

January 22, 2014

Drewco Development Corporation
Attn: George Bikas and Laverne Kirkness

Re: Upland Crossing Community Feedback on latest proposals from Drewco Development Corporation, proposals A1.8 and A1.9

From the private community meeting that we, the representatives of the Upland Crossing community, held Wednesday Jan 8, 2014 at Mother Theresa the following is the summary of our community's feelings regarding the latest proposals that have been put forth by Drewco Development Corporation. These proposals have been labelled as the final proposals that will be coming from Drewco Development Corporation. For the sake of brevity any reference of Drewco in this document will in fact be referring to Drewco Development Corporation.

The summary of feelings stated below is based on plan A1.9. These feelings were obtained by:

- Input written down by every member of the community who attended by filling in a card we gave them which contained several questions. Those questions were:
 1. Plans #8 and #9 have only minor differences, answer the first 2 questions generically.
 - a. What do you like about buildings 1 and 2? What do you dislike?
 - b. What do you like about building 3? What do you dislike?
 2. Would you accept buildings 1 and 2 if they were on their own (regardless of which plan)? Why?
 3. Would you accept the plans for building 1 and 2 if city council did not permit any access to be off of Sunningdale? (the only access would be off of Blackwater Rd)
 4. Would you accept the plans for building 3 if city council did not permit any access to be off of Adelaide St? (the only access would be off of Garibaldi Ave)
 5. Additional comments can be written on the back.
- Discussions with every person who attended our meeting after our presentation. We laid out the 4 copies of the plans provided by Drewco in different areas of the MTS cafeteria and allowed the community to come and have a closer look. We talked with everyone who came over to look at the plans and made the effort to also approach any person who remained in their seats to make sure any questions were answered and to get a true personal feeling of their thoughts.

Summary

This summary is broken down by:

- the feelings of the community regarding proposal A1.9 as a whole proposal
- the feelings of buildings 1 and 2 by themselves
- the feelings of building 3 on its own

A1.9 as a whole

From all the discussions and input our community believes that Drewco has NOT done any compromising on the areas directed to do so by PEC at the September 24, 2013 meeting when looking at the entire proposal. The direction from PEC was

“... the application of Drewco Development Corporation, relating to the property located at 2250 Blackwater Road, 660 & 670 Garibaldi Avenue BE REFERRED back to the Civic Administration for consultation with the developer and the community on issues related to, but not limited to, height, density and setbacks.”

The community believes that Drewco has not done any compromising in the areas stated by PEC based on the following reasons:

- **Density:** When the subject lands are considered as a whole the same number of units exist in proposal A1.9 as there were in proposal A1.0 presented at PEC, that number is 314. Given the area of the subject lands has not changed that means the density as a whole is still 75 u/ha which is the absolute maximum for medium density and is into the low end of high density.
- **Height:** Although buildings 1 and 2 in proposal A1.9 are now just under 12.0 m (current zoning permits 12.0) it is felt that all Drewco has done is to take the floors originally planned for buildings 1 and 2 and simply added/moved them to building 3. Building 3 is now 25.7 m high on the walkout side, 7.7 m TALLER than was proposed in plan A1.0 at PEC which was 18.05 m on the walkout side. To our community this was not a compromise, simply a shifting/moving of floors and as a result no compromise has been done by Drewco.
- **Setbacks:** All 3 apartment buildings are still in the original locations as shown in proposal A1.0 at PEC on Sept 24, 2013. As a result there has been no change or need to compromise regarding setbacks since the PEC meeting.

Not directly stated in the direction from PEC but still a major concern to the community given the density is:

- **Traffic:** Although Drewco has put in the A1.9 proposal right-in/right-out access to Sunningdale for Buildings 1 and 2 and full access to Adelaide St. for Building 3 with no access from Garibaldi Ave. we know that this is not an access Drewco can actually give. City traffic has stated they will not endorse this so has City Planning. The only people who can give this access is City Council. If the access for building 3 remains off of Garibaldi Ave. then we now have additional traffic coming into Garibaldi than the original proposal A1.0 had for building 3 making this street more dangerous to the existing community.

A1.9 - Buildings 1 and 2

Our community does accept the plans for buildings 1 and 2, known as blocks 64 and 65, as shown/described in plan A1.9 mainly for the following reasons (a more complete set of specifications that are accepted by the community are listed below)

- they meet the height of the current zoning
- the size of the berms and trees as stated below are acceptable
- although the density is almost double the current zoning it is a compromise we are willing to agree to
- the right-in/right-out access to Sunningdale will address some of the traffic concerns. Although Drewco have added the right-in/right-out on the plans we realize it is not actually theirs to give. City traffic and Planning have stated that they would not approve this request. Only City Council would have the ability to grant this access. The acceptance of these buildings is on the assumption that this access to Sunningdale will be granted by council. It is acknowledged by our community that this was not any compromise given by Drewco

The specifications on the A1.9 plan given by Drewco that our community would accept for these buildings are (does not include the access to Sunningdale as Drewco cannot give this themselves):

- Berms in the size/height of 1.5m and a width large enough to allow a zig zag pattern of mature trees (from George Bikas Nov 28, 2013)
- Mature spruce trees with a minimum height of 10' on top of the berms (from Nov 28, 2014 mtg)
- Maintenance of existing swale between houses on Garibaldi and subject property (from Nov 5, 2013 mtg)
- Set back from fence line on Garibaldi to beginning of asphalt parking to be approx 65' (from Nov 28, 2013 mtg)
- Lot area of the 2 buildings: 2814128m² (2.8141 ha)
- Apartment building area: 484140 m²
- Building/site coverage: 17.2 %
- Building height: 11.85 m @ 4th storey parapet
- Storeys: 4 (5 on the walk-out side)
- Parking spaces: 268 including 4 h/c
- Number of units: 88 units each building
- Density: 62.54 u/ha

There is one part of the proposal for buildings 1 and 2 that needs to be modified.

- **Extension of the berm/mature trees to go all the way to Blackwater Road.** With the access to the apartments off of Blackwater being at the back yards to the first 4 houses on Garibaldi those houses are exposed to all traffic entering/exiting the apartment complex. We ask for the extension of the berm/trees to provide privacy for those houses as has been done for the rest of Garibaldi residents.

Building 3

Our community DOES NOT accept the plans for building 3. The view of the community is Drewco is simply shifting/moving building heights around and has not done any compromise; all they have done is make the situation worse on this block of land, block 62. For the changes on this proposal A1.9 compared to the original A1.0 presented to PEC the following are areas where the situation is worse and has gone the opposite way to compromising and why we do not accept the new plan for this building:

- **Height:** 25.7 from walkout compared to 18.05 on the original A1.0 proposal, no height reduction but an increase of 7.7 m
- **Storeys:** 8 storeys (9 on the walkout side) compared to 5 storeys (6 on the walkout side) on the original A1.0 proposal. No reduction, an increase of 3 storeys.
- **Density:** 98.77 u/ha compared to 73 u/ha on the original A1.0 proposal. No reduction, an increase of 25.77 u/ha.

All 3 of these points' means Drewco now has to apply for an Official Plan Amendment as all of these numbers exceed the medium density zoning restrictions laid out in the City of London's Official Plan.

There are only 2 aspects to building 3 on proposal A1.9 that our community would agree to:

- **Access off of Adelaide:** Drewco has removed the access to the building from Garibaldi Avenue and shows full access to the building coming off Adelaide St. However, as stated for buildings 1 and 2 regarding access to an arterial road (Sunningdale) this is not Drewco's to give. City traffic and planning have stated they would not approve this access, only City Council would be able to.

- **Underground parking:** Our community likes the underground parking to remove some of the surface spaces on the condition that it is a true underground parking not a parkette. This means that the surface level of parking will be level with the first floor units of the apartment building which face Garibaldi Avenue.

A question for Drewco is has any other consideration been given to building 3? One idea that was proposed at the Community Meeting November 13, 2013 was to take building 3 and have it in an L Shape, the same as building #1. Was this concept considered at all by Drewco as a means to help reduce the height and density of this building? As underground parking has now been introduced for building 3 could it not be increased to remove more of the surface spaces and open more ground for the possibility of an L-shaped building?

Conclusion

Based on the points above we, the representatives of the Uplands Crossing Community, will accept Buildings 1 and 2 as they are and on their own and we are willing to keep working with Drewco on getting Building 3 revised. Should Drewco insist that proposal A1.9 remain as a whole proposal and all 3 buildings be accepted as they are and not separately we cannot accept this proposal as there has been no compromise regarding the height or density of the buildings overall only the shifting of these factors and there is no guarantee of access to any arterial roads for traffic.

We note in this conclusion that if the density had decreased, which Drewco has been asked to consider, then we would have also seen a decrease in heights overall and in the volume of traffic overall being introduced into our community. There has been no change, or intent of change, on Drewco's part considering this request. This consideration was even asked by City Planning at the November 13, 2013 meeting at Mother Theresa based on all the comments expressed by the community at that meeting.

Regards, the representatives of the Uplands Crossing Community
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