunities along the City's Bus Rapid Transit corridors and in the Transit Villages. Summit are the owners of the above noted lands ('the subject lands'), a portion of which are proposed to be within a future TSA zone (TSA2).

The subject lands were recently subject to Official Plan and Zoning By-law amendments, and Site Plan Approval to facilitate a multi building mixed-use development. The approval also included a Bonus Zone on the subject lands for additional height and density. At the time of these applications, a portion of the subject lands were in the Bus Rapid Transit Place Type, and the balance in the Neighbourhoods Place Type. Staff used London Plan policies 833 and 834 to interpret the subject lands in their entirety to being within the Bus Rapid Transit Corridor Place Type and re-designation was not needed as part of the OPA. Subsequently, as part of the SPA process, the lands were consolidated under a single Parcel Identification Number (PIN) and became a single land holding instead of multiple parcels.

The proposed TSA2 zone boundary follows the original BRT Corridor Place Type and as a result only a portion of Summit's lands are within the proposed zone boundary. Given the previous planning approvals, and consolidation of the parcels, the proposed TSA2 zone should follow the new parcel lines, and Summit's lands in their entirety should be within the TSA2 zone. The adjacent lands at 366-368 Oxford Street West have the same lot depth as Summit's holding, and the proposed TSA2 zone extends the full depth of the neighbouring lot as it was already a single holding at the time of the London Plan's creation. Given Summit's lot consolidation, and staff interpretation during the OPA process, the proposed TSA2 zone boundary should encompass Summit's holdings and match the boundary of the adjacent lands. Revising the boundary will negate the need for a future Zoning By-law Amendment to bring the rear portion of the subject lands into the

TSA2, and Summit would be able to proceed directly to a Site Plan Amendment process to utilize the higher heights and intensity of the proposed TSA2 zone through a comprehensive re-development of the subject lands.

We trust that the enclosed information is satisfactory and look forward to discussing this with City staff. Should you have any questions, or require further information, please do not hesitate to call.

Thank-you for your consideration.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in black ink, appearing to read 'Casey Kulchycki', written in a cursive style.

Casey Kulchycki, BAA, MCIP, RPP
Senior Associate