

Norquay Highland Ridge Properties LTD.

#301 - 100 Wellington Street
London, ON N6B 2K6

October 14, 2021

Alanna Riley, MCIP, RPP, Senior Planner

Development Services
City of London

Re: O-9339/Z-9340 Public Meeting Monday October 18, 2021

I would like to start off by confirming my support in general for redevelopment of 1 Commissioners Road East, and this Zoning By-Law Amendment in particular. The City of London is experiencing a housing crisis in the form of a lack of adequate supply, and any efforts made to create additional supply at this time should be supported.

At this time, I have a few relatively minor comments/concerns related to the concept plan provided as part of the Zoning By-Law Amendment application:

- The sanitary outlet for this property is effectively shared with the existing apartment building at 9 Commissioners and for the future apartment building located at 11 Commissioners. We wish to confirm that sanitary capacity for 11 Commissioners is not compromised by the redevelopment.
- Traffic is always a concern; however, it is not particularly related to Commissioners Road or Wharnccliffe Road. Rather, it is related to the proposed connection to 9 Commissioners and its existing access to Commissioners Road. We wish to discuss in more detail with the applicant and their engineers to ensure this new access configuration is mutually beneficial.
- The existing sidewalk on 9 Commissioners is the only pedestrian access to Commissioners Road. We trust that an adequate construction management plan will be created in order to maintain safe pedestrian access to Commissioners Road during and after construction.
- The existing shared access and maintenance agreement between several parties utilizing the access through 9 Commissioners should be revisited given the significant change in usage resulting from the redevelopment.

We look forward to discussing this redevelopment plan with the proponent during the Site Plan Approval process. We hope that staff will process the upcoming Site Plan Approval application in a timely manner to facilitate the creation of much needed residential development in London.

Sincerely,



Craig Linton

President

Norquay Highland Ridge Properties LTD.

519-672-4011 (office)

clinton@ndev.ca