



ZELINKA PRIAMO LTD
A Professional Planning Practice

March 26, 2012

Planning and Environment Committee
City of London
300 Dufferin Avenue
London, ON N6A 4L9

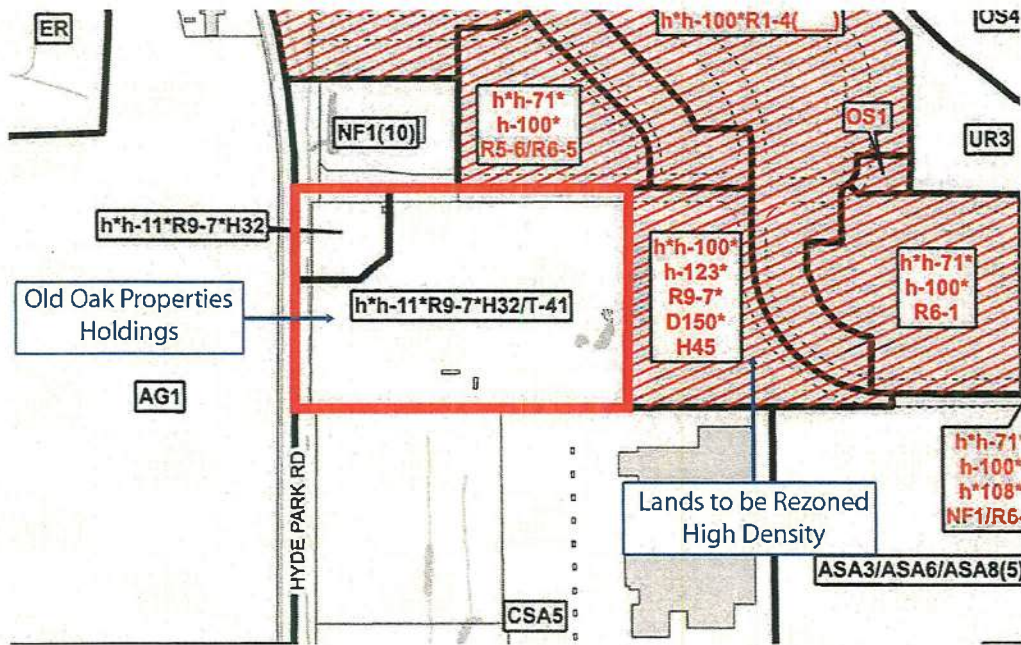
Attention: Councillor Bud Polhill, Chair and Ms. Heather Lysynski, Secretary-Treasurer

Dear Mr. Polhill and Ms. Lysynski:

Re: Application by Foxwood Development (London) Inc. 39T-11503/OZ 7985

Zelinka Priamo Ltd. is the planning consultant for Old Oak Properties with respect to their holding on Hyde Park Road north of the existing Lowes Home Improvement outlet. We have only recently been made aware of this application and are attempting to review all of the information included in the staff report.

We note that the plan calls for the re-designation and rezoning of lands directly abutting our client land to the east to high-density residential. These lands are currently designated medium-density in the existing community plan and Official Plan. While our client does not necessarily oppose the above-noted re-designation, they do note that the implementing zoning contemplates a maximum building height of 45 metres where Old Oak Properties holdings to the west are limited to 32 metres. In this regard, Old Oak Properties would like to confirm that the analysis, brief as it may be in the staff report, supporting the enhanced height provision on the subject lands is applicable and appropriate for the Old Oak holdings as well. Other than noting our client's current height restriction, there is no analysis to support the higher height other than adjacency to commercial which our client's lands enjoy as well. Assuming this is fundamentally the basis for the increased height, then we are certain staff could confirm our view that with the appropriate application(s), such heights would be considered appropriate on the Old Oak Properties land as well. If such assurances can't be provided, at least in principal, then our client has a concern with the proposed high-density residential zoning adjacent to their lands.



Further, we note that this is a large development proposal and the required servicing plan for such is complicated and extensive. Having only received the report on Friday, March 23, 2012, our client's consulting engineers have been unable to review all the servicing proposed to determine if the proposed works will have a negative impact on our client's ability to develop their lands in a cost effective and timely manner. As such, while we do not oppose these applications at this time, we wish to be recorded as having concerns with respect to servicing in the event our investigations uncover any issues that will need the cooperation of the applicant and the City of London to resolve.

We trust the enclosed is satisfactory for the Committee's review. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.

Greg Priamo, BES, MCIP, RPP
Principal Planner

GAP/ld

cc Greg Bierbaum, Old Oak Properties
Alan Patton, Patton Cormier & Associates