

**865943 Ontario Ltd.
7305 Woodbine Ave., Suite 606
Markham Ontario, L3R 3V7
Tel. 416-410-7135**

Re: Rezoning and Official Plan Amendment at 1192 Highbury Avenue North,
London, ON – OZ 8463

Attention: Michael Tomazincic
Manager, Current Planning
City of London, Planning Services
300 Dufferin Avenue, London, ON
PO Box N6A 4L9

Dear Mr. Tomazincic:

As you are aware we have previously provided general comments pertaining to the Rezoning and Official Plan amendment for 1192 Highbury Avenue North, London, ON (file OZ 8463) via a letter dated May 11, 2015. We have had the opportunity to review the Traffic Impact Assessment (“TIA”) completed by BT Engineering. Our consultant, Richard Pernicky, of NexTrans Inc. has completed a quick review of the TIA and offers the following comments and critiques:

- Include the date for the existing traffic volumes (i.e. when was the data collected?).
- Saturday peak period should also be reviewed for commercial development.
- Provide supporting information on the assumed 1.5% growth rate (i.e. based on historical data?).
- Future background traffic operation should be provided.

Trip Generation:

- It is unrealistic to assume the proposed Unit ‘B’ (commercial unit) will not generate any trip during the weekday AM peak hour;
- It appears 50% pass-by rate was applied to the total trips. Details on assumption required (i.e. how was the rate determined?);
- Separate figures should be provided for the site total and site pass-by trips so the assumptions on assignment can be reviewed; and,
- The report reiterates that Unit ‘C’ will be occupied by Harvey’s Restaurant and that they do not offer breakfast (open at 10AM) therefore the analysis is conservative. Typically site plan agreement only includes land use and it does not restrict operating hours (i.e. the unit can be leased to another restaurant that serves breakfast).

Synchro analysis:

- Peak Hour Factor appears to be default value, it should be calculated based on the existing traffic data; and,
- Truck percentage and pedestrian volumes should be included in the analysis.

Site Plan:

- The City's ZBL requirement for parking should be reviewed to ensure the sufficiency of the proposed parking supply; and,
- No loading space provided, demonstrate how delivery will be arranged.
- Northerly access may conflict with opposing entrance - suggest restrict to RIRO or RO only

It would appear from our review that there are a number of problems and omissions from the TIA provided by the Applicant. We hope that staff share similar concerns and will take appropriate action to ensure the proposed development can meet the criteria required for a safe and functional site. We reserve our rights to take further action on the file and would appreciate being copied on any correspondences regarding the file.

Regards,

865943 ONTARIO LTD.



Per: _____

Name: Manny Brykman
Position: President