



ZELINKA PRIAMO LTD
A Professional Planning Practice

March 13, 2014

Nicole Musicco
Planner II
Planning – Current Planning
City of London
204/206 Dundas Street
London, ON
N6A 4L9

Dear Ms. Musicco:

Re: Zoning By-law Amendment Application
Norquay Sunningdale Land Corp.
2348, 2356, 2362, 2370, and 2378 Meadowlands Way; 2337, 2345, 2353, 2361, 2369,
2373, 2387, 2395 Humberside Common; 137, 143, 149, 161, 177, 195, 209, 215, 223,
231, 239, 247, 255, 261, 267, 275, 283, 297 Bradwell Chase; and 2079, 2085, 2093
Pelkey Road
City File: Z-8319
Our File: BAR/LON/07-01

We are the planning consultants for Barvest Realty Ltd. ("Barvest"), owners of lands located to the east of the above-noted properties ("subject lands"). On behalf of our client, we are pleased to provide the following comments regarding a proposed Zoning By-law Amendment application affecting the subject lands. Please note that our comments are not intended to apply to the entirety of the subject lands; they are intended to apply to 137, 143, 149, 161, 177, 195, 209, and 215 Bradwell Chase, and 2079, 2085, 2093 Pelkey Road which either directly abut, or are in close vicinity to, Barvest's lands.

It is our understanding that the proposed zoning amendment would permit an interior side yard setback of 1.2 metres regardless of the number of storeys; whereas the by-law currently requires an additional 0.6 metre setback for each additional storey, or part thereof, above the first storey.

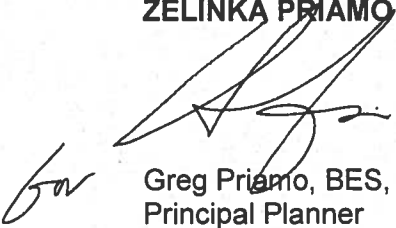
While we do not have an objection to the amendment in principle, we believe that it should only apply to dwellings that are no more than 2 storeys (to a maximum of 6.0 metres) in height. The current R1-6 zoning regulations regarding interior side yard setbacks should continue to apply for any dwellings that exceed 2 storeys or 6.0 metres in height in order to ensure that taller structures do not create undue visual impacts on neighbouring properties. We have attached a coloured sketch illustrating the lands that would be affected

We thank you for the opportunity to provide the above comments on behalf of Barvest and look forward to discussing this matter further with Staff at your convenience.

If we can be of any assistance, please do not hesitate to contact the undersigned.

Yours very truly

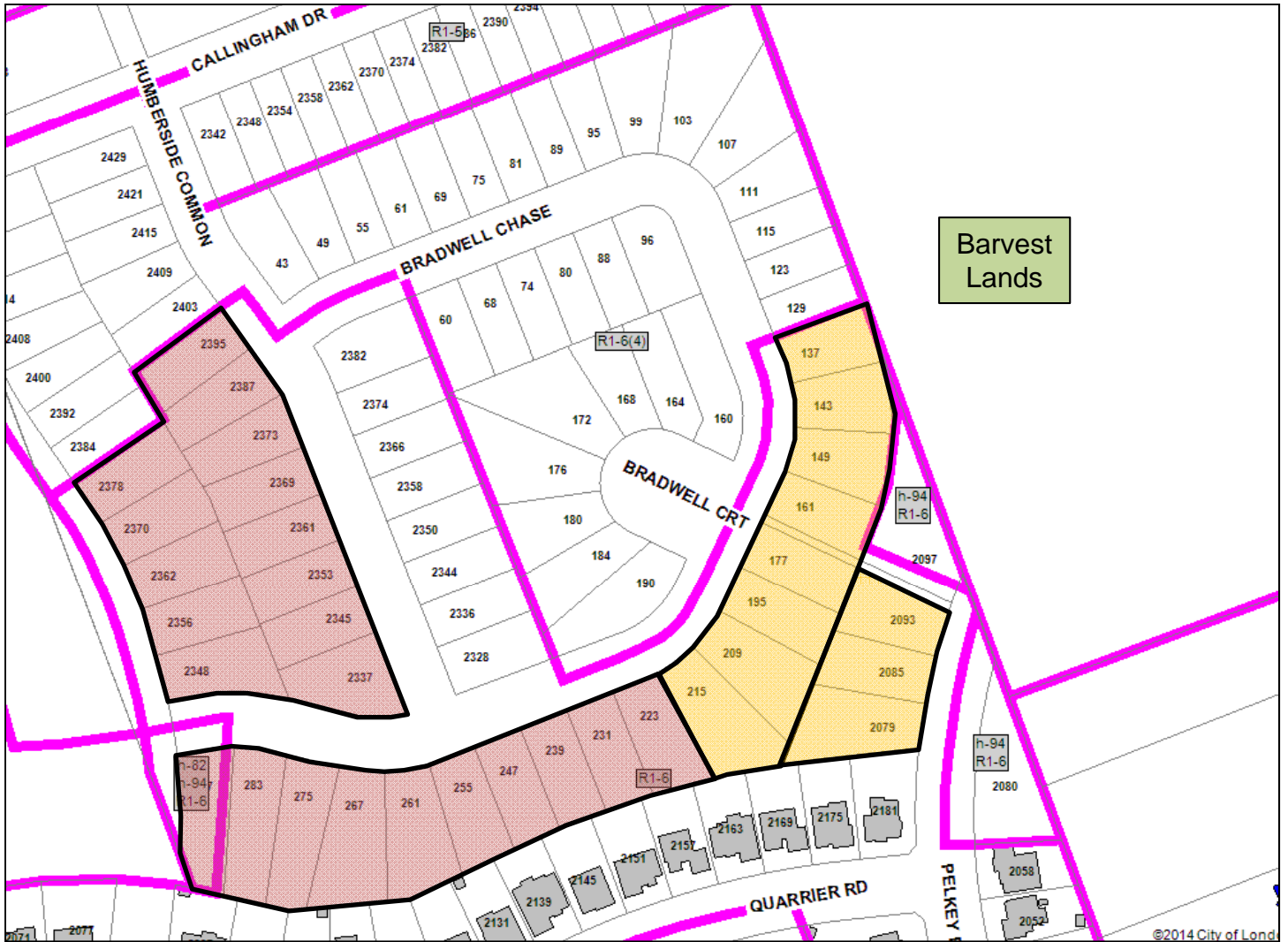
ZELINKA PRIAMO LTD.

A handwritten signature in black ink, appearing to read 'Greg Priamo', is written over the company name and extends to the left.

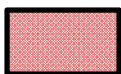
Greg Priamo, BES, MCIP, RPP
Principal Planner

Attach.

cc: Mitch Baran – Barvest Realty Ltd. (via e-mail)
Ron Koudys – Ron Koudys Landscape Architects (via e-mail)
Jack Malkin (via e-mail)



Lands permitted to have a minimum 1.2 metre interior yard setback for dwellings not exceeding 2 storeys, or 6 metres in height



Lands permitted to have a minimum 1.2 metre interior yard setback regardless of the number of storeys