

March 5, 2018

Heather Lysynski
Committee Secretary
City Clerk's Office
City of London

**Reference: Planning Committee Meeting (March 19, 2018)
Delegation Requested for Application for Removal of Holding Provisions
499 Sophia Crescent (SPC17-060) & Subdivision 39T-13505**

As the owner of West Coronation Developments, I would like to request delegation to speak at the Planning Committee Meeting Scheduled for March 19th 2108, in support of the holding removals to permit a Medium Density residential block to be fully constructed as per the approved Site Plan with 43 townhouse units. West Coronation Developments Inc. submitted a Holding Removal Application for lands at 499 Sophia Crescent and the newly constructed Subdivision 39T-13505 off Gainsborough Road near Hyde Park Road including 59 single detached lots.

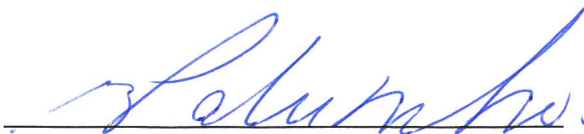
A secondary emergency access has been provided though the Medium Density block along with a pedestrian sidewalk for pedestrians to access Gainsborough Road from the subdivision to the south. This along with the watermain looping are in keeping with the general intent and purpose of the City's requirements for removal of h-100.

There is no estimation of timing on the extension of Coronation Drive for the planned second access to the subdivision and numerous requests with the land owner at 954 Gainsborough Road who is not willing to develop his property in his lifetime. As per the approved Site Plan for 499 Sophia Crescent, we have provided watermain looping and emergency secondary access to the satisfaction of the City Engineers and are asking for 22 units more than the City's standard practise.

The purpose for this request is so the Condominium Development doesn't have to wait 20 or more years to finalize. Demand for housing in this area is great and along with the speed of fulfilment.

- The owner of the lands at 954 Gainsborough Road plans to live out the rest of his life in his house rendering it not for sale in his life time. Extension of Coronation Drive timing is unknown.
- A looped watermain and secured emergency access has been provided and accepted by engineering. We request a total of 102 units.
- The applicant would like to avoid a half built townhouse block for an unknown number of years until the westerly property (MN #954) is developed and Coronation Drive extended.
- Results in a minor change to transportation volumes.
- Proposed cluster townhomes dwelling units will reduce noise from arterial road for single detached dwellings to the south.
- The emergency second access through the site remains chained along Gainsborough Road for emergency use only until Coronation Drive is extended.
- Attempts have been made with that land owner who has no interest in selling his property.

Respectfully,



Marco Palumbo