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September 20th 2013

The Corporation of the City of London
300 Dufferin Avenue
London ON N6A 4L9

Dear: Chair and Members of the City of London Planning and Environment Committee

**Regarding: Site Plan Approval Application by York Developments
 – 1103 Adelaide St. N. (Retrofit of Existing Building)**

We have reviewed the Staff Planning Report for the above-referenced Site Plan Application and wish to express several concerns with both the site plan and landscape plan as marked by Staff. Our key concerns in this respect are itemized below:

Summary of Key Concerns:

- 1. Road Widening Dedication along Adelaide Street North.** We are requesting that the Committee allow us to have a reduced road widening dedication on Adelaide Street North of 3.9 metres (consistent with the road widening of the Z Group Office Building directly north of the site at 1135 Adelaide Street North) whereas Staff are requesting 9.5 metres. This reduction allows the site to function successfully with the appropriate amount of laneways and parking on site. The need for a right hand turn lane is not warranted and may promote cut through traffic that the community is opposed to.
- 2. Landscape Areas.** Staff has recommended an increase to the landscape areas on site. We feel as if we have provided sufficient landscaping as per the landscape plan that has been submitted. We have met the City's standard criteria for landscape open space coverage. Please see attached color renderings of our proposal. You will see there is a generous amount of new trees and plantings that we propose. Therefore, it is not necessary to eliminate any parking spots that are an integral part of our proposal.

3. **Access & Intersection Improvements.** We are agreeable to intersection improvements that will benefit our site, the neighbors to the north and passing motorists. However, we must maintain a full movement access on Huron Street as the right in/ right out access on Adelaide Street does not provide a safe and functional access on its own. Paradigm Transportation Solutions has completed a report that concludes both the full movement onto Huron Street and the restricted access onto Adelaide Street will function at levels acceptable to the City's standards and safety. Lastly, the tenants require both accesses to in order to move ahead with our leasing arrangements otherwise the project will be in jeopardy.

Given these considerations, we request the Committee approve the proposal based on the plans as they have been submitted to Staff. Should you have any questions or concerns, please contact the undersigned at your earliest convenience.

Respectfully submitted,



Ali Soufan, President
York Developments
519 640 8968



