



January 11, 2018

The Corporation of the City of London
300 Dufferin Avenue,
P.O. Box 5035,
London, Ontario.
N6A 4L9

Attention: Chair Turner and Members of Planning and Environment Committee

**RE: Applewood Hills Draft Plan of Subdivision and Zoning Bylaw Amendment
Issues of Concern to Be Addressed at The January 22nd Public Meeting
660 Sunningdale Road East
File 39T-09501/Z-8818**

Dear: Chair Turner and Members of Planning and Environment Committee

Extra Realty Limited would like to thank City Development Services staff for their time and effort in discussing the proposed conditions of Draft Plan Approval as well as the proposed Zoning Bylaw Amendment which is contained within the Planning Report being presented to your committee on January 22nd. Although a number of changes have been made subsequent to dialogue with city staff our client continues to object to specific conditions and zoning provisions. We are providing this correspondence to you at this time in advance of the public meeting so that our concerns can be clearly expressed.

Draft Plan Conditions:

Condition 16. Ferreira Law has provided correspondence under separate cover with respect to this condition. (Attached). Please note the letter makes reference to Condition 19 however the conditions were recently renumbered.

Request: delete this condition in it's entirety.

Reasoning: The condition as worded does not uphold our client's rights under the Ontario Heritage Act to request demolition of the proposed structures (barns) on the property at some point in the future, should circumstances dictate.

**1543 KIRKPATRICK WAY, LONDON, ONTARIO N6K 5A3
519 671 3868
paul_hinde@bell.net**



Zoning: Our client objects to added Special Provisions staff are recommending be added to the existing zoning bylaw provisions for several of the BDC2 zoned blocks.

25.4) c) BDC2 Zone Variations

8)BDC2 (8)

a) Prohibited Uses:

- i) Dwelling Units on the ground floor**

8)BDC2 (9)

a) Prohibited Uses:

- i) Dwelling Units on the ground floor**

8)BDC2 (10)

a) Prohibited Uses:

- i) Dwelling Units on the ground floor**

REQUEST: 1. Delete the prohibition of dwelling units on the ground floor (Section 25.4 c) BDC2

BDC2 (9) and BDC2 (10) a) Prohibited Uses i) Dwelling Units on the ground floor in order to maintain the current zoning provision of Bylaw Z-1- 142328 section 22 BDC2 (9) and section 23 BDC (10) as passed by Council on July 29,2014.

2. Delete the prohibition of dwelling units on the ground floor section 25.4) c) BDC2 Zone Variations 8)

REASONING:

- The Business District Commercial blocks are sufficiently large enough in depth to possibly plan some form of residential dwelling units to the REAR of commercial or office uses fronting the secondary collector (Blackwater Drive);
- The vision of a "Main Street Commercial Corridor will be achieved by prohibiting dwelling units from fronting the secondary collector if located on the ground floor of the building;

**1543 KIRKPATRICK WAY, LONDON, ONTARIO N6K 5A3
519 671 3868
paul_hinde@bell.net**



- Dwelling units could be oriented towards Sunningdale Road and Kleinberg Drive opposite planned or existing residential uses providing outstanding views of the City and countryside;
- Dwelling units on the ground floor to the REAR of commercial or office uses fronting the secondary collector would allow for a possible "L" shaped building to be constructed.
- For example, on block 48 zoned BDC2 (8), the maximum gross leasable floor area of 250 m2 will restrict the building footprint to what for all intent and purposes would be a "stick tower."
- The bylaw as approved by Council July 29, 2014 did not impose such restrictions;
- The prohibition of dwelling units on the ground floor is contrary to the general standards of the BDC2 zone;
- An Urban Design Report and Tertiary Plan has been prepared by our client and received approval from staff. Both planning documents envisioned dwelling units to the REAR of commercial and office uses fronting the secondary collector and provided for creative opportunities for "live/work" mixed use buildings;

We thank you in advance for considering our concerns as expressed. We will be please to discuss these issues with you in advance of the January 22nd public meeting.

Sincerely:

TANFIELD CONSULTING

Paul V. Hinde, B.E.S

Principal

Cc:

P. Sergautis - Extra Reality Limited

D. Stanlake - D.N Stanlake Consultants and Mgmt. Services

N. Pasato - City of London

L. Pompilii – City of London

1543 KIRKPATRICK WAY, LONDON, ONTARIO N6K 5A3

519 671 3868

paul_hinde@bell.net



RE: PLANNING AN ENVIRONMENT COMMITTEE MEETING JANUARY 22, 2018

ITEM NUMBER: 9

EXTRA REALTY LIMITED

660 SUNNINGDALE ROAD EAST

In addition to the Tanfield Consulting's January 11 correspondence to Members of Planning and Environment committee, we wish to highlight relevant arguments provided by Planning staff with respect to permitting residential dwellings to the rear of office and commercial uses fronting collector roads on Blocks zoned Business District Commercial (BDC 2) as contained within the staff report as presented on January 22.

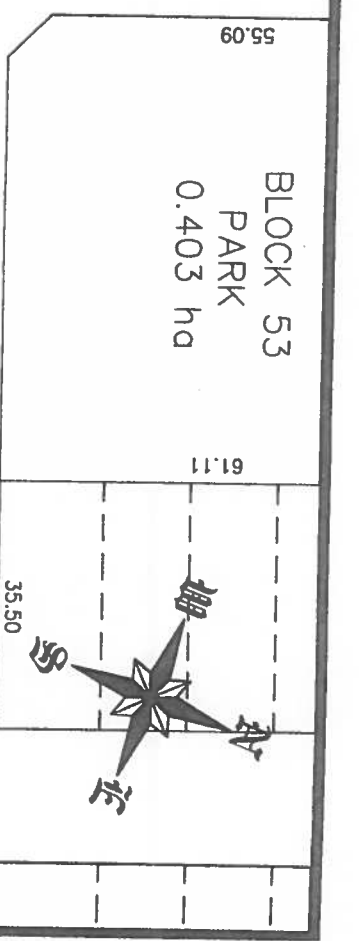
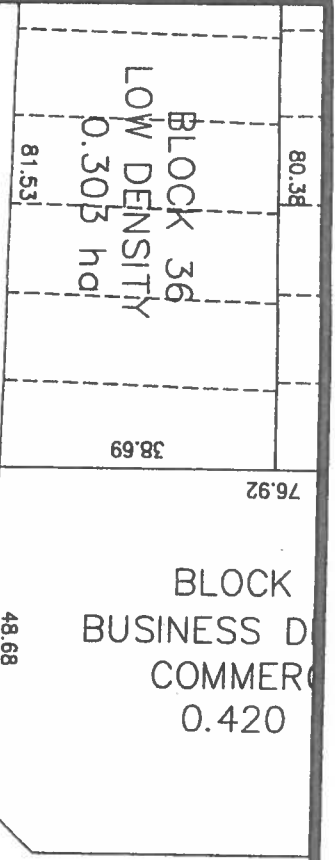
- Page 21-22: "The subject lands are primarily within the "Neighbourhoods" Place Type, permitting a range of uses such as single detached, semi-detached, duplex, townhouse dwellings and low-rise apartments, community facilities and small-scale commercial uses dependent on the street classifications as set out in Map 3 of the Plan. **Adelaide Street North and Sunningdale Road East are classified as Civic Boulevards, which permit a wide range of residential uses including singles, semis, townhomes, and includes stacked towns and low-rise apartments.** Block 42-44 front Sunningdale Road and the zoning for the site currently permits all the uses listed uses in the London Plan. The extension of Superior Drive (shown as Street D in this plan) and the northern extension of Blackwater Road are classified as Neighbourhood Connectors. **Additional permitted uses include triplexes and small-scale community facilities. Block 40 within the plan is located at the intersection of two Neighbourhood Connectors, which further permits mixed use buildings, fourplexes, stacked townhomes, and low-rise apartments."**
- Page 22: "The site also contains the "Main Street" Place Type along the extension of Blackwater Road. Main Street permits a broad range of residential, retail, service and office uses. Mixed-use buildings will be encouraged, with retail and services uses at grade, and **with residential and non-service office uses directed to the rear of the buildings and upper floors.** Among many policies, one of the key visions for new Main Street is to ".... encourage a mix of uses with active ground floor uses and forms".

Both of these statements contained within the staff report presented to Planning and Environment Committee support our clients desire to have ground floor residential to the rear of commercial, retail, office uses fronting Blackwater Road.

1543 KIRKPATRICK WAY, LONDON, ONTARIO N6K 5A3

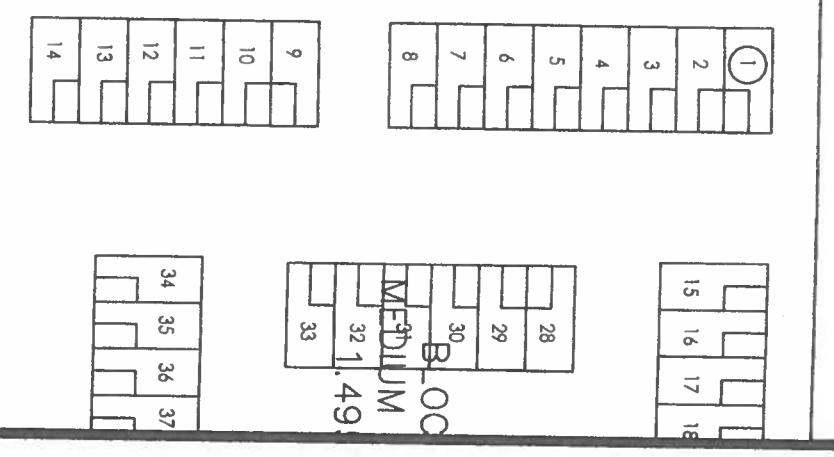
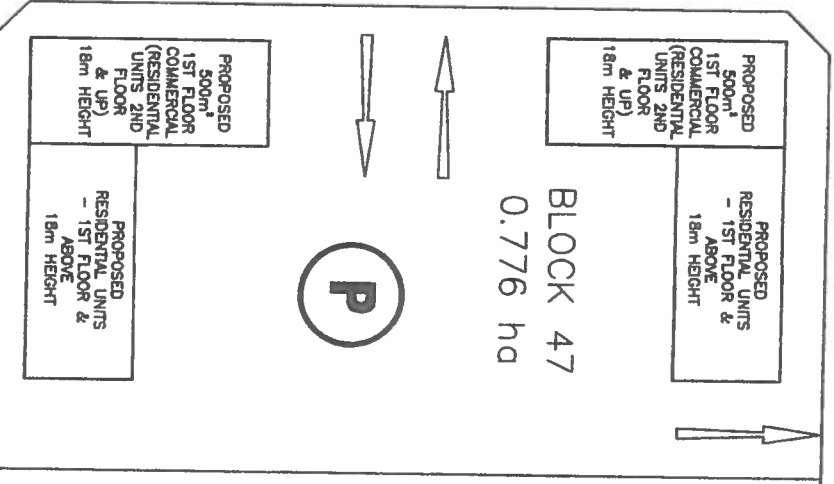
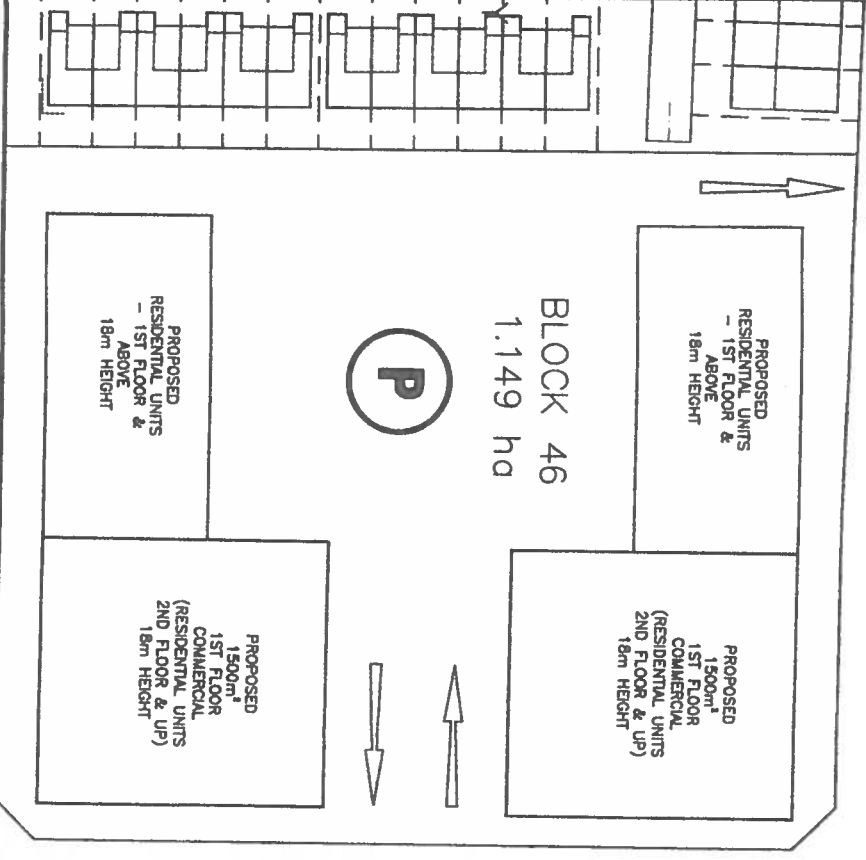
519 671 3868

paul_hinde@bell.net



KLEINBURG DRIVE

KLEIN



BLACKWATER ROAD

BLOCK 65
0.3m RESERVE

SUNNINGDALE ROAD EAST

660 SUNNINGDALE RD. E.
BDC BLOCKS 9 & 10
COMMERCIAL/RESIDENTIAL SKETCH
JAN 18 2018 SCALE = 1:1000 (METRIC)
jigeomatics@rogers.com



WATER ROAD

SIGNAGE

SIGNAGE

KLEINBURG DRIVE

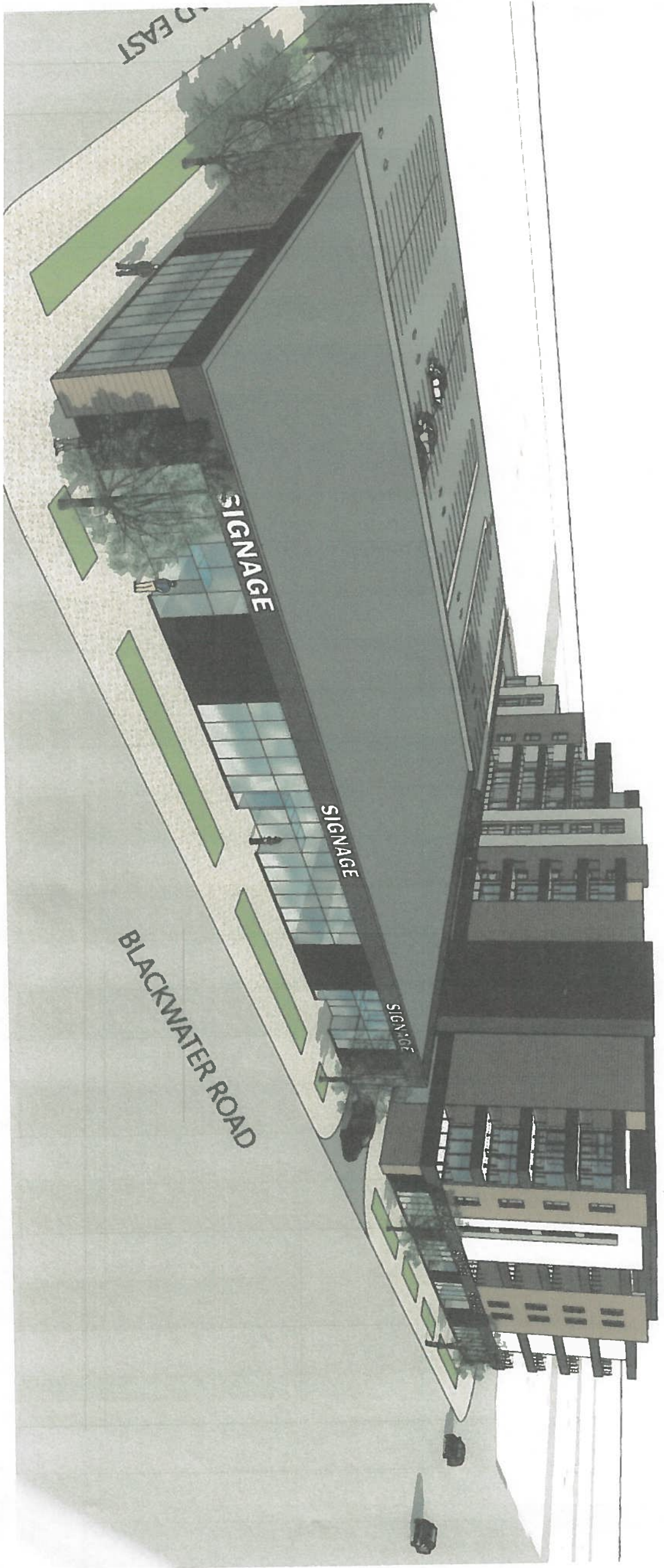


WATER ROAD

SIGNAGE

SIGNAGE

KLEINBURG DRIVE



AND EAST

SIGNAGE

SIGNAGE

SIGNAGE

BLACKWATER ROAD



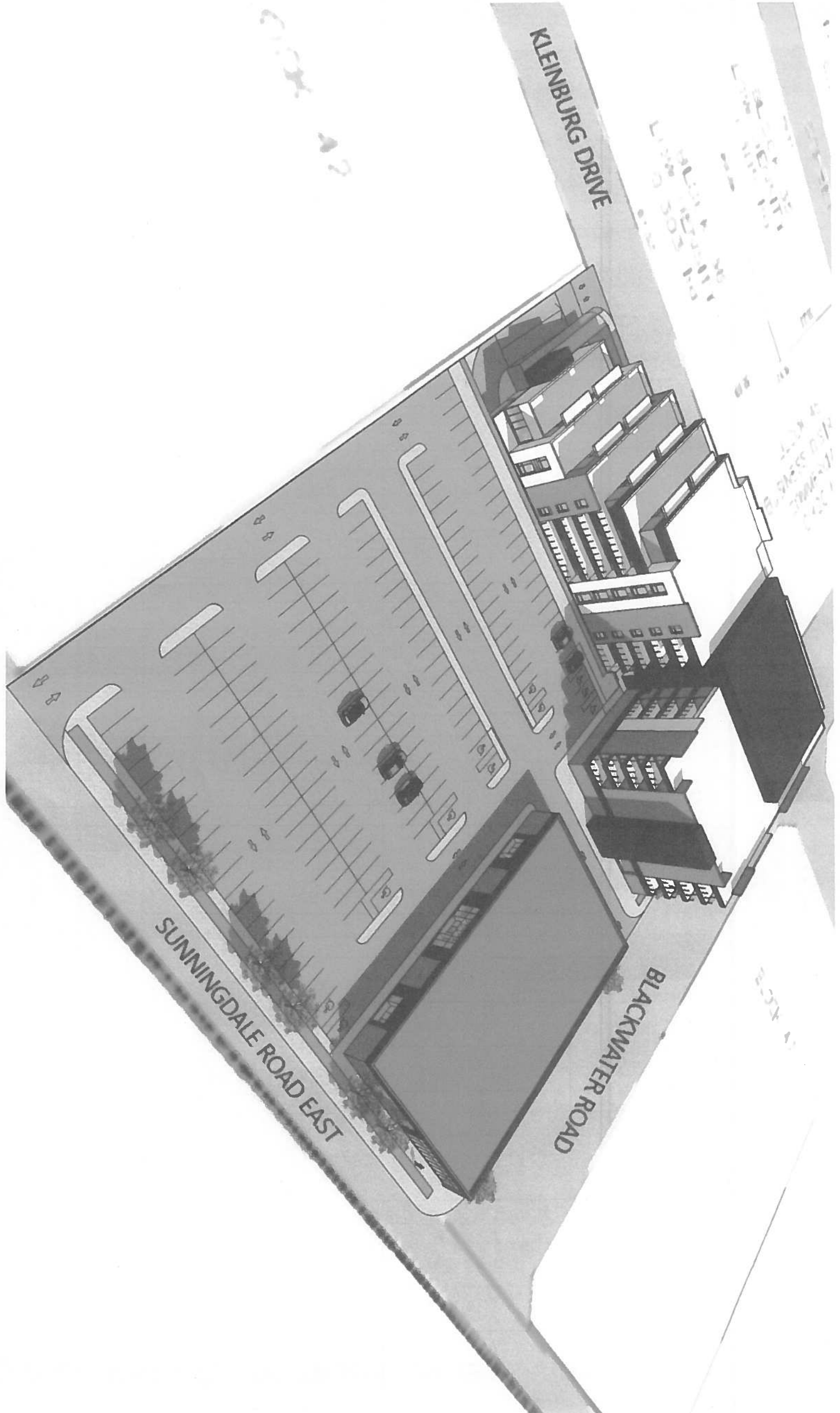
AND EAST

SIGNAGE

SIGNAGE

SIGNAGE

BLACKWATER ROAD



KLEINBURG DRIVE

SUNNINGDALE ROAD EAST

BLACKWATER ROAD