PUBLIC PARTICIPATION MEETING COMMENTS

13. Property located at 420 Fanshawe Park Road East - Demolition Request

- Steve Roch, 26 Donnybrook Road – advising that he resides on the north side of this property, immediately opposite the back treed lot area; expressing concern with this step wise process is going to lead to an intensive development in an otherwise quiet neighbourhood; advising that they have seen this house go to ruin over the last four years as no one has lived in it; indicating that some kids in the neighbourhood use it as a safe house to drink and carry on; advising that it has not been apparent that the current owner has taken any steps to try to maintain the historic nature of the house or thwart any kind of activity; indicating that the house is now boarded up, the windows are all broken, the sheds have been left open and the property owner, in his opinion, having known the historic significance of it, has sort of failed the community, the neighbourhood and our region in maintaining something that has a significant history in the area; expressing fear that it was done intentionally, left to ruin, to be demolished only to subsequently have it intensely developed; explaining that, according to the York Developments website, they only build high rises and strip malls; advising that, for this neighbourhood, that is not the kind of development they would like to see going forward; reiterating that he lives directly across from this property; expressing that his biggest concern with the possible development is the significant increase in traffic; noting that there are a lot of children living on the street; requesting that it be documented, going forward, that the trees and the nature of the neighbourhood be preserved; requesting that some effort be made to maintain the zoning for residential homes; and, indicating that he is not objecting to development per se, he is objecting to any kind of intensified development of a high rise or a strip mall or things of that nature.
- Lori McNicol, 19 Donnybrook Road – advising that she resides directly to the west of the subject property; noting that they share a hedge with that property; further noting that Mrs. Poole is at this meeting; recalling many years of garden parties, harps playing next door and it was a beautiful thing to come home to after work and hear this activity in the yard; expressing concern, similar to Mr. Rochs' concern, that they do not want to see a high rise go in there; indicating that it would cut off any sort of sunlight that they get in their backyard; enquiring as to what the owner plans to do with the cedar hedge that surrounds that property; advising that she is not opposed to tearing it down because it has fallen into quite a state of disrepair; indicating that parties do go on on the property; noting that she has called the police a couple of times in the middle of the night when they hear screaming or men's voices; expressing concern that the buildings may go up in flames one day just because of the state that it is in; advising that she would like to see, potentially another estate home go in there or maybe six houses, a little cul-de-sac or something; and, indicating that she would not like to see a strip mall or a high rise.
- Jennifer Ashendon, 54 Donnybrook Road – echoing her neighbours comments; expressing concern about the possibility of a high rise being developed on the property as anyone who lives in the neighbourhood would be; enquiring as to where any children living in a high rise would go to school given that Jack Chambers is one of the largest schools in the Thames Valley District School Board; believing that it is the third largest school; noting that there are approximately 800 to 900 students at the school; reiterating her enquiry about where students living in a high rise would go to school; enquiring whether or not they would keep expanding Jack Chambers into the park space that is already there; enquiring as to whether or not they will be removing the trees that the Poole estate is made up of; indicating that she believes that it has a rich history; advising that London is an older city, it has a rich history and this is something that we should maintain, embrace, be proud of and teach our children about; noting that she would hate for it to just be gone; being the Forest City and being trees that are a part of who we are and a part of a symbol of our City, she is very concerned about those trees coming down and not having that beautiful space there; understanding that the Committee is dealing with one issue at a time and the current issue is about the demolition and not about what

is to be put there, but she believes that everyone in the room is aware that once you get past the first step, the second step, the third step, York Developments, has a lot of money and big money wins; believing that this is something that they need to address right from the beginning because it is just the first step in the process; reiterating that tearing down that property is the first step towards the next step and so on; and, advising that she thinks that it is important to raise all of the potential issues that could arise from the demolition of this property. *(Secretary's Note: Councillor B. Polhill indicates that the matter being dealt with at the Planning and Environment Committee is the proposed demolition of the building(s) on the property and not what is proposed to be built.)*

- Gloria McGinn-McTeer, 18–683 Windermere Road – advising that the Community Association has been involved for a very long time with all of the development that has gone in the north end and while we understand that we are here to discuss demolition only, she harkens back to what the previous speaker said; indicating that they have been through the drill and they have an absentee landowner who is not taking care of the place as it should be and disturbing all the residents around, so much so, that they would call the police and so much so that they might wonder about their children being in danger; advising that when they come to the actual discussion about the planning process, they all get that, but you are going to hear a little bit of it tonight anyway because, for them, it is hand and glove; indicating that, one thing about the tree protection, that is also a noise barrier to the neighbourhood behind the Poole residence and needs to be taken into context when we are looking into the demolition and changing of the property; relating to the reclamation of materials, they agree with that and would prefer that the materials put into ownership or trust, especially the bricks and those parts that may be useful; advising that they are not one hundred percent sure where they are going to go in the meantime, between the demolition and the next steps; reiterating that that is important to them, as a community; indicating that the cedar hedge around the property also offers protection for the neighbourhood surrounding that property; indicating that, with respect to the tree protection, she does not know exactly how that is going to come out, but they would like the City to ensure that they take every possible step to save the number of trees that are there; indicating that, if the trees are removed, they expect York Developments to make five times whatever they take down and plant that on one of their other properties, as she does not imagine that it will fit on this property; indicating that it is very discouraging to have a beautiful property, like the last three previous owners, to the existing owner, had and to sit and watch a building as historic, in context, as opposed to what had been originally built; indicating that everyone in the neighbourhood knows the history of this property; advising that the Poole family has been so careful in maintaining and ensuring that that property was taken care of; indicating that, to have someone buy it and wait for five years, until it is wrecked by everyone else, including themselves, this sort of stuff cannot continue in London; advising that lots of things could have happened during the last five years and, unfortunately, they did not, but, certainly the owner of the property should have been told to make sure that there is no access to the grounds, however they want to do it; and, reminding the Committee that there are neighbours on either side, behind and across the street from the property, and they have relied on that protection for quite some time and it needs to be taken into account.
- Stan Brown, President, Stoneybrook Heights/Uplands Residents Association, 75 Pine Ridge Grove – advising that he was not notified of this meeting directly by Planning, he found out from a neighbor; recognizing that this is a consideration of demolition, but demolition is only done for one reason, and that is to do something after it; indicating that that has to be taken into account; advising that we are looking at York Developments and we have just gone through the same thing at 2118 Richmond Street, where it went from Medium to High Density; indicating that this is a property that we have all watched deteriorate; indicating that it is tremendously unfortunate; advising that the trees in the area are amazing; and, indicating that this is a residential neighbourhood and to put a high rise up, or a strip mall, is unbelievable to even think about so he thinks that has to be taken into account with this decision.

- Fred Solomon, 22 Donnybrook Road – indicating that he will not repeat everything that has been said; concurring with the comments that have been made relating to this matter; indicating that he sent in an e-mail that is part of the public record; indicating that he is not sure why we cannot keep this as a residential area the way it is right now and why we have to give the developers the right, we put money in their pockets and they take it out of our pockets; and, indicating that this is his position. *(Secretary's Note: Councillor B. Polhill indicates that the zoning for the property is single family and any applicant would have to apply for a zoning change if they wanted to build something else).*
- Maureen Cassidy, 47 Camden Place – indicating that she resides on a street west of the property; advising that when we talk about tree protection, she knows Mrs. Poole was known for her gardening and the species of trees and plants that she had on her property; advising that, if we are going to talk about tree protection, she would like to see an inventory of the trees that are on the property to see if there are any at risk species because it is fine to talk about tree protection, but once heavy equipment is on the property, it is pretty difficult to prevent damage to those trees; and, reiterating that, if we are looking at species that are at risk, then she really thinks that we have to look at protection of those at risk species of trees.