



ZELINKA PRIAMO LTD

A Professional Planning Practice

July 19, 2017

Mayor Matt Brown and Members of Council
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Dear Mr. Mayor and Members of Council,

RE: PEC Item #16
Request for Minor Variance Application
1355 Commissioners Road West (Byron)
Our File: TDS/LON/16-01

With regard to the Planning Committee recommendation of July 17, 2017, we would like to offer the following additional points of clarification with respect to the proposed site plan for the above noted matter.

Because of recent changes to the Planning Act an applicant must receive permission from Council in order to apply for a minor variance within two years of a site-specific Zoning By-law Amendment.

When the Zoning By-law Amendment application was submitted in 2016 for the proposed apartment building, the preliminary architectural design provided to us showed a maximum building height of 16.5m which was based on ceiling heights of 8'. However, the building was supposed to have been designed with 9' ceiling heights. Moreover, in adopting to use wood frame construction, as recently allowed for the province, additional ceiling heights are necessary in order to accommodate the mechanical equipment and beams required for this type of construction.

Due to these unforeseen items, the building, including parapets, has increased in height from 16.5m, as originally presented in 2016, to 17.3m. The five-storey building with 9' ceilings can be built within the approved 16.5m height. However, this height would not accommodate parapets. As such, a minor variance application is required in order to satisfy one of the Council resolution directions to "differentiate the top of the building through an articulated roof form, stepbacks, cornices, and/or material change and enclose rooftop mechanical equipment within the built form". This was a design request from Urban Design staff.

As part of our minor variance request we had initially also sought to increase the building height further to 19.5m in order to accommodate a rooftop barbecue space for residents of the building. Given the concerns raised by Planning Committee members, and the Committee's recommendation to refuse the submission of a minor variance application on this basis, our client is no longer pursuing additional height for a rooftop patio.

As a minor variance is still required for the increase in parapet height to satisfy the Council resolution, we would ask that Council allow the application for minor variance to be submitted to the Committee of Adjustment. To address any concerns that council may have with respect to allowing the minor variance to proceed we would suggest that the resolution be worded to

specifically state that the minor variance application be restricted to a height increase from 16.5m to 17.3m for a five-storey apartment building.

Below are building elevations for the original building design and the revised building design at the same scale which show that there is very little difference between the Council approved height and the proposed varied height.

November 2016 Building Elevations (16.5m Building Height)



June 2017 Building Elevations (17.3m Building Height)



Council has already determined that this is a desirable and appropriate development, and one which will also help the City complete an important section of its Thames River public trail system. We ask that Council authorize the submission of a minor variance application for this project.

Yours very truly,

ZELINKA PRIAMO LTD.

Michelle Doornbosch, BA
Associate

cc. Village West Developments