

Nov. 8, 2016

**CONCERNS RE THE ZONING BY-LAW AMENDMENT APPLICATION  
FOR 1349, 1351, 1357 AND 1361 COMMISSIONERS RD. W. , OCTOBER 19,  
2016**

I am Douglas German , here to represent the Board of the Byron Woods Condominium Corporation, MCC 424 which is immediately to the east of the property and shares a common property line.

1. **Parkland Dedication**— We appreciate the City requirement that the area at the rear of the property be dedicated as a parkland dedication. This will help preserve the mature forest canopy in this area and blend with trees in our common area and those on the steep hillside going down to the river flats.

2. **Amendments**— While amendments can be made to Residential R8 Special Provision (R8-4(-)) Zone we object to the increase in the building height to 16.4 m whereas 13m is the maximum—(an increase of 26%) and the reduced front yard setback of 2m whereas 8m is required.

**What is being impacted by approving these amendments?**

a. **The Streetscape**— The sheer 55 foot front wall of the apartment, only 2m from the road allowance and protruding 6m beyond the homes adjacent to it is not a good fit given the context of the neighbourhood. **There are no similar buildings nearby.** The four storey apartments nearby are well back of Commissioners Road, one is directly behind the proposed apartment. The infilling that has already taken place from Halls Mills Road to Oxford Street is low-rise condos and some 3 story townhouses.

b. Almost all of these are separated from the street by privacy walls. A privacy wall, noise barrier, with an entrance in line with the main door of the apartment building would enhance the appearance and be compatible with St. Anne's Church across the road which has a similar arrangement. If the street is widened, the building will only be a few feet from the road with no separation from the traffic.

b. **Privacy** —In the Conceptual Rendering of the front of the building, the doors on the lower floor are patio doors for the units. The space between the building and the sidewalk will be used for recreational purposes by the residents, such as barbecues, toys, bicycles and lawn chairs. This will not be pedestrian-oriented in terms of visual appearance and safety.

For the residents, a wall would provide a better sense of privacy and a sense of enclosure.

**3. The Pathway to the Open Space back of the property**—At present the proposed pathway will emerge about 2m from the edge of the steep hill, approximately 20m high, that goes down to the river floodplain. To the left, a dirt pathway leads to the parking lot of the apartment/townhouse development to the west. To the east, a rough path leads down the hill and emerges behind the pumping station.

This does not seem to conform to the notes on p. 174 of the London plan “enhance the accessibility of publicly owned green space areas where there is no danger to public safety”. We are concerned with pedestrians or children wandering into the parking lot to the west of into our “common area” or down to the river which is treacherous area.

If the decision is made to proceed with the pathway, and trail to Halls Mills Road **which we oppose, we recommend NOT opening the access** to the green space in the River Valley now. Instead, complete the access when the Parks & Recreation Dept has finalized the plans and completed the development of the proposed hiking trail connecting Commissioners Road to Halls Mills Road.

#### **4. Urban Design Peer Review Panel —Evaluation Summary, July 2016**

How have the recommendations of the Review Panel been taken into consideration?

Several of the recommendations concur with our concerns.

1. The proposed Commissioners Road West setback of 1.49m (now 2m) is inadequate when considering the potential for future road widening
2. Setting the proposed building back further along its Commissioners Road West frontage, and promoting privacy within street-facing ground floor units and buffering through the provision of screening elements
3. Consideration should be given to the exploration of alternative building forms for the purpose of alleviating existing setback and buffering concerns

#### **CONCLUSION**

Thank you for the opportunity to express our concerns.

We request that they be taken into account in your consideration of this application.