

From: Ric Knutson
Subject: York Developments hearing 7 pm re1192 Highbury Ave.
Date: June 15, 2015 at 2:46:23 PM EDT
To: Paul Hubert <pHubert@london.ca>
Cc: "Lysynski, Heather" <hlysynsk@London.ca>, Ron Berkis

Chairman Hubert

I have ben retained by Econodale Limited the owners of the plaza at 1141 Highbury Ave. I will not have had time to fully review the planning justification report and staff reports but will make a few brief comments at the hearing this evening. I understand that this matter is also scheduled to be heard by Council tomorrow.

Has staff and Committee considered that this should be a medium density residential site? There have been other recent arterial applications where medium density residential was encouraged (250 - 272 Springbank). I also note that staff had concerns with the attraction of drive through conflicts with the proposed and the three drive through restaurants on the opposite side of Highbury. Without a raised median there is a likely left turn conflict with southbound traffic turning left from the ripple strip facing northbound traffic turning left into MacDonald's, Tim Horton's or Fast Eddie's. Are drive through facilities appropriate for the subject site notwithstanding that there may well be significant merit in the commercial redesignation. The above will be the essence of my concerns to be expressed to the Planning Committee regards

Ric Knutson



Knutson Development Consultants Inc.
395 Boler Road
London, ON, N6K 2K6
ph: 519-657-4800
cell: 519-619-8732
ricknutson1@mac.com