

# PATTON CORMIER & ASSOCIATES

## LAWYERS

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October 5, 2012  
File No. **32849**  
via [email:bpolhill@london.ca](mailto:bpolhill@london.ca)

### **City of London**

City Hall  
300 Dufferin Avenue  
P.O. Box 5035  
London, ON N6A 4L9

Attention: **Councillor Bud Polhill**  
**Chair, Planning and Environment Committee**

Re: **Bluestone Properties Inc., Official Plan Amendment and Re-Zoning**  
**450 Oxford Street West, City of London File OZ-8003**

We are the lawyers for Bluestone Properties Inc. ("Bluestone") the owner of land located at the southeast corner of Oxford Street West and Proudfoot Lane. The property is presently zoned Restricted Office/Daycare and Open Space (R02/DC/0S4).

On December 16, 2011 the City accepted complete Applications from Bluestone for an amendment to the Official Plan and a Zoning Amendment to permit a broader range of office uses on the land.

The Applications have been liaised to the public and one letter has been sent to the Planning Department regarding the Applications from an abutting land owner.

The property is fully serviced and is on a major LTC bus line. The development proposed by Bluestone is for an attractive office building. The proposal has been submitted to the City's Urban Design Review Panel which has provided its comments.

The office building is to be located above the floodline. Parking is proposed on the property in a manner consistent with recent municipal and regulatory practices.

Unfortunately the Applications have not moved forward to Committee and Council due to matters between the Upper Thames River Conservation Authority, the City Engineer's Storm Water Management Division and the Planning office as to "process and studies".

On behalf of Bluestone we ask therefore to appear as a delegation before the Planning and Environment Committee at its scheduled meeting of October 15, 2012 so as to briefly address on behalf of our client this unfortunate situation and request delegation status before the Committee on November 5, 2012. At that time Bluestone will be asking that the Application be brought forward to the Committee for the public meeting pursuant to the provisions of the *Planning Act* at the earliest possible date, preferably Monday, November 26, 2012. On October 15, 2012 Bluestone and its consultants will be available at the Committee to address the situation and answer questions that the Committee may have regarding the circumstances directly related to this Application and the request for delegation status on November 5, 2012.

We look forward to the assistance of the Planning and Environment Committee on October 15, 2012 in granting us delegation status at the November 5, 2012 meeting and to continue the approval process thereafter.

In the interim, we invite any questions that the Committee may have.

Yours truly

**PATTON CORMIER & ASSOCIATES**

per:



**Alan R. Patton**

[apatton@pattoncormier.ca](mailto:apatton@pattoncormier.ca)

ARP/dr

cc: *Bluestone Properties Inc. - Att: Bernie Bierbaum and Mardi Turgeon, via email: [ddeakin@bluestoneprop.com](mailto:ddeakin@bluestoneprop.com)  
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Heather Lysynski, Secretary, Planning and Environment Committee, via email: [Hlysynsk@london.ca](mailto:Hlysynsk@london.ca)  
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