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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 131 KING WEST INC. (York Developments) at 131 King Street, London ON.

Dear Chair and Members:

As you are aware, the Civic Administration is unable to accept Planning Act applications that amend the City's Comprehensive Zoning Bylaw Z-1 for two years. Council adopted the site specific amending Bylaw Z-1-182708 on November 20, 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 properties located at 131 King Street for a 30 storey mixed use residential apartment- commercial building with 266 dwelling units.

The purpose of the new application is to consider the following:

1. The property was zoned for 266 units but urban design discussion outcomes made the building more slender and an additional storey is now needed to achieve the 266 dwelling units. The new application would increase the height by one storey to 31 storeys.
2. The public parking is zoned to be accessed from York Street and underground. Our proposed building has underground parking accessing from King Street.

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

- a) The changes are refinements that could not have easily been foreseen at the time PEC considered the ZBA application;
- b) The changes do not significantly affect the overall development and the many public benefits that would be gained.

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