



**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*

November 23, 2018

*sent via email*

Mrs. Melissa Campbell  
Planning Services  
The Corporation of the City of London  
206 Dundas Street  
London, ON  
N6A 1G7

**Re: Zoning By-law Amendment Application Z-8945**  
**536 & 542 Windermere Road**  
**London, ON**  
**Our File: TSI/LON/16-01**

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Further to our discussions regarding the above noted Zoning By-Law Amendment application, including a meeting with yourself and other City staff on November 12, 2018, we hereby propose a modification to the requested zone and site-specific special provisions being sought.

As discussed, we understand that City staff are recommending that the “*Residential R5 (R5-5(\_)) Zone*” zone be implemented on the subject lands to permit a modified version of the proposed stacked townhouse development, with special provisions as follows:

- Minimum front yard setback of 2.1m;
- Minimum interior side yard setback (west) of 3.0m;
- Maximum building height of 10.5m; and,
- Maximum front yard encroachment to permit a porch/patio located at a minimum of 0.2m from the front lot line.

We are agreeable to the above noted special provisions, including the 3.0m westerly side yard setback.

The R5-5 zone permits a maximum residential density of 45 units per hectare (UPH) and would have the effect of permitting twelve (12) stacked townhouse units, each containing 5 bedrooms, for a total of 60 bedrooms. This equates to a difference of four (4) bedrooms from the original, 16-unit proposal which contained 4-bedroom units (total of 64 bedrooms); the original requested R5-7 zone permits a maximum density of 60 UPH, thereby permitting 16 units.

We believe a more appropriate implementing zone would allow for the same total number of bedrooms, but in more units with fewer bedrooms each. This arrangement is preferable from a property and building management perspective, and reduces the number of residents per unit, allowing for more functional and appropriate living arrangements. Additionally, 4-bedroom units are more desirable than 5-bedroom units for a broader range of residents, expanding the demographics that are likely to reside in the proposed development, such as young professionals and families. It is our strong preference to allow for 16 units with a maximum of 60 bedrooms, providing a mix of 3- and 4-bedroom units, with the same special provisions as noted above.

City staff have provided that there is no policy basis for regulating the number of bedrooms per unit in the zoning by-law. Indeed, there is a policy basis for doing so, as set out in the policies for *Near Campus Neighbourhoods* (Section 3.5.19.8), and site-specific policies for *Richmond Street – Old Masonville* (Section 3.5.26). While the subject lands are not within the *Near Campus Neighbourhoods* area, parallels can be drawn between the intent of bedroom limit regulations, and the intent of limiting bedrooms per unit on the subject lands. Site-specific policies for the *Richmond Street – Old Masonville* apply to an area outside of the *Near Campus Neighbourhoods* area.

In addition, zoning for specific bedroom limit caps has been implemented (2 bedrooms/unit) for the apartment building at 1235 Richmond Street (Luxe apartment building).

As such, we propose that the subject lands be re-zoned to a site-specific, “*Residential R5 (R5-7( )) Zone*” with the following special provisions:

- Maximum of 60 bedrooms;
- Minimum front yard setback of 2.1m;
- Minimum interior side yard setback (west) of 3.0m;
- Maximum building height of 10.5m; and,
- Maximum front yard encroachment to permit a porch/patio located at a minimum of 0.2m from the front lot line.

Alternatively, we are agreeable to a site-specific *R5-5* zone with the above special provisions, plus a regulation permitting a total of 16 units.

It is our belief that the proposed development, and the surrounding neighbourhood, would be better served by allowing for 16 units with a total of 60 bedrooms, rather than 12 units with a total of 60 bedrooms. The total number of persons occupying the development would be the same, but the provision of more units and fewer bedrooms per unit allows for better living arrangements and is desirable from a property and building management perspective.

Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Matt Campbell, BA, CPT  
Planner

cc. 2492222 Ontario Inc.