



**Knutson**  
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June 22, 2015

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

Mayor Brown and Council

Re: Planning approvals: 1192 Highbury Ave.  
Via email

Dear Mayor Brown and Council;

At Planning and Environment Committee last Monday, June 15, 2015, I made submissions on behalf of my client Econodale Limited on the above. A number of points need to be clarified and that is the purpose of this letter.

My comments had to do with the potential conflict of drive-through entrances in the south and northbound centre lane of Highbury Ave. (now a ripple strip). That continues to be a significant concern even with the revision to the site plan presented at the public hearing.

The consultant for the above made submissions that the By-law, if passed, would permit a 30% coverage (buildings proposed are 13%). That would be correct for an unencumbered site. We were advised that the site is bisected by 2 significant easements (sewers and gas). As a practical matter these impact the utility of any site. While I, and my clients, have no issue with the site becoming commercial, the proposal with the 2 drive-through facilities is an over-intensification of the site beyond the conflict outside the site on Highbury Ave.

I am respectfully requesting that the matter be returned to Committee for further discussion and failing that to amend the Official Plan Amendment to restrict any drive through facilities from the site. As stated, the commercial use of the site is appropriate given all of the circumstances but without drive-through capability

If passed and constructed as currently proposed, in my opinion a serious adverse impact on the public street and by extension adjacent lands will be created.

Best regards  
Knutson Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'Ric Knutson', with a stylized flourish extending to the right.

Ric Knutson  
Cc. Cathy Saunders (City Clerk) (via email)  
Councilor Paul Hubert (via email)  
Econodale Limited (via email)  
Barry Card (via email)  
F. R. Berry (via email)