



London
CANADA

MEMO

DATE: October 12, 2011 **FILE:** R-7951

TO: James Yanchula in lieu of Nicole Musicco
Public Participation Meeting on October 17, 2011

FROM: Ismail Abushehada, P. Eng
Engineering Review Division

RE: **ZONING BY-LAW AMENDMENTS**
Z-7951
Riverside United Church
675 Riverside Drive

The City of London's Engineering Review Division (ER) offers the following additions to the commentary as it relates to the rezoning of 675 Riverside Drive. As indicated in the Built and Natural Environment Committee Agenda for October 17, 2011, transportations commentary currently reads as follows:

- A review of the parking lot design and the number and location of accesses will be undertaken. These and other transportation issues will be discussed during the site plan review.

ER would kindly ask that the commentary substituted as follows:

- The applicant will be required to provide a Parking Lot Layout design to demonstrate the number spaces and location of accesses designed by a Professional Engineer for Engineering and Transportations review all to the satisfaction of the City Engineer.

We recommend that appropriate holding provisions be applied to the subject lands as it relates to this revision and the commentary provided in the Built and Natural Environment Committee Agenda.

Furthermore, the intensification of the proposed use for single family to a neighborhood facility warrants the need for this development to proceed through the site plan approval process to address many developmental concerns such as; increased vehicle traffic, access from Riverside Drive, joint access, the increased in impervious area as it relates to stormwater management, etc.. It is ER recommendation that the application proceed through the site plan process.

The above comment, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

If you have any questions, please feel free to contact Jonathon Graham at (519) 661-2500 ext. 0122.

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