

## **Lysynski, Heather**

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**From:** Jay McGuffin  
**Sent:** Friday, May 25, 2012 11:02 AM  
**To:** Polhill, Bud  
**Cc:** Lysynski, Heather; Henry, Bruce; Grawey, Terry; Jean Monteith-Office; Benita Senkevics  
**Subject:** City File OZ-7963/39CD-11519 Application by Star Homes Limited - 537 Crestwood Drive

**Categories:** Blue Category

Dear Chairman Polhill,

Monteith Brown Planning Consultants are the land use planners representing the owners (Star Homes) of the lands subject to the above application. We have reviewed the staff report for the above file and we generally support the recommendations but would like the Committee to consider giving direction to staff on 2 matters.

Firstly, the extent of the "holding" zone proposed by staff. As the proposed holding zone is specifically targeted to development on Lot 2 by requiring more detailed geotechnical and noise analysis associated with a specific building proposal, it is our opinion that it is inappropriate to place this same holding on the existing dwelling and adjacent laneway on the eastern portion of the site (Lot 1) as this development already exists. As such, **we request that the "holding portion" of the proposed R6-2( ) zoning apply only to Lot 2.** We believe that staff are in general agreement with this request.

Secondly, through our discussions with the Planner on the File Terry Grawey and the Manager of Development Planning, Bruce Henry, we understand that staff felt that the amalgamation of proposed lots 2 and 3 would facilitate easier management of the land within the condominium corporation at a later date - until such time as proposed lot 3 was unencumbered by adjacent pit activity. We further understand through our discussions that staff were not specifically opposed to the proposed 3<sup>rd</sup> lot. While we are not objecting to the zoning for proposed Lot 3 to remain as Urban Reserve (until a rehabilitation plan and site remediation occurs for the adjacent portion of the gravel pit) **we request that Lot 3 be created** and remain zoned urban reserve so that the development of Lot 2 is not constrained. By creating Lot 3, Lot 2 can be developed subject to updated studies to address the holding zones and Lot 3 would remain as vacant land available for future development subject to rezoning and adjacent pit remediation at a future date by the Applicant. The current City proposal to amalgamate Lots 2 and 3 into a single Lot would result in the purchaser of Lot 2 owning the lands proposed for Lot 3 and not the Applicant or alternatively Lot 2 could not be sold until Lot 3 was created.

We thank you for your consideration of this matter, trust that you see the merits of our requested changes, and look forward to discussing the application before Committee on Monday evening (May 28, 2012).

Further, due to a previous public engagement I will be unable to address the Committee in person on Monday. In my place Jean Monteith will be in attendance to discuss the proposed development and respond to any questions of the Committee or the public.

Should you have any questions or concerns in advance of the meeting, please do not hesitate to contact me.

Respectfully,

Jay McGuffin, BA, MCIP, RPP  
Principal Planner  
**MONTEITH BROWN PLANNING CONSULTANTS**  
610 Princess Avenue, London, Ontario, N6B 2B9 ([Map](#))  
Tel.: (519) 686-1300 / Fax: (519) 681-1690  
E-Mail: [jmcguffin@mbpc.ca](mailto:jmcguffin@mbpc.ca) / Web: [www.mbpc.ca](http://www.mbpc.ca)