

July 18, 2012

City Council Members
City of London
300 Dufferin Avenue
London, ON N6A 4L9

Dear City Council Members:

Re: Proposed Residential Homes at 189 and 191 Langarth St. E. London, Ontario

M & D Carruthers are seeking Site Plan approval. To date, we have satisfied all City of London requirements as follows:

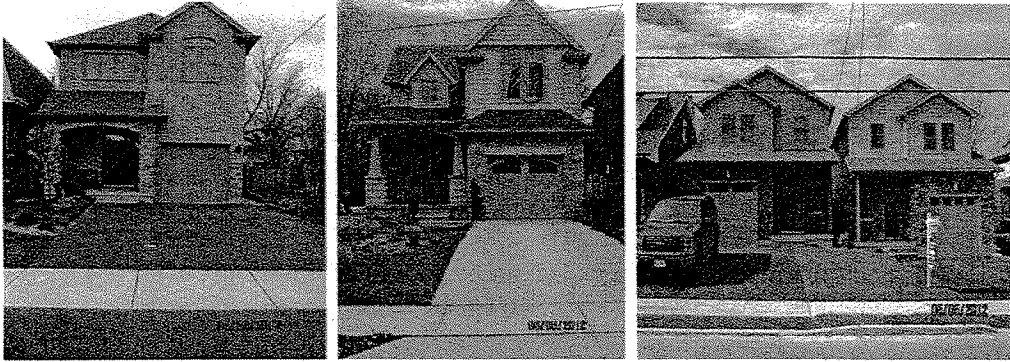
- Application for Consent SUBMITTED and CIRCULATED (Aug 27/11)
- M & D Carruthers CIRCULATED their own flyers to neighbourhood requesting feedback from neighbours (Aug 30/11)
- Feedback RECEIVED from 3 neighbours; all positive (Aug 30/11)
- Application for Consent GRANTED by London Consent Authority w/Conditions (Sept 27/11)
- Required Clearances for Demolition Permit SUBMITTED and APPROVED (Nov/11)
- Application to Demolish SUBMITTED and APPROVED (Jan 9/12)
- Existing Dwelling and Garage REMOVED (Jan 15/12)
- FEES PAID - Cash In Lieu of Parkland, Consents - Cert. of Deeds, Tree Planting, etc. (Jan 31/12)
- Application for Municipal Address for Severed Parcel ASSIGNED (Feb 9/12)
- Reference Plan APPROVED by Planning Dept. (Feb 15/12)
- Minor Variance Application SUBMITTED (Mar 15/12)
- Notice of Public Hearing re: Minor Variance CIRCULATED (Mar 23/12)
- London Committee of Adjustment APPROVED Minor Variance (Apr 10/12)
- Site Plan Pre-Consultation Meeting - Site Plan REVIEWED (Apr 18/12)
- Residential Dwelling designs ACCEPTED for Urban Design by Planning Dept. (May 25/12)
- Site Plan Application SUBMITTED (Jun 25/12)
- Planning and Environment Committee Meeting; Application for Site Plan Approval (July 16/12)

During the Public Site Plan Meeting component of the Planning and Environmental Committee Meeting on July 16, 2012, two members of the community had issue with the Site Plan.

Issue #1: Gary Brown of the Old South Community Association felt the homes did not fit in with the neighbourhood.

Response #1: A Neighbourhood Character Statement was submitted to the Planning Dept. on June 17, 2012 . The Statement detailed how the proposed development respects the character of the existing neighbourhood and environment. Details such as basic building form, roof pitch, window and door locations and proportions, porches and additions, materials, and colours were included. Included were photographs of the neighbouring homes and of the proposed developments demonstrating how the homes would compliment the neighbourhood.

EXISTING HOMES in NEIGHBOURHOOD:



PROPOSED HOMES:



Issue #2: Chris Prost was concerned about the potential impact to his greenhouse.

Response #2: The smaller of the 2 residential homes was chosen to be built next door to Chris Prost to lessen any visual impact.

There was also a letter submitted on July 12, 2012 from Jack Morgan. Mr. Morgan addressed some issues of concern; primarily with developing on "minimal width" lots, "oversaturation", and frontage parking.

In 1880, Langarth St. E. (west of Wortley Rd.) to Cathcart St. was developed and 33 lots were created, all 60' wide. By 1886, the same block was further developed, creating 17 additional lots. Of the 50 lots, 13 were 30' wide and 4 were 28' wide. Today there are only 11 lots 60' wide remaining. Growth and development in the community has been happening since 1880. We are proposing the continuation of this. As for developing on a "minimal width" lot, there are numerous 30' or less wide lots, and in fact Mr. Morgan lives on a 30' wide lot. We are asking for this same opportunity.

In regards to issue of parking in front of the home, numerous homes on Langarth St. E. and surrounding streets have frontage parking. See photos below taken on July 17, 2012.



The Site Plan as submitted is compatible with the surrounding neighbourhood. The proposed drawings are consistent with the existing homes in the area. We have met all City of London guidelines, including but not limited to; Official Plan policies, Zoning by-laws, permitted uses and regulations, Urban Design approval, as well, all required fees have been paid.

We are kindly seeking approval on the Site Plan.

Respectfully,

Handwritten signature of Michael Carruthers in cursive script.

M.Carruthers

Handwritten signature of David Carruthers in cursive script.

D.Carruthers