



Knutson
Development Consultants Inc.

395 Boler Road
London, ON,
N6K 2K6

Ph: 519-657-4800
Cell: 519-619-8732
Email: ricknutson1@mac.com

May 6, 2014

Corporation of the City of London
300 Dufferin Ave.
London, On, N6A 4L9

Attn: Joni Baechler, Chair of Planning and Environment Committee
Re: Official Plan and Zoning amendment applications: 313 Clarke Road
VIA HAND DELIVERED and email

Dear Chair Baechler and Committee;

At the Planning and Environment Committee hearing April 8, 2014, the Committee passed a resolution deferring consideration of the application and asked us to pay particular attention to a variety of issues that were raised. Since then I have met with Mr. Davis, as well as corresponded with him via email plus a number of telephone conversations regarding the above captioned.

The By-law is very clear in that Group Homes whether type 1 or type 2 have a limit of 8 residents plus staff. The St. Leonard's program requirements are for 8 beds contracted for by Corrections Canada, The Ontario Ministry of Correctional Services and the Ministry of Health and Long Term Care. The current facility could house 8 residents and staff. Unfortunately a reduction to 4 or 5 residents is beyond any objective standards and will not fill the needs of St. Leonard's.

The current house provides for 3 private bedrooms, one double bedroom and a large suite (apartment) designed for a special need resident. That large space is easily repurposed to 3 bedrooms and conversion of the double to 2 singles and leave sufficient common rooms for recreation, kitchen, dining and bathing facilities.

The resolution requested attention to 2 measures that Committee felt were inadequate namely the amenity area and parking.

Relative to parking, By-law Z-1 requires 2 parking spaces for a group home whether type 1 or type 2. There are no special regulations or other standards that we could discover. The site plan as presented to the Committee shows 3 parking spaces.

As to the amenity space, there is no requirement for an amenity area beyond providing landscaped open space (los). The application identified los on the site, net of any parking area, in conformity with the By-law regulations of 25% in the CF-5 Zone. With the addition of 81 sq. M. of courtyard exclusive amenity area with gazebo, benches etc., and the los provided increases to in excess of 50%.

In summary, the site is capable of housing 8 residents in individual bedrooms plus the necessary living amenity spaces. The dedicated amenity space is equivalent of having a deck that measures 30 feet by 30 feet. The provision of 3 parking spaces is beyond the standard required in By-law Z-1.

I have attached a measured plan that shows the various elements of the site.

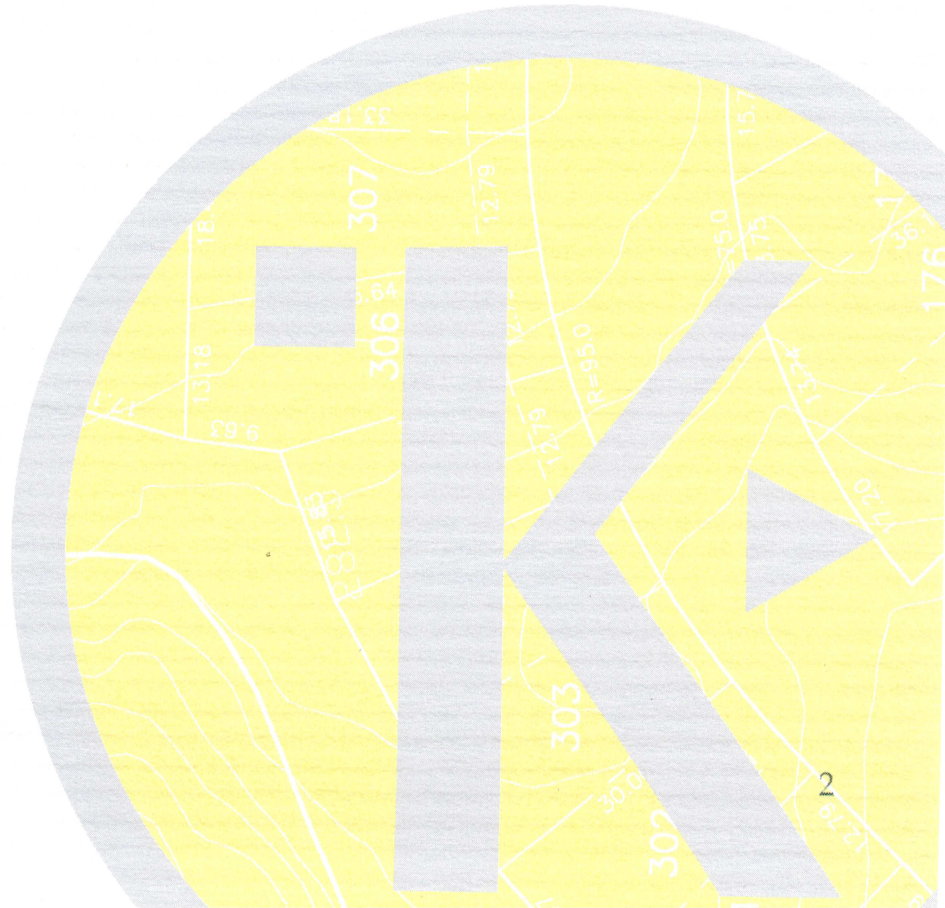
There is urgency in this matter being decided and we respectfully request that it be returned to the Committee at the earliest possible date. We agree fully with the By-law as presented to you in the April 8 staff report.

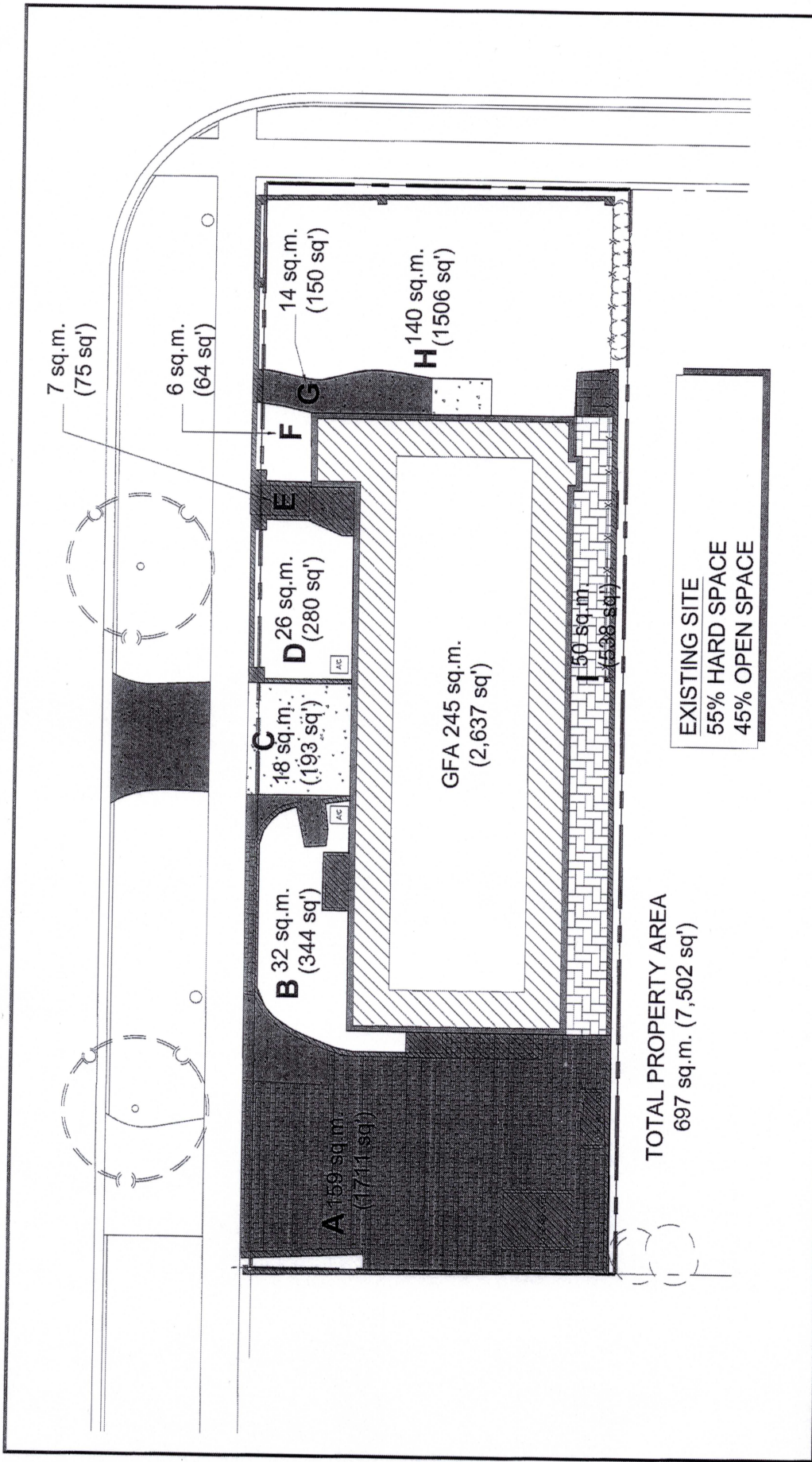
Best regards
Knutson Development Consultants Inc.



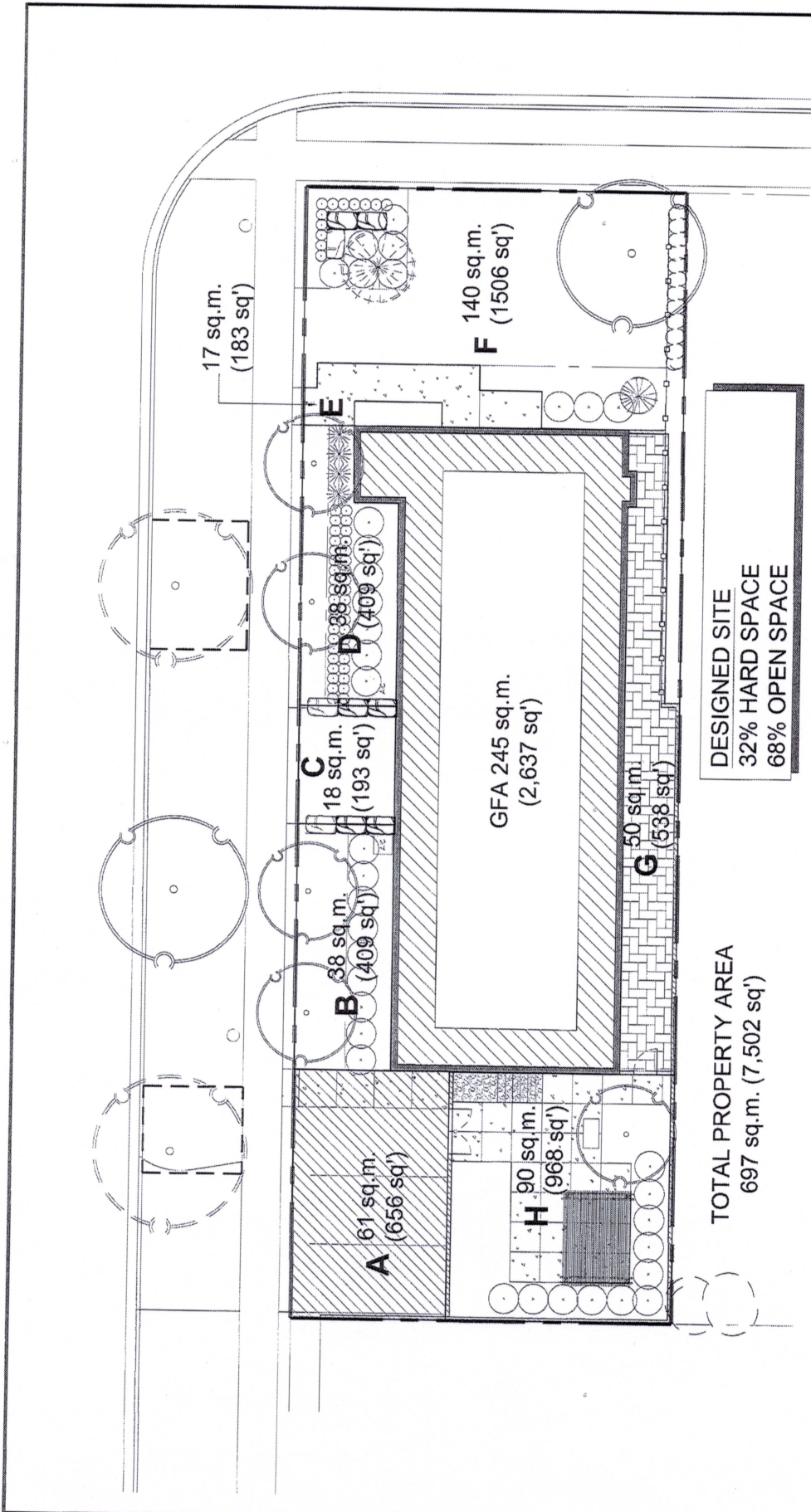
Ric Knutson

Cc. Client (Via email)
Mike Davis (via email)
Heather Lysynski (Committee Secretary) (via email)
Alan Patton (via email)





RON KOUDYNS LANDSCAPE ARCHITECTS <small>32 Dover Street, London, Great Britain W1P 3PA Tel: +44 (0)20 7322 4322, Fax: +44 (0)20 7322 4329</small>	TITLE: ST LEONARDS SOCIETY 313 CLARKE RD, LONDON	
	PROJECT NUMBER: 14-109	SCALE: 1:150m
DRAWN BY: RKLA Inc.	DATE: April 22/2014	DRAWING NUMBER: 00000



DESIGNED SITE
 32% HARD SPACE
 68% OPEN SPACE

TOTAL PROPERTY AREA
 697 sq.m. (7,502 sq')

RON KOUDYS LANDSCAPE ARCHITECTS <small>200 BISHOP LANE, LONDON, UK E16 1W TEL: 0208 523 8888 FAX: 0208 523 8881</small>	TITLE: ST LEONARDS SOCIETY 313 CLARKE RD, LONDON	
	PROJECT NUMBER: 14-109	SCALE: 1:150m
DRAWN BY: RKL/A lic.	DATE: April 22/2014	DRAWING NUMBER: 00000