

Attention, Mayor Morgan and all elected City of London Council.

I am writing you today to strongly urge you to turn down the proposed rezoning at 415-421 Boler rd without all recommendations from city staff. At the recent PEC meeting Counselor Shawn Lewis egregiously put forward a motion to support the design without the provisions and recommendations from city planning staff. See below;

b) The requested Special Provisions, as part of the amendment to Zoning By-law No. Z.-1, to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 metres is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required, BE REFUSED for the following reasons:

i) The requested Special Provisions do not conform to the policies of The London Plan, including the City Design policies, Neighbourhood Place Type policies and criteria of the Planning Impact Analysis, nor the regulations of the Zoning By-law No. Z.-1.

It is the opinion of myself, and that of the community that this current plan to support this design without these special provisions from staff be turned down.

I was shocked to watch this special provision get removed as quickly as it did without hesitation after hearing the representative for the developer comment and say, " With the city staff special provisions, this project would not be viable".

How is it possible that the experience and expertise from city staff get turned down in such a manner? I trust that these highly educated staff are committed and dedicated to presenting an unbiased and professional assessment each time they are called upon to do so.

It is clearly stated that the special provisions do not conform to a number of city policies, including the coveted London Plan.

So, with that said, I ask again, that the city staff recommendations be put back in place before this rezoning application goes any further.

I consent to have this letter put on public agenda record.

Sincerely,
Jamie Niles