

**Tomazincic, Michael**

---

**From:** Richard Zelinka <richard.z@zpplan.com>  
**Sent:** Thursday, July 12, 2012 6:52 PM  
**To:** Tomazincic, Michael  
**Cc:** Yanchula, Jim  
**Subject:** 75 Blackfriars Street  
**Attachments:** Scanned from a Xerox multifunction device001.pdf

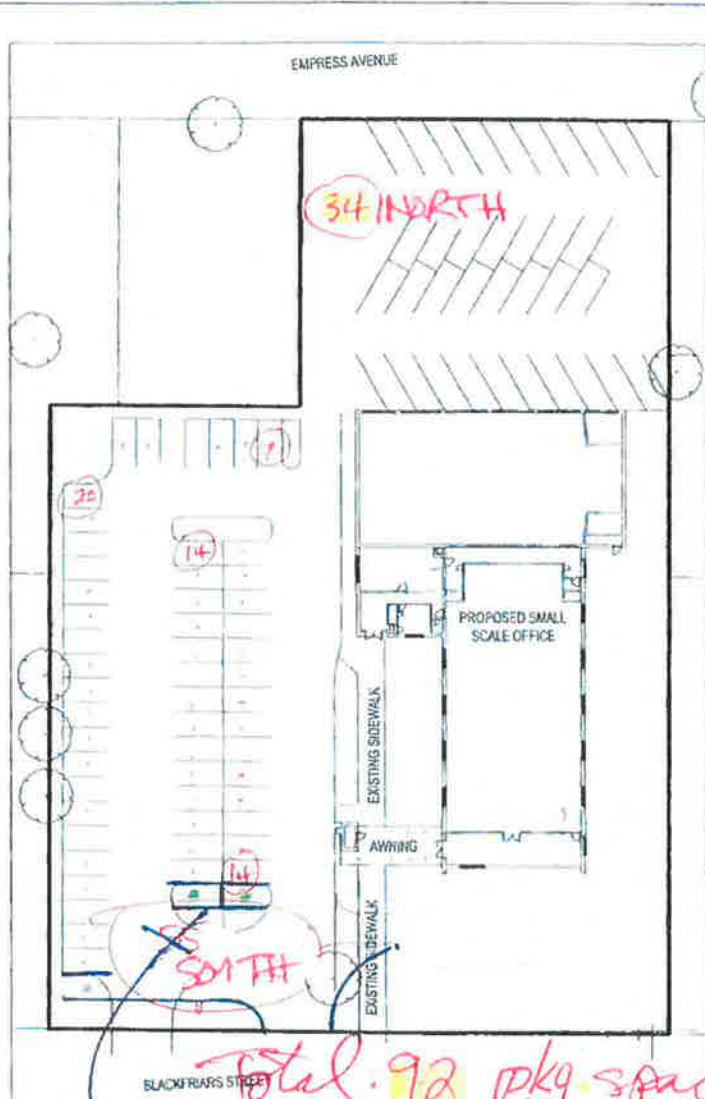
Michael

As a result of our discussion today, I would like to request the following changes for this application:

- a) That the gymnasium be treated as accessory to the proposed business office use, and not be grouped with the medical/dental offices either for the purpose of parking requirement or for the purpose of a cap on the medical/dental floor area. Because the gymnasium will be little used during normal peak office parking demand hours, its floor area will (under the bylaw) generate more available parking spaces than users. As an accessory use, it will not function as a high parking generator or intensive use in the category of medical/dental offices.
  
- b) That the maximum floor area for medical/dental-type uses be adjusted to 1300 m<sup>2</sup> in the ZBA. We would prefer that a medical/dental limit not be placed in the OPA, since any future medical/dental use will be restricted by the parking availability. On that matter, we provide a preliminary plan showing how the parking area may be redesigned in future to achieve 9 additional parking spaces within the area currently used for parking, but actually improving the characteristics of the lot with respect to setbacks and landscape areas. Such a redesign would be part of the process of determining the practical maximum floor area for future medical/dental offices.

I thank you for your consideration of this.

Richard Zelinka  
Zelinka Priamo Ltd.



CONCEPT 2  
SCALE = 1:250

Total 92 pkg spaces  
potential for south:  
58 pkg spaces

KEY PLAN

LEGEND

- PLANT KEYS
- PROPOSED PLANT MATERIAL - ROLA
- EXISTING PLANT MATERIAL
- DECORATIVE ARMOUR STONE - SEE L7
- FIRE HYDRANT

**RON KOUJDYS LANDSCAPE ARCHITECTS**

ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECTS. IT IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

London, Ontario, Canada

DATE	DESCRIPTION	BY

PLANNING APPROVALS

PLANNING DEPT. - [ ]  
PLANNING DEPT. - [ ]

PROJECT FILE  
SOUTHSIDE  
75 BLACKFRIARS STREET  
LONDON, ON

LANDSCAPE PLAN

DATE	SCALE	PROJECT NO.

L-1