

September 14, 2016

City of London - Planning Services  
P.O. Box 5035  
206 Dundas Street  
London, Ontario N6A 4L9

**Attention: Barb Debbert, Senior Planner** (sent via email)

Dear Ms. Debbert:

**Re: 1310 Adelaide Street North, London**

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The Upper Thames River Conservation Authority (UTRCA) wishes to provide the City of London and the Applicant – York Developments with an update on our consideration of plans to redevelop the subject property. Please consider the following:

1. The UTRCA confirms receipt of an application from York Developments for the redevelopment of the subject lands, pursuant to Section 28 of the *Conservation Authorities Act*, as noted in our letter of July 22, 2016, copied to the City of London.
2. Based on an internal review of the information submitted by York Developments in support of the *Conservation Authorities Act* application, we have advised that it is more prudent to consider all pertinent Planning Act matters and related applications in advance of the UTRCA's consideration of the Section 28 permit. This is consistent with the UTRCA Board-approved Environmental Planning Policy Manual, as also noted in our letter dated July 22, 2016.
3. Upon review of the latest information related to parking spaces and gross floor area (GFA), we believe the proposal is "UTRCA policy-compliant", subject to the submission of additional documents in support of the specific redevelopment of the site.
4. Additional submission requirements will include the following:
  - a) Final site plans, prepared as a product of the site plan review/approval process
  - b) Floodproofing drawings prepared by a qualified professional, in consultation with UTRCA staff
  - c) Submission of plans and calculations showing opportunities for cut/fill balance within this reach of the flood plain of the North Thames River, potentially in lieu of comprehensive flood plain modelling, in consultation with UTRCA staff
  - d) Tree protection/naturalization plans

We trust this adequately outlines the current position of the Conservation Authority at this time. If you have any questions regarding this information, please contact Christine Creighton or the undersigned.

Thank you.

Sincerely,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Mark Snowsell  
Land Use Regulations Officer

MS/ms

c.c. York Developments – Ali Soufan, David Ailles, Maneesh Poddar  
Michael Tomazincic, City of London  
Tracy Annett and Christine Creighton - UTRCA