



Zelinka Priamo Ltd.

LAND USE PLANNERS

M E M O

Date: January 7, 2020
To: Civic Works Committee & City of London Council
From: Ben McCauley, Zelinka Priamo Ltd.
Cc: Jason Sims, Harry Froussios
Subject: Item 2.10 – Amendments to the Traffic and Parking By-Law Related to Lot 10

Zelinka Priamo Ltd., on behalf of Mr. Jason Sims, respectfully submits this memo for the consideration of the Civic Works Committee and City of London Council. There appears to be an unfortunate misunderstanding regarding the situation of the proposed City of London operated parking area behind the homes on the John/St. George/Mill block (the “subject lands”).

There has been an issue for many years relating to unauthorized parking on the subject lands. Discussions to partner in the development of a City of London operated municipal lot (to City of London standards) began approximately 18 months ago between Parking Services staff and the property owner.

The property in question was added to the Traffic and Parking By-Law as “Municipal Lot 10” in March 2019. Parking Services staff noted in April 2019 that the User Fee By-Law would also need to be amended to establish the parking rates that would apply to the new lot. It was also noted that this would occur in September 2019. Parking Services provided a list of steps that would be required in the interim (between April and September 2019) while they waited for the User Fee By-Law to be amended. These steps included:

1. Signed Parking Lot agreement by the owner and signed off by the Mayor;
 - a. Which will include liability insurance;
2. Ordering signage (cost covered by the City);
3. Setting parking meters up on the property (ensuring City can hook meter up to a hydro source if possible);
 - a. Locates will need to be ordered when installing parking meters;
4. Adding parking lot to Honk Mobile;
5. Ensuring that there is sufficient lighting;
6. Ensuring that the pavement is even.

Between April and December 2019, the property owner began to grade the property in anticipation of construction after a final agreement was in place with the City of London. However, it was made aware to the property owner a final agreement would not be in place until the User Fee By-Law was amended to include Municipal lot #10. It is our understanding that the User Fee By-Law was not amended to include Municipal Lot #10 in September 2019 (as noted by Parking Service staff), and we are unsure why this did not occur.

In December 2019, Development and Compliance Services staff noted to the property owner that they were going to rescind the By-Law. No date was provided when the By-Law would be rescinded.

In summary, our understanding of the situation is that Parking Services did not clearly identify that Site Plan Approval was required. The property owner was not made aware this was a requirement. However, the property owner has now approached us to coordinate such an application. We are looking forward to continue to work with Staff to work towards an agreed upon Site Plan (and associated agreements, including: cost sharing, revenue splitting etc.) and revisit adding Municipal Lot #10 back into the Traffic and Parking By-Law.

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

Yours very truly,

ZELINKA PRIAMO LTD.



Ben McCauley, M.PL.
Planner

cc. Jason Sims, Harry Froussios