



Mr. Mark Snowsell  
Land Use Regulations Officer  
Environmental Planning & Regulations Unit  
Upper Thames River Conservation Authority  
1424 Clarke Road  
London ON N5V 5B9

May 12, 2016

**Subject: DEVELOPMENT APPLICATION REVIEW, 1310 Adelaide Street North, London ON**

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Dear Mark:

Further to our discussion on May 5, 2016, the following letter addresses comments raised by the UTRCA with respect to the proposed redevelopment of lands municipally addressed as 1310 Adelaide Street North. A brief outline of the comments received by the UTRCA with respect to the York Developments proposal for the subject lands are as follows:

- i. Confirmation of building square footage;
- ii. Extent of compensation;
- iii. Demolition sensitivity to the natural environment;
- iv. Maximization of site and building flood proofing; and
- v. Site safety and accessibility during periods of flooding

The means by which each of the above mentioned comments has or can be addressed by York Developments is provided below:

- i. *Confirmation of building square footage*

As was stated in the cover letter addressed to Christine Creighton on March 23, 2016 prepared by MHBC on behalf of York Developments for the development application, the proposed one-storey commercial building will have a gross floor area (GFA) of 981m<sup>2</sup> or

10,560 ft<sup>2</sup>. This is in keeping with the 982m<sup>2</sup> or 10,570ft<sup>2</sup> of existing building GFA on the subject lands. It is acknowledged that the ground floor area of the existing buildings is 832m<sup>2</sup> or 8955ft<sup>2</sup>. The respective building calculations were verified by MHBC through on-site visits. The 982m<sup>2</sup> proposed building floorplate is preferred as it increases the commercial viability of the development. Further, the increase in overall ground floor area is offset by a reduction in existing parking area and the rededication of approximately half the subject lands to open space.

ii. *Extent of compensation*

The eastern half of the subject lands are being dedicated to the City for the public open space use. The areas occupied by the existing building foot prints will be sodded and any trees removed in the redevelopment of the site will be replaced at a 1:1 rate. High quality plantings of native tree species will be used.

iii. *Demolition sensitivity to the natural environment*

Every reasonable effort will be made to preserve existing trees and vegetation in the redevelopment of the site. Given the previous uses of the existing buildings – a residence and gym – no special site remediation measures are anticipated, however, the dismantling and removal of building materials will be done in a manner that ensures minimal environmental impact, and protection of human health and safety. Contractors will be expected to follow all relevant Ontario Building Code (OBC), Ministry of Environment (MOE), and Technical Standards and Safety Authority (TSSA) guidelines where applicable. Further, where feasible, demolished building material will be recycled and reused.

iv. *Maximization of site and building flood proofing*

The proposed commercial building, will be built above the 250 year flood elevation (243.6m). The building will not have a basement. All proposed accessible parking spaces are above the 100 year flood elevation (243.3m). Earthworks may be undertaken to raise the entire parking lot above the 100 year flood elevation.

v. *Site safety and accessibility during periods of flooding*

The proposed building would be positioned along the Adelaide Street North, and Windermere Road street frontages with an internal sidewalk network supporting connectivity between the street frontages, the proposed building, patio/amenity areas, the parking lot, and adjacent recreational areas. As such, the building is ideally located for access by emergency servicing vehicles as well as pedestrians, and would be highly visible from the street.

We thank you for your consideration, and look forward to working with you throughout the approvals process. Should you require additional information, please do not hesitate to contact us.

Sincerely,

**York Developments**

Maneesh Poddar, Hons. BA, MAES

cc. Ali Soufan, David Ailles, Carlos Ramirez