



**London**  
CANADA

# MEMO

**DATE:** November 05, 2014

**FILE:** R-8423

**TO:** Eric Lalande  
Planning & Development

**FROM:** Ismail Abushehada, P. Eng  
Development Services

**RE: OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS  
OZ-8423  
ESAM CONSTRUCTION LIMITED  
710 PROUDFOOT LANE**

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The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Official Plan and Zoning By-Law amendments application:

- It is noted that the Transportation Impact Assessment received with this application recommended a right in and right out only access be constructed on Oxford Street West and the existing access to the site be reconstructed to provide a 35 m left turn lane. Oxford Street West will be a future Rapid Transit corridor and accesses should be minimized to help reduce interference with the Rapid Transit system. Oxford Street West is also a congested corridor and any new access will reduce the capacity of the street. Therefore, the Transportation Division does not support the access to Oxford Street West. The site access will require reconstruction to include a left turn lane which will be considered through the site plan process. Other issues to consider, at the site plan stage, include road widening dedication and clear throat distance for the access.
- The SWM Unit recommends that a holding provision be placed on the subject lands until the conceptual design of the proposed storm/drainage and SWM servicing works is completed and approved in accordance with the ongoing Mud Creek EA, all to satisfaction of the City Engineer.
- The applicant acknowledges that the municipal water main to service the subject lands and proposed development is the existing 250 mm diameter municipal water main on Proudfoot Lane.
- The applicant acknowledges that the municipal sanitary sewer outlet to service the subject lands and proposed development is the existing 450 mm diameter municipal sanitary sewer on Proudfoot Lane.

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

If you have any questions, please feel free to contact Richard Roobroeck at (519) 661-2500 ext. 4952.



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