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January 25, 2019

**Chair and Members
Planning and Environment Committee
City Hall
300 Dufferin Avenue,
London, ON N6A 4L9**

Re: REQUEST FOR DELEGATION STATUS for ADELAIDE PROPERTIES at 894 Adelaide Street North, London ON.

Dear Chair and Members:

As you are aware, the Civic Administration is unable to accept a Minor Variance application that affect the City's Comprehensive Zoning Bylaw Z-1 for two years. Council adopted the site specific amending Bylaw Z-1-182670 on May 31, 2018. I respectfully request delegation status at the February 4, 2019 Planning and Environment Committee to request that the Civic Administration accept the applications relating to the property located at 894 Adelaide Street North for a 9 unit 2 1/2 storey residential apartment building.

The property was zoned for 9 units (in addition to the 6 existing dwelling units) but storm water management discussion outcomes with City staff have caused the apartment building to be in a different location on the site. The purpose of the Minor Variance application is to consider decreasing the required 5 m interior side yard to 3 m and to decrease the parking from 1.25 per dwelling unit to 1 space per dwelling unit.

The reasons that we believe that the applications should be accepted by the Civic Administration are:

- a) Detailed examination of the Storm Water system has caused the site design to change. There is a Storm Water holding provision in the current zoning;
- b) The changes do not significantly affect the overall size of the development and some of the abutting residents may find the new site design more compatible;
- c) The client has instructed the team to send a letter to all abutting neighbours to inform them of these changes (which would be in addition to the Minor Variance Notices).

Kirkness Consulting Inc., Urban and Rural Planning

Per: Laverne Kirkness BES.RPP.MCIP

cc. Michael Pease – Manager of Site Plan Approvals

cc. Michael Tomazincic, MCIP, RPP Manager, Planning Review