

CITY OF LONDON PLANNING & ENVIRONMENT COMMITTEE

FILE # - 8397

MEETING DATE - OCTOBER 7, 2014

This submission is a complement to the oral presentation, made on behalf of the unitholders of Middlesex Condominium Corporation # 486. The Condo Corp borders the rezoning applicant's property on the north and east sides.

The Condo Corp requests that the Committee consider adding the following restrictions or conditions to the rezoning application if it is to approve the application generally.

1 A staggered brick wall, 8 feet high, along the entire length of the property line we share.

A row of trees, possibly pyramid cedars, on the applicant's side of the north-south portion of the wall.  
( Any trees that can reasonably be expected to exceed the wall height within 2 to 3 years after planting.)

2 The signage as currently planned for the south east corner of the property be on the south west corner instead .

3 That entry and egress to / from the property be signed for "right turns" only.

We note that there are 6 properties on the north side of Fanshawe Road between Louise and Pinnacle that have been or will be, commercially developed in the near future. Although it does not directly affect the Condo Corp , it might tend to impair traffic movement all along this stretch of Fanshawe Road. It appears that this concentration of commercial developments and their related entry ways, does not currently exist along Fanshawe Road, except for sections west of Hyde Park Road and east of Highbury Road, without the use of traffic lights.

We are also concerned that "overflow parking" for this business and those adjacent to it, will likely be along McGarrell Drive which is the residential street one block north. Overflow parking for McGarrell Place is currently along McGarrell Drive.

Possibly, a traffic study is in order before this rezoning is approved.

Middlesex Condominium Corporation #486 thanks the Committee for its consideration of this submission.