

May 17, 2019

Chair Anna Hopkins: Members of City of London Planning and Environment Committee  
City of London  
300 Dufferin Avenue,  
London ON, N6A 4L9

Dear Chair Hopkins and Committee Members:

**RE: Request for Delegation Status**  
**731675 Ontario Limited (c/o York Developments)**  
**3080 Bostwick Road: Site 5**  
**OUR FILE: 1094'B'**

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Council adopted the site-specific Zoning By-law Amendment (Z.-1-182713) on November 20, 2018 pertaining to lands referred to as 'Site 5' of 3080 Bostwick Road. Generally, this amendment permits a three storey commercial/office building and a 17-storey apartment building on the subject lands. A site-specific Bonus Zone (B-57) was approved to implement the proposed development plan.

Through the detailed design process, it was determined that minor changes to the existing zoning permissions are required to fully implement the proposed development set out in the approved Bonus Zone. In light of the two-year moratorium on minor variances to amend site specific Zoning by-Law amendments, York Developments respectfully requests delegation status at the May 27, 2019 meeting of the Planning and Environment Committee. The intent of this delegation is to request that the Committee recommend Civic Administration accept a Minor Variance application to permit this revised proposal.

Please be advised that the Minor Variance application will be seeking relief from the following zoning regulations applied to Site 5:

1. Permit a 0.6 m minimum interior side yard setback for the office/commercial building (current permission: 3.0 m);
2. Permit a maximum 14.0 m building height for the commercial/office building to accommodate a parapet wall (current permission: 13.5 m);
3. Permit a reduction in the parking space requirement from 472 stalls to a maximum of 363 stalls; and
4. Permit a maximum residential density of 210 units/ha (current permission: 209 units/ha).

We thank you for your consideration of this request. Please contact the undersigned if you have any questions pertaining to this matter.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read "Scott Allen". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Allen".

Scott Allen, MA, RPP  
Partner

cc. *H. Lysynski; L. Pompili, City of London*  
*A. Soufan, York Developments*