

From: ELIZABETH KANE [REDACTED]

Sent: Friday, September 15, 2023 5:18 AM

To: PEC <pec@london.ca>

Subject: [EXTERNAL] PUBLIC MEETING, MONDAY, SEPTEMBER 18, 2023 - 1208 FANSHAWE PARK ROAD EAST - FILE: Z-9539 - PLANNER: N. PASATO

September 14, 2023

I am not against this development going forward but do not agree with the proposed special provisions as follows:

- permitting a reduced minimum front yard depth of 3.0m whereas 8.0m is required (per Application Details forwarded to me by

Planner, Nancy Pasato, although it read "6.0m" in the Londoner Public Notices on August 21, 2023)

- changing the maximum density to 74 units per hectare whereas 60 is permitted.

My reason for objecting to the special provisions is that frequently developers, aware of the zoning, submit their proposals knowing they will seek changes, and often get most of what they want in the end. In recent years, there have been several projects allowed on major thoroughfares i.e. Fanshawe Park Road and Highbury Avenue that are quite close to the roadway. My concern is that very little land is left should widening be required in the future and this issue applies to every major roadway in this city.

If leeway is going to be granted regarding requests for changes in general, I think the concessions should be limited to approximately 15%.

In the case of this File: Z-9539, the minimum front yard depth would be reduced by 62.5% and the increase in maximum density per hectare approximately 23% which is a sizable amount.

Thank you for including my submission for consideration.

Elizabeth Kane

[REDACTED]

London, Ontario

[REDACTED]

Phone: [REDACTED]