

Wise, Sonia

From: Janice Kurita [REDACTED] >
Sent: Monday, July 11, 2016 11:37 AM
To: Wise, Sonia
Subject: RE: OZ - 8624

Dear Ms. Wise,

I am writing to express my concerns about the proposed zoning change at 420 Fanshawe Park Road E. As a resident of this area I am extremely concerned about the effects this change will have in my neighbourhood.

I am mostly concerned about the effects increased density will have in this single dwelling space including increased traffic and noise. The construction of a building this size will be very disruptive for those of us in this neighbourhood.

I have heard the arguments for this change including the need to create an alternative housing option for those who would like to downsize but remain in the area. There are other options available in this area for those individuals who would like to downsize (e.g., apartment buildings nearby at Fanshawe Park Road and Adelaide, assisted living residences at Fanshawe and Richmond).

Please accept this email as my opportunity to express my opposition to the zoning change.

Thank you.

Sincerely,

Janice Kurita

Wise, Sonia

From: BRISTOL <[REDACTED]>
Sent: Monday, July 11, 2016 11:30 AM
To: Wise, Sonia
Subject: Fw: Rezoning #0Z-8624
Attachments: Rezoning Fanshawe 001.jpg

Sorry. I forgot attachment:

On Monday, July 11, 2016 8:26 AM, BRISTOL <[REDACTED]> wrote:

Hello Sonia. Thank you for the reply. I do have several other questions:

1. Could you please explain how 120 letters were sent out to home owners within 120 meters, when there are only 32 houses that fit that criteria. Who got the other 88?
2. Could you also explain why the people on Donnybrook had so much say in relocating the proposed building. The building looks like an institution sitting right on the road. It would be more aesthetically appropriate in the original location.

That way a lovely enticing entrance with trees and flowers etc. along a laneway leading in would be more welcoming (almost like an estate if lowered) and less intrusive on Phillbrook Drive residents backing onto the property. They are losing most of their protective canopy, whereas Donnybrook residents will be keeping their canopy. A six story apartment building is not appropriate anywhere on the Pooles' old property, but this would help especially if downsized to three stories. Why did Donnybrook get their way?

3. Originally this was to be rental apartments for seniors over 55. Now media presents it as condos for sale for seniors. Who is going to use the 72 bike racks? No senior in their right mind would ever venture out for a relaxing bike ride on Fanshawe, rumoured to soon be 6 lanes. Hello students!!!! Please see attached letter to editor.
4. I wondered why there is a covered FOR SALE sign on 1880 Phillbrook Drive. Rezoning # 0Z-8584?
5. On line it says that York development owned this property about 8 months ago. Is this correct? Wouldn't Westdell have to start all over again with rezoning, if they purchased it that recently?
6. Can't understand why you feel that this apartment ? building is needed so desperately in this area. You need to take a drive up Richmond Street to see all the high risers going up. At least there, people have a choice whether to buy a home near an tall apartment.
7. Will there be another opportunity for Stoneybrook Residents to voice their opinion before the meeting at City Hall in October (not sure of date, please advise).

Thanks,
Lorrie Bristol
1562 Phillbrook Drive

Wise, Sonia

From: Muna Gharib [REDACTED]
Sent: Monday, July 11, 2016 12:58 AM
To: Wise, Sonia
Subject: Comments Regarding Rezoning of 420 Fanshawe Park Rd E (OZ - 8624)
Attachments: OZ-8624 420 Fanshawe Park Rd E Letter to Planner Against Rezoning July 7, 2016.pdf

Dear Sonia,

Please find attached my comments regarding the rezoning of 420 Fanshawe Park Rd E. I would like this to be part of the public record on this matter. Do not hesitate to contact me if you have any questions.

Thank-you,

M. Gharib
451 Billybrook Cres
N5X 2Y7

M. Gharib
451 Billybrook Cres
London ON N6X 0Y7

7/4/2016

Attention: Sonia Wise
The City of London
Planning Services
P.O.Box 5035
London, ON N6A 4L9

RE: OZ-8624 - Application to rezone 420 FANSHAWE PARK ROAD EAST

Dear Ms. Wise,

I am writing to voice my concern with the proposed amendment to the Zoning By-law for the property located at 420 Fanshawe Park Road East. I live right up the street from the proposed apartment building for this site and I worry that the character of my neighborhood will be negatively changed forever. This is a well-established residential neighborhood that is known for its quiet streets, proud home-owners, friendly families, and a strong school district. My husband grew up in this neighborhood, and I know prior to purchasing our own home a few years ago, that these were all qualities that were desirable for us. However, high density developments, such as the one proposed, serve only as a slap in the face to the families that have worked so hard to build such a special community. All that these developers are doing is trying to make a quick buck off a highly sought after neighborhood, and in the process, destroy what makes it so special.

Am I being overly dramatic? Some might say so. But let me ask you this. Why are so many families moving away from this city, to surrounding communities such as Ilderton, Kilworth, Mount Brydges and Thorndale? And the list just goes on and on. Why were there just as many new single family homes built in these surrounding communities last year, as there were in the city itself? Could it be that there are many families that desire to live in these traditional lower-density family focused communities? I can tell you this - they will not be looking for a 142 unit

apartment building sitting smack dab in the middle of a cluster of single family homes. They will just move away, and London will continue to lose its tax base, not to mention its small city charm.

Now don't get me wrong, I am not against high-density developments. The issue is with expectations, transparency, and official plans. I would suggest that there should rarely be a justification to amend an official plan in a neighborhood that has been thriving, and a jewel in the city, for the last 30 years. It is not fair for those who recently purchased, nor is it fair for those who have been here since the beginning, as this type of development will only serve to lower their property values and decrease their quality of life. There should be an expectation for established neighborhoods in this city, that drastic changes in the Zoning By-law, as in the one being proposed, can only take place in a crisis or very unique situation. Neither of these are present at the current time in our neighborhood. There are many other projects that the developer could undertake on this property that could still increase density but be a better fit for the surrounding community – single family homes, or condominium townhomes are some suggestions that come to mind. But a 142 unit multi-storey apartment building is completely out of line no matter how it is dressed up.

I know I have been rambling on, with not so much as in justifications for why I am so opposed to this development, but I suspect that you will get many arguments from my neighbors why this is in many ways a bad idea for not only our community, but also for the city. Some that come to mind off the top of my head are as follows:

1. A 142 unit multi-storey apartment building backing onto a clean, quiet residential neighborhood of single family homes will drastically decrease the privacy of its neighbors near and far, increase foot and vehicular traffic on its streets, decrease the property values of the surrounding homes, and increase the pressure on an already at-full-capacity school district.
2. Due to the types of tenants a 142 unit rental apartment building will attract, the mix of citizens in this community will be significantly changed, from the current trend of long-term families, to one likely of short-term tenants such as students and other transient folks. This will likely lead to an increased exodus of families to quieter communities surrounding London, further deteriorating the current character of the neighborhood.
3. There are already clusters of apartment buildings and higher density condo developments close by at the major intersections of Fanshawe/Adelaide and Fanshawe/Richmond. These types of high density developments should be limited to specific high traffic areas such as these, as outlined in London's Official Plan. There is absolutely no need to create additional clusters of apartment buildings in between these areas. The argument from the developer that they are providing needed housing for empty nesters to stay in the neighborhood is laughable, since the intersections

mentioned above, as well as the university neighborhoods, are packed with some of the highest number of condominium and apartment unit options in the city. In addition, there are many retirement homes close by, so I would suggest that the options for our seniors have never been greater to stay close to this neighborhood.

4. If the zoning change is granted, this may likely set off a snowball effect of rezonings in the area. There are many other large old properties along Fanshawe Park Road between Richmond and Adelaide that back onto residential neighborhoods. By allowing 420 Fanshawe Park Road E to be rezoned, this could set a precedent that would be difficult to hold back, and many other developers would likely buy up these properties with the expectation that rezoning will be easy to obtain. Needless to say, this would further deteriorate the character of the neighborhood, and our ability to control it will have been lost.

In summary, I have presented some concerns of mine regarding a proposed change in the Zoning By-law for 420 Fanshawe Park Road East to a much higher density development than what it is currently intended for. I reiterate, that this change is far from conforming to the intent of the cities Official Plan, and should be rejected based on this and the significant change in the character of the current neighborhood that this would bring. I would suggest that the developer work with the neighborhood to design a project that will compliment its surroundings and serve to maintain the desirability and livability of this family community for many years to come. Thank-you for your time.

Sincerely yours,

M. Gharib
Owner - 451 Billybrook Cres

Wise, Sonia

From: Youssef [REDACTED]
Sent: Thursday, July 07, 2016 10:54 PM
To: Wise, Sonia
Cc: Rima Tassi
Subject: OZ-8624 - Rezoning 420 Fanshawe Park Road

Dear Ms Wise,

We are writing you today to voice our **deep protest** to the latest developers attempt to re-zone the residential property on 420 Fanshawe Park Road. I personally have been a resident growing up in this neighbourhood (Stoneybrook Heights) since 1986 and still reside in the neighbourhood today along with my wife and 3 young children. We decided to remain in this neighbourhood to raise our young kids for the very fact of its peaceful, mature, and tranquil atmosphere. I'm afraid by adding a 6 story building housing 140+ units right in the middle of our single family home neighbourhood, this will tear that peace and tranquility right up and all the reasons we decided to stay in this area would be lost. We are all for development of our area, however that development needs to stay within the existing look and feel of the neighbourhood and its established zoning. Not being changed to medium or high density housing. Can we not keep our existing established neighbourhoods controlled? There are plenty of areas - especially newer areas - where zoning for higher density units exist already and are allowed.

Please, if living in a peaceful, single family neighbourhood for 30 years means anything to you and City Council, don't let a developers deep pockets and economic greed uproot that quality single family environment that keeps us and our young kids at ease and peace of mind. We as home owners and high property tax paying Londoners, will not forget this decision come election time.

Thank you for your time.

Youssef & Rima Tassi
467 Billybrook Cr
London, Ontario
N5X 2Y7

Wise, Sonia

From: [REDACTED]
Sent: Thursday, July 07, 2016 10:38 PM
To: Wise, Sonia
Subject: OZ-8624

Dear Ms. Wise,

I write concerning the above land use planning amendment relating to 420 Fanshawe Park Rd. East. My wife and I reside at 1617 Phillbrook Dr..

We wish to share and register our opposition to the propose land use change.

First, the proposed higher density use for a 6 story condominium complex does not fit at all with the surrounding neighbourhood which is virtually made up entirely of single family homes. The property lies mid-block between Hastings on the west and Phillbrook on the east. It is surrounded by established single family homes.

Second, the construction of a six story building will result in a loss of privacy for homes on Donnybrook and elsewhere in the nearby area. Those living in the building will have visual access to the private backyards of those of us in the neighbourhood. This is very intrusive.

Further, the increase in density for this proposed use will undoubtedly increase noise , especially as now configured with elevated patios facing into the neighbourhood North of Fanshawe. The building will tower over existing trees and there is no reasonable way to prevent the inevitable noise.

Finally, and certainly not insignificantly, the proposed intensification of use will generate a substantial increase of vehicular traffic on Donnybrook, Hastings and Phillbrook Dr.. This neighbourhood has many small children. It is a family-centric environment. The increased traffic will change the character of the area and poses a risk to children. The traffic likewise brings with it noise and pollution concerns.

We appreciate the developer's desire to maximize the income which can be generated through increased density on this property. Making a profit is understandable. However, this is simply the wrong location for the use proposed. Any development of the property should be in conformity with the existing OP and zoning designations which fit the character of the neighbourhood.

Thank you for your consideration.

We would appreciate being kept informed as and if this process continues.

Yours truly,

Russell Raikes

Sent from my iPad

Wise, Sonia

From: Paula Buccione <[REDACTED]>
Sent: Thursday, July 07, 2016 9:07 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]
Subject: Re: Case No. OZ-8624

RE: CASE NO: **OZ-8624**

We are long time residents of the neighbourhood and friends of previous owners "The Poole's", who were long standing citizens of the neighbourhood. They sold the property on the pretense of it remaining a single family dwelling. The historical aspect of this property shadows that of Elton House with it's elite prestigious garden parties, manicured gardens. To lose this piece of history to a 142 unit complex would be a shame.

Our children grew up in an safe, outstanding, upscale neighbourhood learning what it was like living in a safe family orientated neighbourhood with great family values. Since then they have grown, gone to school in other cities and returned to the area as they valued the quiet, comfortable neighbourhood to start their own families.

The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. The increased volume of traffic would potentially limit emergency services, eg. if you park vehicles on both sides of Donnybrook, emergency vehicles would have difficulty accessing their destination. Garbage pick up has already been affected with vehicles parking on both sides of the street.

We realize the fact that the city has to grow, but the pattern we have seen in the area is being subjected to high-rise and medium density development. We need to maintain our neighbourhood status as single family dwelling.

Would you like this to happen to your back yard, I would think not.

We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

Thank you
Silvio & Paula Buccione

Wise, Sonia

From: Elizabeth Harris [REDACTED]
Sent: Thursday, July 07, 2016 7:31 PM
To: van Holst, Michael; Wise, Sonia
Cc: Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; stoneybrookneighbours@gmail.com; Cassidy, Maureen; mbrown
Subject: Application for OZ-8624-420 Fanshawe Park Road East

I am writing to ask you to please reject the proposal to re-zone 420 Fanshawe Park Road East.

From the application:

The property is well-suited for the intended apartment use considering its physical size/shape, its location adjacent to an arterial street and its proximity to existing public transit services and the proposed rapid transit system;

The proposal introduces greater housing choice within an established neighbourhood comprised of predominately single detached residences;

The massing, orientation and articulation of the apartment building is designed (1) to be sensitive to the established neighbourhood character and (2) to integrate effectively into the existing development context.

In this regard, building height and massing transitions from a six storey form along the Fanshawe Park Road East frontage to a three storey form internal to the Site. Further, a landscaped buffer would be provided along the Donnybrook Road frontage to partially screen the proposed apartment structure from the street;

Landscaping enhancements will be integrated into the site design to help screen the planned buildings and surface parking areas. Where practical and appropriate, mature trees will be protected in order to help screen views of the development from surrounding properties; and The existing access arrangement along Fanshawe Park Road East will be maintained as the primary vehicular/pedestrian entrance for the apartment building.

Just a few observations to consider:

well-suited?

Has consideration been given as to what this would mean to the current residents and homeowners on Donnybrook Road. This property was not intended to accommodate a six storey apartment building (142 unit condominium), rather **it was developed for single family homes**. Why is there a need to change this? A six storey apartment undermines the character of the neighborhood and puts existing homeowners particularly on Donnybrook Road in a precarious position regarding the value and future values of their homes. This property is right in the middle of our low density single family neighbourhood, period. I fail to see how this apartment compliments the character of our neighbourhood.

adjacent to an arterial street

Major investments have been made to improve the flow of traffic along Fanshawe Park Road (currently underway). Furthermore, increased traffic challenges (Hastings Road) that have been created based on expansion in the Masonville community. Steps have been taken to control speed limits in proximity to Jack Chambers Public School to support both growth and more importantly safety. While proactive measures have

been taken to improve east of Adelaide traffic, proper consideration has not been given to the impact this will have on increased traffic pressure which would stem from Adelaide Street to Richmond Street.

introduces greater housing choice within an established neighbourhood comprised of predominately single detached residences

Really? Interesting suggestion, not a bad marketing statement, however lacks substance as I take exception to the notion that this will benefit the neighborhood. It benefits the developer not the neighbourhood. I am surprised with what I read in all the documents sent to me and what this developer wants to do with our neighbourhood. Clearly, the motives benefit the developer and not the neighbourhood.

If you live in London, you know that we don't need any new structures to help increase the traffic at Masonville. It is busy enough now.

There is a very large apartment building being built in that node and that is in keeping with the high intensity of that node. The new apartment building will make the mall and the restaurant owners very happy.

I respectfully ask you to reject this proposal and make the right decision for the people for OUR NEIGHBORHOOD. This is a very desirable neighborhood in London and this proposal fails to demonstrate value to US, the people who live and raise families here. I respectfully ask you to reject this proposal and make the right decision for the people for OUR NEIGHBORHOOD.

My family and other families are very fortunate to live in Stoneybrook. We are in need of your HELP and LEADERSHIP to preserve the character of the Uplands and Stoneybrook neighbourhood.

Thank you for both your consideration and time.

Sincerely,

Brian Harris
51 Wendy Crescent
N5X 3J6

Sent from my iPad

Wise, Sonia

From: S Roch [redacted]
Sent: Thursday, July 07, 2016 5:12 PM
To: Wise, Sonia
Subject: RE: OZ 6428 420 Fanshawe Park Rd

Hi Sonia, thanks so much for the response. Could you send the latest traffic volume reports for the area? Much appreciated.
Shauna Roch

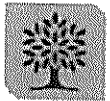
On Jul 7, 2016 4:21 PM, "Wise, Sonia" <swise@london.ca> wrote:

Dear Ms. Roch,

Thank you for your comments, they will be considered as part of the application review.

Please do not hesitate to contact me for any further information,

Regards



Sonia Wise
Planner II, Current Planning

London
CANADA
Planning Services
City of London

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9

P: [519.661.2500](tel:519.661.2500) x 5887 | Fax: [519.661.5397](tel:519.661.5397)

swise@london.ca | www.london.ca

From: S Roch [mailto:[rs\[redacted\]@london.ca](mailto:rs[redacted]@london.ca)]

Sent: Tuesday, July 05, 2016 3:11 M

To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Stoney Brook; City of London, Mayor; Fleming, John M.

Subject: Re: OZ 6428 420 Fanshawe Park Rd

Mayor Brown, city councillors, and planning staff,

Please see my attached letter opposing the development application and Official Plan ammendment for 420 Fanshawe Park Rd. E.

Ms. Wise, please confirm receipt.

Thank you.

Sincerely,

Shauna Roch, MBA, CPA, CMA

Stoneybrook Heights/Uplands Residents Association Member

Donnybrook Rd

Wise, Sonia

From: YouJin Lee [REDACTED]
Sent: Thursday, July 07, 2016 3:39 PM
To: van Holst, Michael; Wise, Sonia; Development Services; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; stoneybrookneighbours@gmail.com
Subject: Case Number OZ-8624

To whom it may concern:

The current plans by the developer have a very large 6 story high rise with underground parking being built on this site. It will forever change the landscape of our quiet residential neighbourhood if this development is approved and built.

Please reconsider.
Sincerely,
Lee

Wise, Sonia

From: C Patry [REDACTED]
Sent: Thursday, July 07, 2016 3:38 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Cc: [REDACTED]@gmail.com
Subject: Case No. OZ-8624 - Development of 420 Fanshawe Park Road

Dear City Officials;

We understand that there will be some development on the property of 420 Fanshawe Park Road, we have several concerns about the proposed development of a 142 unit, six story structure. We have called London home since 2000. In 2008, we welcomed a second child into our lives. He was born with complex medical care needs. We were living in White Hills at the time, and enjoyed our neighbourhood and neighbours. However, out of necessity we had to find a more accessible home in which our son could grow and hopefully learn to become independent. It took us 3 years of searching before we bought our house on the corner of Jeffreybrook Close and Jeffreybrook Drive in 2013. Among the factors affecting our purchase, were accessibility of the home, quietness of an established neighbourhood, safety and privacy (no multistory buildings). We were delighted to have found all of this in our house and to find that the neighbourhood is home to at least one Participation House with a very independent resident who often rides through the neighbourhood in her motorized wheelchair. It has given us hope for the possibilities for our son.

We fear that adding such a densely populated residence to the neighbourhood will adversely affect the safety of our streets, the quiet and serene space which we call home and will diminish any privacy we may have. Residents of a six story structure would be able to see quite far into the backyards of residents. Fanshawe Park Road is already a very busy and congested road and adding any residence of this size would put more of a strain on the neighbourhood (Donnybrook, Hastings and Phillbrook) and greatly increase the risks for more accidents. Just today, we drove past yet another collision at Fanshawe Park Road and Adelaide Street.

The developer has said their goal is to provide empty nester apartments for those who would like to downsize into a luxury condos but has also said that they cannot guarantee that units will be sold to the +55 age group. Apartments that are 800 to 1,000 square feet do not strike me to be in line with luxury condos. I have spoken with some neighbours who are empty nesters and they have said this would not be of interest to them. Once this building is built, they will want the units filled (understandably) but if the +55 group are not the ones purchasing condos it may go to post-secondary students or families and at 142 units that will greatly affect the peacefulness of the neighbourhood and add to an already overflowing school.

We are not opposed to development, we are just opposed to development of this magnitude. Any development on these properties should remain low density to match the existing character of this neighbourhood. We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

Sincerely,
Tanja & Clayton Patry
Concerned Residents
479 Jeffreybrook Close

Wise, Sonia

From: [REDACTED]
Sent: Thursday, July 07, 2016 3:11 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]@[REDACTED].com
Subject: Re: Case No. OZ-8624

City of London,

In regards to **CASE NO: OZ-8624**

- The proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the Neighbourhood. The proposed development is not sensitive to the established Neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.
- The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners.
- In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.
- There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.
- According to the developer's report, the design of the building has been changed to be sensitive to the Neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the Neighbourhood.
- Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away.
- According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.
- 'Bousing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.
- We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established Neighbourhood.

Regards,

Heather L. Bulckaert
RG31 Team Lead
General Dynamics Land Systems - Canada
(Office) [REDACTED]
(Cell) [REDACTED]

This is an e-mail from General Dynamics Land Systems. It is for the intended recipient only and may contain confidential and privileged information. No one else may read, print, store, copy, forward or act in reliance on it or its attachments. If you are not the intended recipient, please return this message to the sender and delete the message and any attachments from your computer. Your cooperation is appreciated.
&&

Wise, Sonia

From: Robert <[REDACTED]@telus.net>
Sent: Thursday, July 07, 2016 2:51 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
<[REDACTED]@gmail.com>
Subject: Fanshawe Park road development

Having lived in this area for the past 29 years I can fully appreciate the negative impact that this plan will have on our neighbourhood. This structure will have several roof top patios that will definitely invade the neighbour's privacy. There are several apartment buildings , condominiums and town homes being built along Sunningdale Rd. The people who buy in that new area will be aware of them when they make their decision to move there unlike the home owners on Donney Brook, some who have lived on that street for 20 to 30 years. These home owners purchased a home on a quiet residential street zoned for single family homes. The contractor bought the property that backs onto Donny Brook knowing that it is zoned for single family homes. We are all aware that more than one home will be built on this lot. However there are no homes more than two stories high in this neighbourhood and that should not change. When you exit Home Depot onto Fanshawe Park Rd. there is a group of detached condos across the road. They do not invade the existing neighbour's privacy, but do provide for higher density living in a considerate manner. We all know that money talks but we can only hope for a solution that does consider the existing neighbourhood. The proposed structure will also significantly impact the traffic on Fanshawe Park Rd. The propose structure is also several decimals above the accepted Provincial level. There have been several meetings concerning this issue. For anyone with an opinion on this issue they are extremely informative. Written by Brenda .

Sent from my iPad

Wise, Sonia

From: [REDACTED]
Sent: Thursday, July 07, 2016 12:37 PM
To: Wise, Sonia
Cc: van Holst, Michael; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; psquiire@london.ca; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Morgan, Josh
Subject: Re: case # OZ -8624

July 7, 2016

Attention: Sonia Wise, Planner
City of London

RE: OZ-8624- Rezoning at 420 Fanshawe Park Road East

As original owners of 42 Donnybrook Road , we are grateful to have had the advantage of living across the street from the above address not only visually but the interactions with Mr Poole himself. Our mature neighbourhood has benefited immensely with an abundance of wildlife inhabiting the property including a variety of bird species.

We are not gullible enough to believe that a developer will keep this forest for our benefit however, we understand the purchaser was fully aware of the zoning designation of the property and the restrictions in place. We are supportive of sensible development of this property that coincides with the neighbourhood.

We appreciate the opportunity to vote on this " possible land use change" that would greatly have an impact on the character of our neighbourhood with respect to scale, intensity of use and visual and audible privacy of residents.

We are strongly against any rezoning or plan amendment for this property.

We believe that the " Urban Design Brief, Character Statement & Compatibility Report" prepared by MHBC Planning is based on inaccurate or misleading information.

We are not in support of exceeding the current residential density of this property and do not support any changes to the Official Plan or zoning to allow it.

Gord & Doreen Baird
42 Donnybrook Road
London, Ont
N5X 3C8

Sent from my iPad

Wise, Sonia

From: ibrahim albayoumi <[REDACTED]>
Sent: Thursday, July 07, 2016 12:23 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED] <[REDACTED]>
Subject: 420 Fanshawe Park Rd
Attachments: Fanshawe development rejection letter.docx

Dear All city planners and counciler

Attachment is my latter to oppose the rezoning and official plan amendment

Thanks

Muza Abu Zaied
1555 Phillbrook Drive
London, Ontario N5X 2T6

City Planners
London, ON
Re: Case No. OZ-8624

July 6, 2016

To Whom It May Concern,

My name is Muza Abuzaied, I have been a resident at 1555 Phillbrook Dr since 1996. I have raised eight children in this home, and have immensely enjoyed our home and the surrounding neighbourhood throughout the past 20 years.

As a family woman, I enjoyed first and foremost the safety the neighbourhood offered while raising a young family of busy children. Now, I am thankful for the safety of my grandchildren in the very same neighbourhood. Not only are the roads conducive to family life – with low speed limits and little traffic, the privacy offered by a quiet neighbourhood makes us feel safe. With the threat of tall buildings and a rooftop patio in our back yard, I fear this privacy will be invaded, and the unease of not knowing my neighbours, looking down at me and my family, will cause me a great deal of unease.

The neighbourhood as it currently exists has its very own character – to alter this character would be a shame. I do not feel that the City's Official Plan for the development at 420 Fanshawe Park Road would enhance the neighbourhood, in direct conflict with s. 2.4.1, s. 3.3.1, and s. 3.3.2 of the Official Plan for our neighbourhood. The proposed development does not fit with the existing scale and density of the residential area. Whereas normally, development of this nature would be undertaken in areas with a medium-density neighbourhood, this plan has been proposed for a low-density neighbourhood. Further, such developments are often made at crossings of major roads, not right in the middle of a residential block, as is the proposed development at 420 Fanshawe Park Road. I believe an alternative location would be better utilized for this type of development.

I am also concerned about the overall traffic and road safety that development at this site will cause. With a school nearby, there is already a steady volume of traffic due to school busses and alternative drop off/pick up methods utilized by families of the enrolled students. Factoring in additional traffic would not only intervene with commute times, it would also heighten safety risks for the children and drivers alike. Fanshawe Park Road, with a speed limit of 70km/h, would not be an ideal location for entry and exit of the proposed developed complex. Between pedestrian traffic and vehicular traffic, I fear distractions may lead to potentially life-threatening accidents. Alternative entry and exit locations on

side-streets, I believe, are also not ideal for similar reasons. As I mentioned above, the slow speeds and low volume of traffic on residential streets such as Phillbrook Drive and Hastings Road are ideal for families. Altering these zones and increasing road activities would alter the perceived character and safety of the neighbourhood, and may result in families who have resided here for many years to raise their families in alternative locations.

Muza Abuzaied

Owner

Wise, Sonia

From: Janelle Wittig [REDACTED] <[REDACTED]>
Sent: Thursday, July 07, 2016 11:04 AM
To: Squire, Phil; Wise, Sonia; Tomazincic, Michael; Morgan, Josh; Armstrong, Bill; Salih, Mo Mohamed; Hopkins, Anna; Hubert, Paul; Park, Tanya; Zaifman, Jared; Turner, Stephen; Ridley, Virginia; Usher, Harold; Helmer, Jesse; van Holst, Michael; [REDACTED] <[REDACTED]>
Subject: Petition to oppose the rezoning and official plan amendment (case No. OZ-8624)

RE: CASE NO: OZ-8624

Good evening, City Planners and Councilors:

I would like to communicate with you regarding the case noted above. After having lived in a busier neighbourhood close to downtown, we decided it was time to move our young family to a quiet residential neighbourhood with great schools and quiet streets. One of the things that attracted us to stoney brook were the kids playing hockey in the streets and the wonderful sense of community. Stoney brook is a place where people lay down their roots and raise their families; this is not a busy transient neighbourhood but a well established and close knit community.

We have received detailed information about the proposal to develop apartment buildings at 420 Fanshawe Park E. As you are aware, this area is currently full of trees as well as two residences. Our neighbourhood has a specific character, and the proposed development is in conflict with the basis of the City's Official Plan as it is not sensitive to the established neighbourhood and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

The proposal does not fit our neighbourhood, furthermore, it hinders it in terms of scale, intensity of use and the rights of surrounding landowners. There are many examples of the potential impacts including school capacity (and the risk of having to ship kids to other neighbourhoods for schooling), garbage collection, traffic flow and intensity, water management, noise levels, and more. In addition, and this is one of my key points, legally the proposed plan goes against many key legislations, including but not limited to:

1. In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.

I am all for developing our city and creating spaces where new families can thrive however I believe it is unfair to do this at the expense of destroying established neighbourhoods. The need for the City of London to continue to develop vertically is well known, there are many areas that have been planned this way and families buy homes in these areas of the city (for example, Sunningdale and Richmond) well aware that there will be buildings surrounding them at the corner of the road.

2. According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province. If the proposal is against the law, that should be a show stopper for the city.

In addition, the developer's report sites many misleading examples and arguments that are not logical and further reinforce the fact that the report is trying to stretch reality into something else. For example:

- a. There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.
- b. According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. Saying that an elephant fits in a garage just by changing the way you put it in does not make sense - the arguments by the developer are not logical.
- c. Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away.
- d. The developer goes around these and many other rules by asking for bonusing based on design. This request is insulting as it is not logical since it would not fit the Official plan.

In summary, the current proposal does not fit legal guidelines and in addition, it is founded on inaccurate information. I want our city to prosper but not at the expense of its citizens. I would love to see developers putting their investments together to do something like in Waterloo, Ontario where buildings like the Kellogg's factory and the neighbouring buildings become a beautiful residential area, with a library and the already close-by French immersion school.

I am aware that Sunningdale will continue to grow, as per the plan approved and that buildings will be in that area. I am not against developing, I am against retrogression.

Please, continue to work responsibly to make London a well-established community that becomes a wonderful city. This administration recently completed its Strategic Planning. I believe it was a great exercise and this proposal contravenes its principles. For example, its MISSION At Your Service —a respected and inspired public service partner, building a better city for all. This proposal impacts a whole neighbourhood and will not build a better city for anyone surrounding it. In the same document, there is a whole section on Building a Sustainable City and many of the items will not be in alignment with this proposal.

I ask that you deny this proposal because it is the right thing to do for London. It is also against many legal regulations and the developer's plan includes many half-truths and inaccuracies.

I wait to hear a response from all of you from this communication and I am available to discuss further if it would benefit you.

Thank you, in advance, for your support and prompt response.

Sincerely,
Mike and Janelle Wittig
522 Bobbybrook Drive

Wise, Sonia

From: MacLean, Dawn on behalf of Salih, Mo Mohamed
Sent: Thursday, July 07, 2016 10:11 AM
To: Wise, Sonia
Cc: Salih, Mo Mohamed
Subject: FW: CASE NO: OZ-8624 Letter from Doug Osborne, 34 Donnybrook Rd

Hello Sonia,

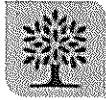
Please see the concerns submitted below on behalf of Councillor Salih.

At your earliest convenience, can you please review and provide a response back to both the Councillor and the resident?

Any assistance you can provide would be greatly appreciated.

Thanks,

On behalf of Councillor Mo Mohamed Salih


Dawn MacLean
Administrative Assistant
Elected Officials, Councillors' Office
City of London

P.O. Box 5035 | London ON N6A 4L9
P: 519.661.2500 x 4924 | Fax: 519.661.5933
damaclea@london.ca | www.london.ca

From: Salih, Mo Mohamed
Sent: Thursday, July 07, 2016 7:30 AM
To: MacLean, Dawn <damaclea@london.ca>
Subject: Fwd: CASE NO: OZ-8624 Letter from Doug Osborne, 34 Donnybrook Rd

Kindly forward to staff thanks

Councillor Mo Salih
www.Facebook.com/MohamedMoSalih

Sent from my iPhone

Begin forwarded message:

From: Doug Osborne <[REDACTED]>
Date: July 6, 2016 at 5:46:31 PM EDT
To: "Salih, Mo Mohamed" <msalih@london.ca>
Subject: RE: CASE NO: OZ-8624 Letter from Doug Osborne, 34 Donnybrook Rd

Hi Mo,

Thanks for getting back to me so quickly. Yes, please send to the staff. I appreciate any help you can lend to our neighbourhood.

Best Regards,
Doug

From: Salih, Mo Mohamed [<mailto:msalih@london.ca>]
Sent: Wednesday, July 06, 2016 2:53 PM
To: Doug Osborne
Subject: Re: CASE NO: OZ-8624 Letter from Doug Osborne, 34 Donnybrook Rd

Hi Doug,

Thanks for taking the time to reach out and share your thoughts. Always feel free to connect.

If you like I can send this off to staff to see if they can respond as I would need to see what transpires during planning committee since I cannot speak for the applicant. I will always do my due diligence.

Councillor Mo Salih
www.Facebook.com/MohamedMoSalih

Sent from my iPhone

On Jul 6, 2016, at 10:47 AM, Doug Osborne <[REDACTED]> wrote:

Dear Sir/Madame,

Re: Case No OZ-8624 420 Fanshawe Park Rd.

I strongly oppose the request of land use change for the property located at 420 Fanshawe Park Road East from low density/single family to medium/high density multi-family housing. The small family home owners of the existing neighbourhood may not know all the latest rules for land use change but I think it is unconscionable that the application for medium density be approved. **Please read through and reply to me that you have received it. Please answer my questions that are highlighted.**

In 2009, my wife and I purchased our house at 34 Donnybrook which is located directly north of the "through lot" property of 420 Fanshawe. Before we purchased our property our lawyer looked into the area and said it was zoned low density/single family and that gave us the confidence to go ahead and purchase our home. We fully expected the lot at 420 Fanshawe to be developed at some time, but we expected that to be single family homes or at the most low density townhomes.

I attended the Neighbourhood Information Meeting held at Church of St. Jude on June 29 and observed as the developer's spokesperson Carol Wiebe carried out her sales pitch. I am upset that this developer hopes to change the land use and my distrust was reinforced during the presentation. I found some conflicting arguments on the part of the developer as listed below. I was however, impressed with the knowledge of all speakers and their ability to answer questions including Mark Villemaire (architect), Michael Tomazincic (London Urban Planning), Carol Wiebe (MHBC Planning), and Phil Squire (London Councillor, Ward 6).

Right at the start of the meeting Carol Wiebe came out and said that the access to Fanshawe Rd was not adequate. She explained that the median in Fanshawe Park Rd only allowed access to the property from eastbound Fanshawe and an exit onto Fanshawe Pk Rd west. It did not allow an exit onto Fanshawe East or entrance from Fanshawe West. So now the developer will be changing their application to ask for access to Donnybrook. **I am certain that an experienced developer would have been fully aware of that a 142 unit apartment would require access from both directions before submitting their application. This is blatantly misleading. So why would they not include it? Can MHBC be trusted to follow through with the design they put forth in the application? What else will be changed? Will they find some reason to change the position of the building on the property which changes the shadow forecasting? Will they decide to eliminate the "drive-through design" because it does not optimize occupancy? Will they decide that more trees will be cut down? And so on.** After this meeting I definitely do not trust MHBC or the builder to follow the design laid out in their application.

I am also perplexed why consideration of a land use change could include a "bonus". It is one thing to apply for a land use change but then stretch that by adding a bonus of 2 extra stories to bring the total height to six stories. Does that not push the boundaries of medium density closer to high density? A six story building is very tall and will not fit in with the existing neighbourhood at all. I find the arrogance of such a tactic to be insulting to the city of London and more directly to our 30 year old neighbourhood. Bonuses should only be allowed for newly approved zoning areas.

I fail to understand how a medium density building can be plopped down in the middle of a low density residence area? When Carol Wiebe showed a map of North London a yellow highlight designated low density areas and it was marred by the new addition of a red square located at 420 Fanshawe. Carol went on to say that changes to the density are determined by the existing structure of the neighbourhood. She said high density is located near the busy streets and low density on the quieter streets further back in a neighbourhood. **Why then would a developer be allowed access to a street like**

Donnybrook as a entrance/exit for 142 units? Carol may say that most residents of the planned apartment building will use the access to Fanshawe Rd but that has yet to be determined. The current plan shows the parking lot located closer to Donnybrook. That makes it quite attractive for residents to leave via the closest exit which is Donnybrook. No one knows how many will choose the Donnybrook exit if they are heading east on Fanshawe. As for residents heading west and north, I question whether they will choose to exit directly onto Fanshawe or decide to filter their way through the neighbourhood. I do not believe Carol assessment is accurate. Best guess is that at least half of the residents will exit onto Donnybrook and because the parking lot is located close to Donnybrook that ratio may increase significantly. But all 100% of cars will use Donnybrook at some point of their travel circuit, either coming or going. **Have there been any traffic studies to determine if the smaller roads can absorb this traffic?** There are many families with small children in the neighbourhood and Jack Chambers Elementary School is just around the corner on Hastings. This increased traffic flow will be a threat to their safety.

The proposal is for 142 units. MHBC is using a calculation of 1.25 parking spaces per unit. That equals 178 parking spaces. I suspect that most families have closer to one car per driver. If this development is going to be a retirement living building I can see that amount being closer to Carol's assessed amount, but MHBC is not committing to that. If these units are sold or rented to average families I suspect the amount of cars will be closer to 2 per unit which equals 284 parking spaces needed. What this means is that Donnybrook will be used as a parking lot for extra vehicles. **Furthermore, the conceptual drawing shows about 20 visitor's parking spaces. How can that be enough for 142 units?** Again, Donnybrook will be used as an extra parking lot.

Since I do not trust MHBC I also question the shadowing that was colourfully displayed upon entrance to the meeting. When the sun is low in the sky during Dec and Jan the shadows come very close to crossing Donnybrook. I did not purchase my property expecting to be shaded from a high rise across the street. **What is my recourse if my house is blanketed in shade all day during December and January?**

I trust that the City of London will weigh all considerations and hope they make the proper judgement, but please keep in mind that the decision will have a direct impact on a 30 year old neighbourhood that has grown under one set of rules and followed those rules.

Best Regards,
Doug Osborne
Property Owner, 34 Donnybrook Rd, London N5X 3C8

Wise, Sonia

From: [REDACTED]
Sent: Thursday, July 07, 2016 10:00 AM
To: Wise, Sonia
Subject: Re:

Clarification
NE corner on Windermere at Doon (1 story houses/ condos)

Sent from my iPad

> On Jul 7, 2016, at 9:51 AM, [REDACTED] wrote:

>

> I just wanted to write a quick note regarding the proposed development on Fanshawe Park Road between Hastings and Philbrook.

> Concerns

> 1) traffic (the increased traffic from this proposed development is a concern as our original quiet subdivision would no longer be quiet and hazardous to the residents of our community as well as to all the children attending the neighbourhood school (Jack Chambers).

> 2) although developers are saying this development is geared to 55+ I don't think this is realistic. Because we are in close proximity to the university I think students will be the main occupants of these units. (as shown in all other high density units in the surrounding area)

> 3) developers are saying they are allotting 1.25 parking spaces per unit. If this truly was a seniors unit then 2 parking spaces per unit would be needed, so therefore parking would definitely be an issue.

> 4) developments like the one on Windermere close to Doon and the one on the corner of Highbury and Fanshawe would fit into our neighbourhood much better aesthetically as well as alleviate traffic concerns.

> Thank you

> Angela Thompson

> 499 Bobbybrook Dr

>

>

> Sent from my iPad

>

> Sent from my iPad

Wise, Sonia

From: mayoni pingamage [REDACTED]
Sent: Thursday, July 07, 2016 9:34 AM
To: Wise, Sonia; van Holst, Michael; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: RE: CASE NO: OZ-8624

Hello Ms Wise,

I am writing to you regarding the proposed rezoning/official plan amendment for 420 Fanshawe Park Road E. to inform you that we are wholeheartedly opposed to this proposal for the following reasons:

1. The proposed development is not at all in sync with its surroundings. All surrounding buildings are single family homes whereas the proposed development is a 6 storey block of apartments. So there is no compatibility in terms of size of the buildings, density of habitation and the rights of surrounding landowners such as myself.
2. As per regulations of the City of London, high density buildings are only permitted in certain areas (Nodes) in the city, usually appearing at the corner of arterial roads. To put up a 6 storey block of apartments in the middle of a residential block is completely not in accordance with these regulations and highly unreasonable as our residential block is most definitely not a high density area.
3. The developer's report states that the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.
4. The proposed building would result in a noise level that is far in excess of what is acceptable by the province.

My husband and I, living in 22 Donnybrook Road, will be directly impacted by this proposed development and we are extremely concerned about it.

We moved to this house 6 months ago from Toronto. While conducting our house hunt, our one of our main priorities was that the house we buy should be in a residential area with no commercial or large buildings in the vicinity. If this proposed development was in place at the time of our purchase, we would definitely not have bought this house.

We, along with our neighbours will be severely impacted by this proposal and we kindly request you to please take our concerns into consideration.

We rely on the City of London to carry out responsible development which takes into consideration its surroundings and is compatible with these surroundings. This unfortunately, is not the case for the proposed development at 420 Fanshawe Park Road E. and we hope the City of London carries out its due diligence on this matter.

Thanking You.

Kind regards
Mayoni Ranasinghe
22 Donnybrook Road,
London.

Wise, Sonia

From: Natalie Donders [REDACTED]
Sent: Thursday, July 07, 2016 6:55 AM
To: Wise, Sonia
Cc: [REDACTED]
Subject: Letter of Concern re: amendment to 420 Fanshawe Park Rd.

Good Morning Ms. Wise,

I am writing to express serious concerns regarding the zoning application put forward for the location of 420 Fanshawe Park Rd. (File #OZ-8624/ map)

We were surprised when we learned of the Official Plan amendment and Zoning By-law amendment to permit a mid-rise apartment building with a total of 142 units. The initial Residential R1 Zone stated single detached dwellings.

This amendment change directly effects our area as our home is on Virginia Crescent and backs on to homes on Donnybrook Road. We enjoy our backyard immensely and have 2 school aged children. My husband and I feel that our privacy, the quiet and the safety that we now have will be compromised due to an increase in traffic, and in consideration of the building size request.

We purchased our home 4 years ago with the intention of staying as our children grew. We were definitely surprised to learn of this amendment, as are many families in our neighbourhood. It is disappointing to hear of this to say the least. We are hoping that extreme consideration will be given with regards to this amendment and to the homes and families it directly impacts.

Sincerely,
Natalie and Sean Donders
Virginia Crescent

✓
Wise, Sonia

From: charlotte kenning [REDACTED]
Sent: Thursday, July 07, 2016 1:20 AM
To: Wise, Sonia; Squire, Phil; City Councillors; van Holst, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Stoney Brook
Subject: rezoning proposal at 420 fanshawe park road

Dear Sonia Wise and City Councillors,

This letter is to formally protest a proposed rezoning of 420 Fanshawe Park Road. This property is located in a quiet single-family dwelling neighbourhood in a highly sought after public school area. A proposal of any high density housing on this property would significantly disrupt the peaceful neighbourhoods of Stoneybrook, Stoneybrook Heights and Uplands. Fanshawe Park Road is already a high traffic area with over 33 000 vehicles each day. The intersection of Fanshawe and Adelaide has one of the highest collision rates in the city. Adding an additional 200 to 300 vehicles at 420 Fanshawe Park road would merely add to the collisions and injuries along Fanshawe Park Road due to merging traffic to/from the property onto/from a high traffic roadway. Many people ride their bicycles, accompanying their children to soccer or little league baseball games and attempt to cross Fanshawe Park road at the streetlights to do so. This is a peaceful neighbourhood where families are pleased to have traffic flow calming strategies to assist with the safety of our children. An alternate exit onto Donnybrook road is a poor alternative choice for the proposed apartment building. Donnybrook Road is already a 'cross through' street from Hastings to Philbrook for residents who wish to exit onto Fanshawe Park road at a streetlight. My 9-year-old son was almost hit by a speeding car using Donnybrook road as a faster exit from the neighbourhood. A high density housing in the middle of these neighbourhoods is highly irregular and not neighbourhood friendly. Taller buildings or higher densities are typically found at intersections or on the edges of neighbourhoods, not dissecting two peaceful neighbourhoods. The tall trees on the proposed property buffer the sound from the busy Fanshawe Park road, but the proposed apartment building will require trees to be cut down. The additional noise from 300 or more residents at the property, along with the added noise of vehicle traffic, will exceed acceptable noise limits.

The only proposal that should be considered for these prestigious neighbourhoods, midway along a major artery, should be single-family luxury dwellings, with as little disruption to the trees on the property as possible. Keep the noise levels as low as possible. Keep the traffic flowing smoothly with as little disruption of slower moving vehicles entering/exiting as possible.

Sincerely,

Charlotte McCallum

Wise, Sonia

From: Sabahat <[REDACTED]>
Sent: Wednesday, July 06, 2016 11:54 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Stoneybrookneighbours@gmail.com
Subject: Letter of objection - Case # OZ-8624

1550 Phillbrook drive
4 members
Resident for 8 years

There are some concerns associated with the construction at 420 Fanshawe that we would like to express. Firstly, it is important to mention the existing downfalls of an already busy neighborhood. Getting in and out of the driveway has become an increasing problem through the years. We have noticed an increase in speeding vehicles on phillbrook with only the current residents living in our community. For us getting into the driveway is far more dangerous, especially turning left onto phillbrook from fanshawe as people try to make the light or do not wait for cars, and do not slow down for us to get into our driveway. We have had multiple vandalism on our property with spray paint tagging on our fence facing Fanshawe, and also on our house. Living right on the corner the traffic noise is noticeable but not intrusive at the moment with over 30,000 cars driving by daily. On the weekends the sounds of people are rarely heard but is existent. With the fire hydrant being on our property beside the traffics lights, the increase of vehicles will hinder the use of the hydrant in an emergency situation for the whole block. During the winter season we get the large, heavy boulders collected off of Fanshawe narrowing the road significantly for phillbrook traffic.

All these problems mentioned above are only going to intensify with the construction of the apartment building at 420 Fanshawe. The problems will not only increase for us (1550 phillbrook), but will affect the whole road down to Adelaide even further. With the increase of people, traffic and public transportation including taxi's, it will not only affect the traffic flow on phillbrook but also greatly obstruct the flow on Fanshawe Park road. The issue of privacy will also be affected for the neighborhood, due to the vantage point of the building.

One of the main reasons for us choosing this particular neighborhood, was the upscale suburban qualities of stoneybrook heights. We fear that with the construction of the apartment building, and the addition of more residents, the standard of living will surely be compromised. Thank you for considering our concerns, and hope you will understand our point of view regarding this situation.

Regards,
Residents of 1550 Phillbrook Dr

Wise, Sonia

From: Carolyn Denning [REDACTED]
Sent: Wednesday, July 06, 2016 11:50 PM
To: Wise, Sonia
Cc: Hopkins, Anna; Armstrong, Bill; Usher, Harold; Helmer, Jesse; Morgan, Josh; Zaifman, Jared; mbrown; Cassidy, Maureen; Salih, Mo Mohamed; Tomazincic, Michael; van Holst, Michael; Hubert, Paul; Squire, Phil; Turner, Stephen; Park, Tanya; Ridley, Virginia
Subject: Proposed zoning change to 420 Fanshawe park road

Dave and Carolyn Denning
43 Wendy cres
London Ontario
N5X 3J6

Dear, Sonia Wise

We are writing to voice our concerns and ask you to reject the proposed rezoning of the property at 420 Fanshawe Park Road East. We have lived in the Stoneybrook Heights subdivision for 18 years and strongly feel this high density housing development should not occur in our low density neighbourhood. This property is not suited for this type of rezoning and will negatively impact our area.

Hastings Drive already has greater traffic flow to the Uplands and past Jack Chambers Public School, which in recent years has had traffic calming measures put into place.

Donnybrook Road already is used as a through street to the traffic lights at Phillbrook Drive. The added number of residents who would be living at this proposed development would definitely add to more traffic in the subdivision and not to mention the 33,000 vehicles per day that already travel on Fanshawe Park Road. Our children walk and bike in this neighbourhood to both Jack Chambers Public School and to Lucas Secondary School, as it is less than the 3.2 km for them to qualify for busing. We want our area to be safe and increased traffic is of great concern.

As the developer can not say if these would be condo units or rental units it may bring transient people (ie students) who would perhaps not be as conscientious about our established neighborhood. Noise level would be of obvious concern related to number of units in this high density building, and with associated garbage collections, delivery vehicles and not to mention the actual construction of this type of development and the impact it would have to the neighbours. Unfortunately the developer only has to study noise levels related to the impact for their tenants not to the neighbours surrounding it. This property is not suited for this type of rezoning.

Please reject this proposal and keep the zoning as it is based on the current Official Plan and not the new London Plan. Keep this area as single family homes as it presently is and not negatively affect the current community in which we live.

Sincerely,
Dave, Carolyn, Andrew and Liam Denning

This information is directed in confidence solely to the person named above and may contain confidential and/or privileged material. This information may not otherwise be distributed, copied or disclosed. If you have received this e-mail in error, please notify the sender immediately via a return e-mail and destroy original message. Thank you for your cooperation.

✓
Wisé, Sonia

From: [REDACTED]
Sent: Wednesday, July 06, 2016 11:25 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]@gmail.com
Subject: RE: Case OZ-8624, 420 Fanshawe Park Road
Attachments: Hulan letter.docx.doc

Please disregard the previous email as it had the incomplete letter that we intended to submit. Attached is the finalized letter.

Thank you.

Christine Hulan

From: [REDACTED]
To: mvanholst@london.ca; swise@london.ca; mtomazin@london.ca; barmstro@london.ca; msalih@london.ca; jhelmer@london.ca; psquire@london.ca; joshmorgan@london.ca; [phubert@london.ca](mailto:p hubert@london.ca); ahopkins@london.ca; vridley@london.ca; sturner@london.ca; husher@london.ca; tpark@london.ca; jzaifman@london.ca; [REDACTED]
Subject: Case OZ-8624, 420 Fanshawe Park Road
Date: Thu, 7 Jul 2016 03:17:27 +0000

Please find attached a letter opposing the proposed amendments to the Official Plan and By-Law for the above case and address. Thank you for your consideration of our thoughts and concerns.

Mark and Christine Hulan
47 Donnybrook Road

Mark and Christine Hulan
47 Donnybrook Road
London, Ontario
N5X 3C7

July 5, 2016

Ms. Sonia Wise
The City of London Planning Services
P.O. Box 5035
London, Ontario
N6A 4L9

RE: CASE NO: OZ-8624, 420 Fanshawe Park Road

Dear Ms Wise:

We are writing to express our opposition to the proposed amendment to London's Official Plan and Zoning By-Law for the above mentioned case and property.

We are not against intensification of lands and infill development. This is not a case of "not in my backyard". We are truly concerned that this proposed development will adversely affect the neighbourhood and those that call it home.

Our home, which we purchased 13 years ago, is located on the south side of Donnybrook Road two doors to the east of the back of the property at 420 Fanshawe Park Road. We chose this area because of its family friendly, safe, largely single family homes neighbourhood with an excellent school and close, but not too close, to commercial areas. The quiet property filled with mature trees almost beside us was an added bonus.

Our concerns with this proposed development are as follows.

- The property at 420 Fanshawe Park Road is in the middle of a single family home residential neighbourhood. The size and scale of the proposed development, especially with the proposed bonusing, is incompatible with the existing neighbourhood to the north, south, east and west of the property. While the property fronts a main road, Fanshawe Park Road cannot be viewed as a buffer between a building of this size and the Stoneybrook neighbourhood as a whole. The privacy and sight-lines for the neighbours will be affected. There have been new developments along Fanshawe and Richmond that use infill land aesthetically and in keeping with the character of the area while respecting the

privacy and rights of the surrounding neighbours. Does the community around 420 Fanshawe Park Road not deserve this same consideration?

- The developer's proposal calls for one entrance and exit from the property onto Fanshawe Park Road. At a meeting hosted by the developer they informed us that the city is against this and will require an entrance and exit onto Donnybrook Road. This alters their plan to maintain a tree lined buffer at the north side of the property which would provide some separation of the apartment building and the existing neighbours. More concerning is the increase in the traffic that will be travelling on what is a local road. Because there is a light at Phillbrook, but not Hastings making it very difficult to turn left onto Fanshawe, Donnybrook Road already sees a lot of traffic as people travel to use the light. Traffic reports shared with the neighbours indicate that between 75 and 96 cars will be entering and exiting the development at peak times. Some of those cars will be travelling west so will turn right out of the property onto Fanshawe, but a number of those cars will enter and exit onto Donnybrook while also travelling along Hastings and Phillbrook. This is one more issue that reinforces the argument that this development will adversely affect the neighbours. Should this increase level of traffic be considered reasonable for the streets surrounding the property?
- Does the proposed development not contravene section. 2.4.1, section. 3.3.1 and section. 3.3.2 of the City's Official Plan?
- The plan proposed by the developer attempts to maintain a lot of the mature, healthy trees and shrubs along the east, west and south of the property. This is an admirable, although somewhat optimistic plan, on the developer's behalf. In designing the building the architect has stated that he tried to have the 6 stories and tiered levels to 3 stories at the back follow the tree canopy with the desired effect of limiting the impact on the neighbours. As previously mentioned, the trees on the north side are in jeopardy because of the city's view that there must be an entrance/exit onto Donnybrook. As well, some of the trees, as has been reported, are too close to the proposed building and will either have to be removed prior to construction or will be damaged due to the construction resulting in them having to be removed. These trees provide a sound buffer to some of the traffic noise along Fanshawe for the neighbours, they are a benefit to the environment and are aesthetically pleasing to both the neighbourhood and the landscape of Fanshawe Park Road. Not all major arteries in the city need to be fronted by imposing development. Can the developer really guarantee that the trees will be saved as proposed? What is the consequence to the neighbourhood and streetscape if a number of the trees cannot be saved?

- The only medium or high density developments in the area are situated at the intersection of 2 main arteries being Fanshawe and Adelaide and Fanshawe and Richmond. These are both areas with commercial development and a more logical, less intrusive location for larger buildings. According to the Official Plan, these are the areas of the city where these types of projects should be built, and should continue to be built only. What precedence would the approval of the amendments to the Official Plan and By-laws set for more medium to high density development in the middle of existing single family neighbourhoods?

Residents, developers, planners and councillors all share in creating a city that makes responsible use of existing land while ensuring that the rights and needs of all are met. As residents, we need to recognize that we cannot just allow development in someone else's area of the city. Developers must be respectful of the surrounding area and build in keeping with development that is already there. City staff and officials must ensure that landowners and neighbourhoods are not adversely affected and negatively impacted by city growth and that all development adheres to the Official Plan. The proposed amendments and development does not fit in with the existing area in size and magnitude, would be invasive to the neighbourhood and the privacy of the residents, should not be considered responsible development and should not be approved.

We are sure that you will be hearing many comments from the community and thank you for considering our thoughts and concerns.

Yours truly,

Mark and Christine Hulan

Wise, Sonia

From: Josephine Stewart [REDACTED]
Sent: Wednesday, July 06, 2016 9:38 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Stoney
Brook
Subject: RE: CASE NO: OZ-8624

To: City of London Planning Committee and City Councillors

RE: CASE NO: **OZ-8624**

I am writing this letter to oppose the rezoning and official plan amendment for 420 Fanshawe Park Rd. E. I believe that the proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan. I am upset to learn that the developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. The number of units proposed is far too high for the area.

In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density. There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height. This development is sure to have a negative impact on traffic patterns on Hastings Drive, where I live with my husband and three children. I am concerned with the additional traffic that would result. There is already traffic calming measures in place on Hastings due to bus traffic and school traffic. School buses travel on both Donnybrook and Hastings. According to the developer's proposal, the proposed building would also result in a noise level far in excess of what is acceptable by the province. I know that there is already traffic and busing noise on Hastings. I feel that this proposed development would greatly add to this noise level on my street.

According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is not sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood. Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density

being 750m away. Also, 'Bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

I rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, I believe that this development would have a negative impact on the current property owners in the neighbourhood.

Thank you for your time and consideration.

Josephine Stewart,

Property Owner,

1598 Hastings Drive,

London, Ontario,

N5X3E1

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"Develop success from failures. Discouragement and failure are two of the surest stepping stones to success."
Dale Carnegie

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Wise, Sonia

From: Lori McNicol [REDACTED]@com>
Sent: Wednesday, July 06, 2016 10:30 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; City of London, Mayor
Cc: Stoney Brook; Lori McNicol
Subject: Case Number: OZ-8624 - 420 Fanshawe Park Road

My name is Lori McNicol and I reside at 19 Donnybrook Road. Essentially what this means is that my home shares the west hedge with 420 Fanshawe Park Road and abuts the NW corner of that same property. I've attached a photo for your perusal.

My husband and I purchased this house in 1995 where we built a lovely home for our family. Almost 17 months ago my husband passed away from terminal cancer and I am now left to fight this battle of what's happening next door without his support. However, know that if he was here, he'd be against the proposed development as well. I have a number of concerns that I'd like to put in writing and they are listed below:

1) Increased traffic volume and speed on Donnybrook Road. Currently with proposed development plans, it was brought to the community's attention that only right hand turns would be permitted into and exiting the new building site. Unfortunately this means that more cars will be using Donnybrook in order to travel east. As it stands now, Donnybrook is a relatively quiet street for the better part of the day, however, during peak times (i.e. in the morning and late afternoon/evening) the volume and speed increase dramatically as cars use Donnybrook to access the traffic lights at the corner of Phillbrook and Fanshawe. It is virtually impossible to turn left (heading east) from Hastings Drive (north of Fanshawe). Rarely will you see a vehicle making that left hand turn from Hastings to Fanshawe as drivers realize the danger in doing so and, therefore, resort to the comfort of Donnybrook to Phillbrook to Fanshawe. I would highly recommend that the city transportation / traffic division reconsider adding traffic lights to Hastings and Fanshawe or to the entrance of the 420 Fanshawe Park Road development.

2) The proposed development exceeds the current R1 zoning and I object to their application to increase this to R8 based on the current R1 in this vast area around this property as noted in the Master City Plan.

3) As well, having had an opportunity to view the development plan, I also object to having the ramp to the underground parking outside my kitchen window, deck, or back yard. I would imagine that this will have a controlled garage door that will operate non-stop at all times of the day and night. Up and down the door will go. My family and I will be exposed to the noise of the controlled door, the exhaust fumes of all the cars accessing the parking lot, and the noise of the vehicles themselves. I am also concerned about having an exit from this property on to Donnybrook - again this relates to my first point.

4) If this development goes ahead as planned, my family will have to contend with the dirt, dust, and constant noise for the estimated 12-18 months that has been proposed for a length of time to complete the project. I wonder if this is even a realistic time frame for the proposed size?

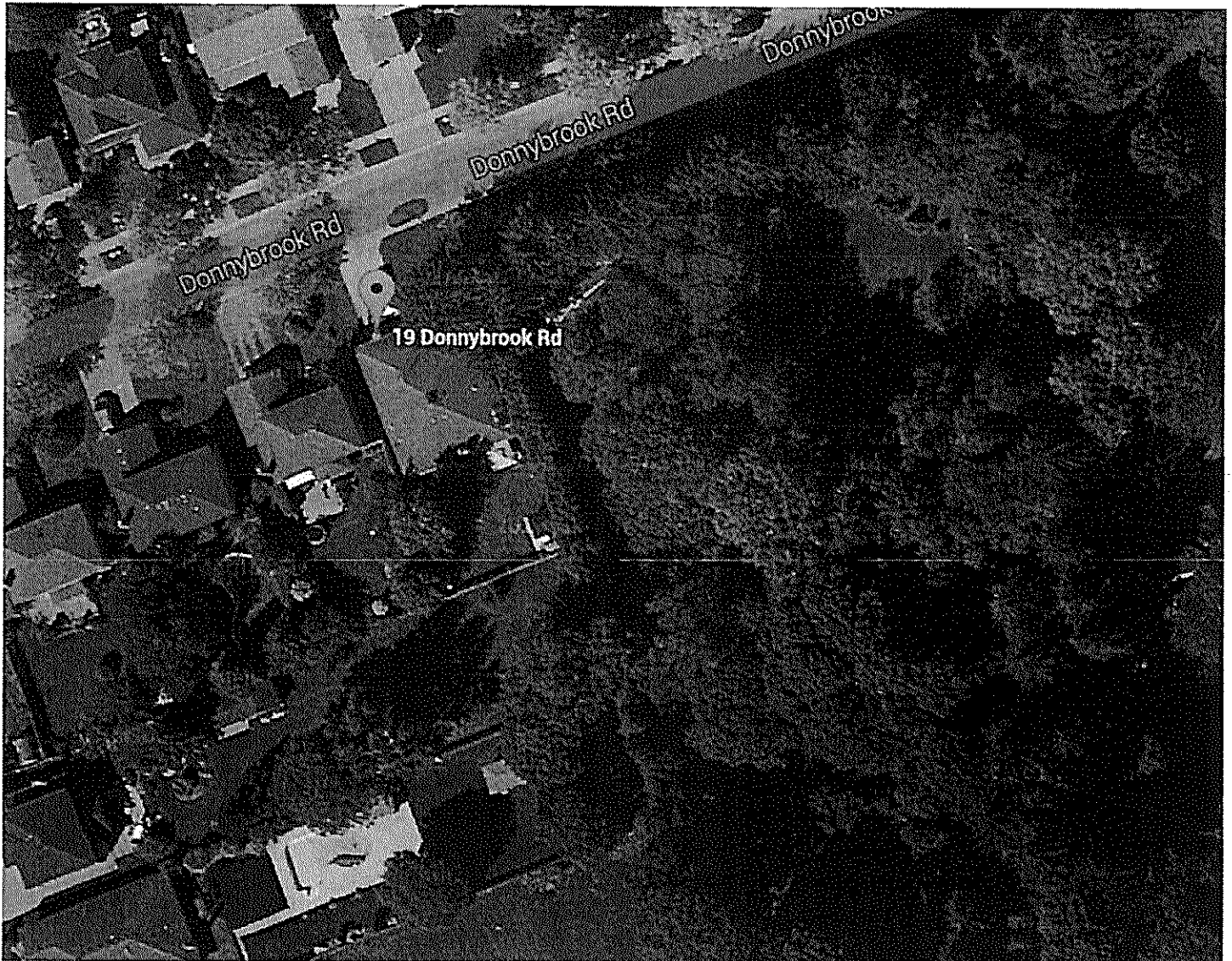
5) I am also extremely concerned about what the disturbance of the land next door will potentially do to the foundation of my house. What actions will be taken if my home shifts and is disturbed at all because of the development?

6) I am against the "bonus" aspect of the development as well. Adding height to the plan will essentially ensure that I lose all existing privacy that I have in my yard and have been accustomed to over the 21 years that we have resided here.

In conclusion, I would like it noted that I oppose this currently proposed development next door at 420 Fanshawe Park Road. I think what would be acceptable for this space would be a lovely cul-de-sac of about 10 houses just like Generoux Place a little further to the west (Jennifer and Fanshawe area - picture included as well). I understand you have been inundated with objection from our community and this proposed development. I appreciate your time and attention to yet another objection email and I do hope to have your collective support in preventing this proposed development from moving forward.

Sincerely,
Lori McNicol

Tel [REDACTED]





Wise, Sonia

From: Rob Ellis [REDACTED]
Sent: Wednesday, July 06, 2016 9:25 PM
To: Wise, Sonia
Subject: Opposition to Rezoning of 420 Fanshawe Pk Rd E

Dear Ms. Wise,

We write to you today to strongly oppose the re-zoning and subsequent construction of an six storey apartment complex at 420 Fanshawe Park Road East.

We primarily have two concerns - increased traffic, and potential increase in Jack Chambers School population.

The proposed implementation for the build at the aforementioned address suggests that only a right in/right out, no left turn configuration would be implemented. This would lead into an increase in traffic onto Hastings Dr., Donnybrook Rd. and Phillbrook Dr. in order to satisfy the need for a left turn. Traffic on Hastings Dr. is already high during the mid-afternoon, when the school-day ends due to parents coming to pick up their children. An increase in traffic poses a very real safety concern for pedestrians, many of which are children walking home or parent's getting into vehicles (while the school is farther back from the intersection, traffic does tend to back up a bit).

While I acknowledge that the current plan indicates that the targeted age bracket for tenants is 55+, plans change. The introduction of such a large number of apartment units poses a very real possibility of inflating the population of Jack Chambers school - a school which is already tightly packed (with four portable classrooms as well). Such a building should be constructed in an area which has a school with capacity to support it.

Additionally, the addition of such high density accommodations is out of character for the neighbourhood, which is single-family detached dwellings.

Sincerely,
Robert Ellis
Peggy Cheng
26 Wendy Cres, London

Wise, Sonia

From: Jennifer McLean [REDACTED] >
Sent: Wednesday, July 06, 2016 9:05 PM
To: stoneybrookneighbours@gmail.com; Hopkins, Anna; Armstrong, Bill; Usher, Harold; Helmer, Jesse; Morgan, Josh; Zaifman, Jared; City of London, Mayor; Salih, Mo Mohamed; Tomazincic, Michael; van Holst, Michael; Hubert, Paul; Squire, Phil; Turner, Stephen; Wise, Sonia; Park, Tanya; Ridley, Virginia
Subject: Case No. OZ-8624

Dear City Councilors,

I am writing in reference to Case No. OZ-8624. I live on Donnybrook Road which is directly behind the property in question. I have lived here for over 12 years and raised my children here. This is a residential neighbourhood and has been so for decades. The building proposed on the former Pool Estate will considerably alter the neighbourhood. Like everyone in the neighbourhood, I am concerned with the plan proposed for the property. My reasons are outlined below:

- Donnybrook is already a common thoroughfare for those wishing to turn left onto Fanshawe Park Road from Hastings Drive. Given that the new plan would require 'right only' access onto Fanshawe Park Road, drivers will inevitably turn right onto Hastings and then right onto Donnybrook in order to use the lights onto Philbrook to turn left onto Fanshawe. If an entrance/exit is provided at the back of the property onto Donnybrook, this will further increase the traffic on our street and pack the road with parked cars. By my estimation, there will be approximately 250 more cars in regularly on Donnybrook. If they pass Donnybrook, they will be proceeding past Jack Chambers Public School which is already heavily congested.
- Jack Chambers Public School is the third largest public school in the Thames Valley Board. After two additions, and a maximum capacity of portables, where will any children living in this large building go to school?
- This large building combined with the rezoning at Philbrook and Adelaide will make Philbrook a very busy street in our quiet family neighbourhood.
- The proposed development does not fit with the City's Official Plan as it does not consider the current nature and character of the neighbourhood contravening s.2.4.1, s.3.3.1 and s.3.3.2 of the Official Plan.
- The scale of the developer's plan is far too large for character of the neighbourhood and the rights of property owners in the neighbourhood, particularly those living on Donnybrook.
- The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners.
- In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.
- There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.
- According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.
- In fact, given that the neighbourhood is built on a hill that slants upwards from the proposed building, the sound from the rooftop patios will affect more than just the houses directly behind and will be an eye sore for 100s of people who will be able to view it clearly from their home.
- According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.
- Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development.

- 'Bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.
- We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

I appeal to you all not only as City Councilors but as people who live in our London community. This design will change our entire neighbourhood where we are raising and have raised our children. I ask you to consider if you would approve a six story condo with roof top patios directly across the road from your home.

Thank you for your consideration,

Jennifer McLean

Wise, Sonia

From: Michelle Mallette <[REDACTED]>
Sent: Wednesday, July 06, 2016 7:08 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Cc: Stoney Brook; Tim Boothroyd
Subject: 420 Fanshawe Park Rd E - Case #OZ-8624

Dear Ms. Wise and Council Members,

We write to you as concerned residents of Stoneybrook. With the recent posting of a possible land use change on 420 Fanshawe Park R E (Case #OZ-8624), we feel compelled to write you with our concerns about the proposed development.

Our family moved to the Stoneybrook neighbourhood last year, attracted by its quiet streets, older homes and the fact it was a well-established, well-known and well-liked neighbourhood of the city. Having moved from Toronto, we enjoyed the sights and sounds of children playing in the streets and were happy our children could walk to the nearby school on their own, without worrying about the hazards of traffic and crowds.

Unfortunately, we believe the development of a six storey condo unit at 420 Fanshawe will negatively and powerfully impact the look, feel and general character of the neighbourhood. The proposed development presents a material contrast to the single family, detached homes in the surrounding area; it will not enhance the neighbourhood by any means, which contravenes section 2.4.1, 3.3.1 and 3.3.2 of London's Official Plan.

We strongly believe a six story condo unit will stick out like a sore thumb and bring excess traffic, noise and congestion to a previously quiet, residential neighbourhood. We struggle to understand why the developer believes introduction of a high density condo building (typically found at city "nodes") is appropriate for 420 Fanshawe, located in the very middle of a large, low-density community.

It seems to us the only party benefiting from such a development in this scenario is the developer, who is looking to profit as much as possible off the plot of land. Families who were here before the developer arrived and will be here well after the developer has left, will be the ones who truly suffer from such a change to their community.

We look forward to the planning meeting where the proposal is reviewed and hope the City agrees with the views of the concerned citizens of the Stoneybrook. There must be a better solution to have responsible intensification in the right locations, while protecting the interests of existing property owners in established neighbourhoods.

Thank you,
Michelle Mallette & Tim Boothroyd

Wise, Sonia



From: Barbon, Linda [REDACTED] <[REDACTED]>
Sent: Wednesday, July 06, 2016 6:51 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; City of London, Mayor; City Councillors; [REDACTED]
Subject: Notice of Application to Amend the Official Plan & Zoning By-Law – Case No. OZ-8624
Attachments: Development opposition letter.docx

Dear City of London Mayor, City Councillors, Planners and Planning Committee,

The attached file contains comments and concerns with the Notice of Application File # OZ-8624.

I look forward to receiving a response.

Thank-you for your time,

Linda Barbon
French Immersion Teacher
Mother Teresa Catholic Secondary School
1065 Sunningdale Rd East
London, Ontario N5X 4B1
[REDACTED]

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July 6th, 2016

Linda Barbon
9 Donnybrook Road
London ON N5X 3C7

Mayor, City Councillors, Planners and Planning Committee Letter sent via email to:

mvanholst@london.ca; swise@london.ca; mtomazin@london.ca; barmstro@london.ca;
msalih@london.ca; jhelmer@london.ca; psquire@london.ca; joshmorgan@london.ca;
phubert@london.ca; ahopkins@london.ca; vridley@london.ca; sturner@london.ca;
husher@london.ca; tpark@london.ca; jzaifman@london.ca; mayor@london.ca;
citycouncillors@london.ca

Re: Notice of Application to Amend the Official Plan & Zoning By-Law – Case No. OZ-8624

Dear City of London,

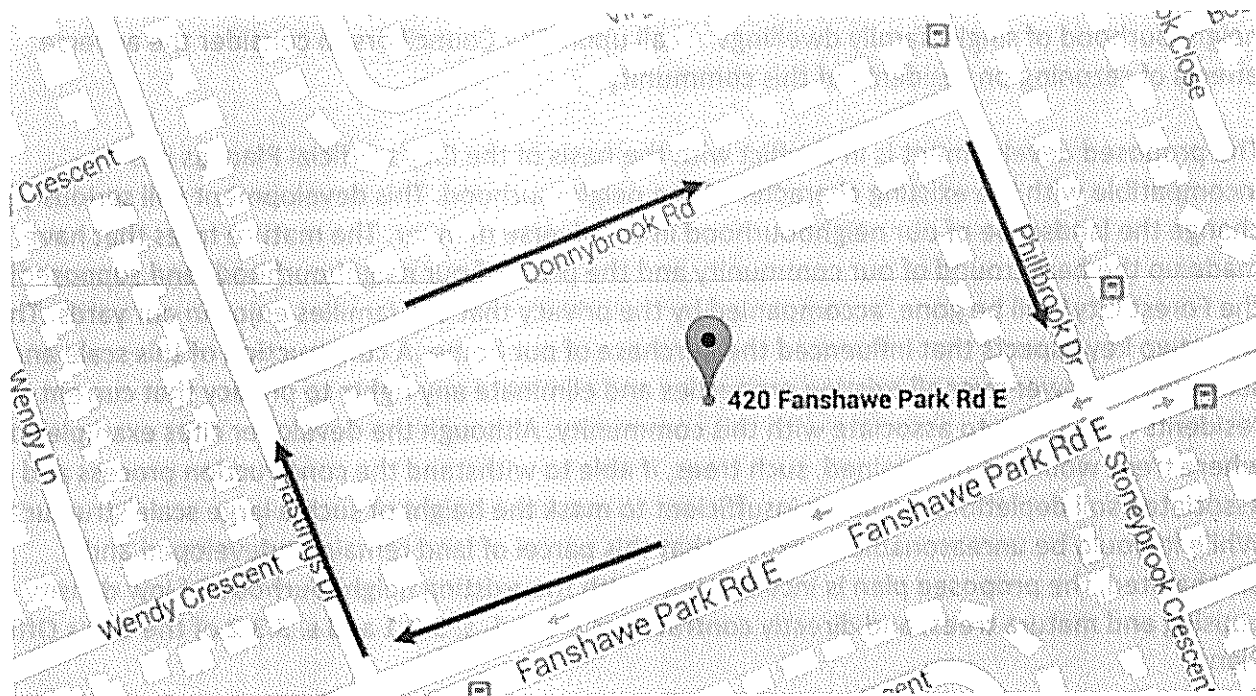
I am writing to express my firm opposition to the proposed rezoning and official plan amendment for 420 Fanshawe Park Rd. East from Low Density Residential to Multi-Family, Medium Density Residential. This letter is based on a review of the Developer's proposal and the Developer's Information Meeting on June 29, 2016. As a resident of Donnybrook Rd. for the last 12 years, I can attest to the impact that this rezoning and current development proposal will have on this neighbourhood of single, family dwellings. I call upon City Councillors to consider the adverse effects of rezoning on residents of this community.

The proposed development is in conflict with the basis of the City's Official Plan, as it is incompatible with the existing character of the neighbourhood. This development will seriously change the landscape of our neighbourhood in an adverse manner. The mature trees that have made up the background of our community and the pride of our neighbourhood (and supposedly, of the Forest City) will be gone, accompanied by the privacy that our families enjoy in our yards. These were two key aspects that influenced the purchase of our home. A construction of this scale and scope would tower over all existing properties and eliminate any rights to privacy that current residents have come to associate with this community. Although the developer cites examples of where trees would be maintained, such trees, if able to withstand the construction process and associated soil depletion, would be insufficient to mask the height of such a large scale structure. While it would be unreasonable to expect that this parcel of land remain undeveloped and uninhabited, the proposed plan is incompatible with the existing neighbourhood of low density housing and mature trees, and directly contravenes s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the City's Official Plan.

The high density building proposed will be built in a community of single, family dwellings. There are no buildings of a similar nature within 750m from this property. Examples provided by the

developer are more than 800m from the proposed site, and most are less than 6 stories in height. Such a development is entirely incompatible with the nature of surrounding low-density housing. Furthermore, the proposal of a tiered roof-top patio is of significant concern. Not only will the population density of our neighbourhood be increased by such a construction, but a roof-top patio will inevitably increase noise levels beyond what is acceptable while concurrently decreasing the level of privacy in current residents' backyards. As a mother of a young family, both noise and privacy are of particular interest to me. In accordance with the City's Official Plan, such higher density buildings are to be constructed in Nodes where the impact to existing residents would be minimized. The placement of such a development, with the additional possibility of bonus capacity, in the middle of a residential block and directly adjacent to a community of low-density housing, would seem unreasonable and insensitive to the character of the existing neighbourhood as well as that of the Official Plan.

As a resident of Donnybrook Road, I am particularly troubled by the traffic implications of the proposed rezoning. Our street is already used extensively as an artery for the traffic light situated at the Fanshawe Park Rd. and Phillbrook Drive intersection. Traffic is significant and at times, rapid. This is currently an important concern in terms of the safety of my children as well as the other children and elderly residents of this street. The proposed rezoning will inevitably and significantly increase traffic on Donnybrook Rd, resulting in an even greater danger to residents of this community. I firmly oppose any entrance/exit to this proposed development on Donnybrook Road which will only result in increased traffic. Similarly, residents of the proposed building who inevitably will be unable to make left-hand turns onto Fanshawe Park Rd. to enter/exit will equally impact the dangerous flow of traffic on this residential street; Donnybrook Road will be used even more commonly as an artery to the traffic lights as per the diagram below.



Simply stated, I call upon you, our city Councillors, to consider and protect the safety of residents in this community by denying this rezoning proposal.

I am confident that I share the perspective of the majority of residents of this community in stating that this rezoning proposal for 420 Fanshawe Park Road East is not a welcome one. In light of the many negative impacts to local residents, I ask the City of London Planning Department not to recommend this proposal to the Planning Committee. Likewise, I would ask the Planning Committee to reject this proposal and to support the local residents if this matter is appealed to the Ontario Municipal Board.

Thank-you for your time and consideration of the Stoneybrook community's concerns.

Sincerely,

Linda Barbon
9 Donnybrook Road
London ON N5X 3C7
T [REDACTED]

Wise, Sonia

From: Perihan El Shamy [REDACTED]
Sent: Wednesday, July 06, 2016 5:57 PM
To: Wise, Sonia
Subject: Stop rezoning 420 Fanshawe park road east letter
Attachments: Opposition of Rezoning - Perihan El Shamy.docx

Thank you,
Perihan El Shamy

Perihan El Shamy
1569 Hastings Drive
London, ON N5X 3C5
June 24, 2016

Dear City of London:

I am a long-time resident of our beautiful forest city, and I am writing to express my concern about recent discussion and the pending decision to remove the trees and change the zoning of 420 Fanshawe Park Rd East from R1 (single detached residential) to R8(with bonus provisions). I understand that the decision is being considered to enable and will permit a six-story apartment complex with a total of 142 unites on the 1.3 ha property to be built. This letter is a request for rezoning this project, please read below to understand why.

We do not believe that the benefits of this proposal compare favourably to the benefits of keeping the trees and abiding with the cohesiveness of our neighborhood consisting of single-family detached houses. Trees make for a more natural, less artificial, and therefore less stressful, environment. Conversely, this proposal will increase traffic and school population as it exceeds the height and density of the medium density zoning. The increased traffic will also be unsafe for all of the Jack Chambers school children. Additionally, it will ultimately hinder the true value of our beautiful neighbourhood as a whole.

City of London's official plan under section 2.4.1 states that higher intensity land uses are allowed if the project renders' the neighbourhood enhanced then before and omits affecting it adversely. However, the current proposal as unanimously agreed upon, will not meet those standards and thus, I, and the rest of my neighborhood would like to oppose this rezoning development. A petition has been created that so far 300 individuals have signed to protest this monstrosity of a structure to be built in an area that has always been known as one of the most desirable areas of single-family homes in London.

Looking forward to hearing back from the city as soon as possible. Thank you.

Sincerely,

Perihan El Shamy

Wise, Sonia

From: Cathy Sunstrum [REDACTED] >
Sent: Wednesday, July 06, 2016 5:24 PM
To: Wise, Sonia
Cc: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; stoneybrookneighbours@gmail.com; Cathy Sunstrum; City of London, Mayor
Subject: Application for OZ-8624 420 Fanshawe Park Road East **POST DEVELOPER MEETING**

Hello Sonia,

Thank you for your note.

I attended the meeting with the developer.

- I understand there is due process that must be followed for these applications but I do not understand why a proposal cannot be rejected immediately when it is so contrary to the existing zoning/ neighbourhood
- This is not a mixed neighbourhood. I understand infill but this property should not be looked at simply an opportunity to infill. The surrounding neighbourhood has to be considered in the decision. A proposal that would benefit our neighbourhood would be optimum.
- The traffic caused from this high density building would not be safe. Our neighbourhood cannot accommodate the number of vehicles that would result from this building. The current traffic is already very busy at certain times of the day. As per my original note there is traffic calming to slow down the traffic. The possible entrance off Donnybrook Road would devastate that street. The whole traffic plan is questionable. An environmental study would have to be completed. The number of cars added to our community could result in health problems and noise problems. The health of the community has to be considered.
- This proposal if approved would be satisfactory to the developer and perhaps the city for many different reasons but this proposal is not satisfactory to the existing residents.
- Bottom line, we want to maintain our **very low density** (in the words of the developer) to compliment and enhance our current neighbourhood.

Please reject this proposal.

Thank you for your time,
Cathy Sunstrum

47 Wendy Cr.
London
N5X 3J6

From: "Wise, Sonia" <swise@london.ca>
Date: Mon, 4 Jul 2016 20:35:23 +0000
To: Catherine McMahon [REDACTED] >
Subject: RE: Application for OZ-8624 420 Fanshawe Park Road East

Dear Ms. Sunstrum,

Thank you for your comments, they will be considered as part of the application review.

Please do not hesitate to contact me for any further information,

Regards



Sonia Wise
Planner II, Current Planning
Planning Services
City of London

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

From: Cathy Sunstrum [mailto: [REDACTED]]
Sent: Saturday, June 25, 2016 4:59 PM
To: Wise, Sonia; van Holst, Michael
Cc: Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]; Cassidy, Maureen; mbrown [REDACTED]
Subject: Application for OZ-8624 420 Fanshawe Park Road East

Cathy Sunstrum
47 Wendy Crescent
London Ontario
N5X 3J6

I am writing to ask you to please reject the proposal to re-zone 420 Fanshawe Park Road East.

From the application:

The property is well-suited for the intended apartment use considering its physical size/shape, its location adjacent to an arterial street and its proximity to existing public transit services and the proposed rapid transit system;

The proposal introduces greater housing choice within an established neighbourhood comprised of predominately single detached residences;

The massing, orientation and articulation of the apartment building is designed (1) to be sensitive to the established neighbourhood character and (2) to integrate effectively into the existing development context.

In this regard, building height and massing transitions from a six storey form along the Fanshawe Park Road East frontage to a three storey form internal to the Site. Further, a landscaped buffer would be provided along the Donnybrook Road frontage to partially screen the proposed apartment structure from the street;

Landscaping enhancements will be integrated into the site design to help screen the planned buildings and surface parking areas. Where practical and appropriate, mature trees will be protected in order to help screen views of the

development from surrounding properties, and The existing access arrangement along Manshawe Park Road East will be maintained as the primary vehicular/pedestrian entrance for the apartment building.

Few of my observations:

well-suited for the intended apartment

This property is right in the middle of our low density single family neighbourhood. This property is not suited for an apartment building in our neighbourhood. An apartment building in that location would devastate Donnybrook Road and therefore devastate our neighbourhood. In no way would this apartment compliment the character of our lovely neighbourhood

adjacent to an arterial street

Hastings Road is busy enough now for our low density neighbourhood. We already have traffic calming and I hope the speed limit will be lowered in our community because of Jack Chambers School. We walk in this neighbourhood, we take children to Jack chambers Park, there are lots of kids and adults riding bikes, the neighbourhood does not align with the traffic associated with an "arterial road".

introduces greater housing choice within an established neighbourhood comprised of predominately single detached residences

I take full exception to the developer proposing this re-zoning and suggesting this is a bonus for our neighbourhood. It is not.

In every point above, the points and the language are outrageous. I must be naive, I am shocked with what I read in all the documents sent to me and what this developer wants to do with our neighbourhood.

We moved here almost twenty years ago. We moved here because we knew many of the families and many of the children in the neighbourhood. Many of the children in the neighbourhood played hockey and soccer together and many other sports.

This is a very desirable neighbourhood in London. Everyone is friendly, we take the time to get to know our neighbours, we look after each other. There are amenities close by for sure. These help to make the neighbourhood desirable. I feel very fortunate to live in this neighbourhood.

If you live in London, you know that we don't need any new structures to help increase the traffic at Masonville. It is busy enough now.

There is a very large apartment building being built in that node and that is in keeping with the high intensity of that node. The new apartment building will make the mall and the restaurant owners very happy.

Thank you for your time.

Please reject this proposal. My grandchildren love to visit us, they like to go to the park, they like to toboggan on the big hill, and they love just walking around talking to the neighbours.

Please help us to protect the ambiance and character of the Uplands and Stoneybrook Neighbourhood.

Best regards,
Cathy Sunstrum

Wise, Sonia

From: STANLEY BROWN [REDACTED]
Sent: Wednesday, July 06, 2016 4:33 PM
To: Wise, Sonia
Cc: S. Roch; Bruce Curtis
Subject: File No. OZ-8624 - 420 Fanshawe Park Road
Attachments: SHURA letter re Poole.doc

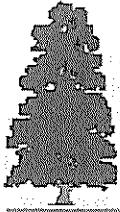
Dear Sonia:

Attached is my letter regarding the Stoneybrook Heights/Uplands Residents Association response to the applications for a change to the Official Plan and the building of a high rise, high density structure at 420 Fanshawe Park Road. I have not sent a signed hard copy because of the impending postal strike.

Please acknowledge that you have received this document and keep me advised re future meetings and developments regarding this file.

Thank you

Stan Brown
President
Stoneybrook Heights/Uplands Residents Association



Stoneybrook Heights/Uplands Residents Association (SHURA)
75 Pine Ridge Grove
London, Ontario, N5X 3H3

-mail: [REDACTED]

July 5, 2016

Ms. Sonia Wise, Planner
City of London Planning Services
PO Box 5035
London, Ontario, N6A 4L9

Dear Sonia:

Re: File No. OZ-8624 – 420 Fanshawe Park Road E

I am writing on behalf of the Stoneybrook Heights/Uplands Residents Association (SHURA) regarding the proposed development at 420 Fanshawe Park Road E. by Westdell Corporation. SHURA and its resident members are extremely concerned regarding Westdell's application to amend London's Official Plan to change the zoning of this property from a low density, single family residential area to permit the building of a six-storey, high density, multi-family apartment/condo complex on the site. We are unanimously opposed to this zoning change and to the structure presented by Westdell.

Westdell's proposal does not, in any form, reflect the City's Official Plan recommendation that new developments should enhance the area in which they are to be established. It also gives no consideration to the existing character of the neighbourhood. The developer's proposal is not compatible with the surrounding neighbourhood in terms of scale, intensity of use, or the nature of the area. It is an established and mature low-density neighbourhood. There are no aspects of the Developer's proposal that are compatible with the surrounding area or that enhance the neighbourhood.

It is our understanding that London's Official Plan permits high-density buildings only in recognized Nodes in the City. The Richmond and Fanshawe area and the Adelaide and Fanshawe area are recognized Nodes. I am not aware of any other designated Node permitting high-density development that exists mid-block in the middle of a low-density, single family residential area in this city. Westdell proposes a medium-density development based on other structures in the Stoneybrook Heights area (schools, commercial outlets at the Richmond/Fanshawe corner and the Adelaide/Fanshawe corner, etc.) to justify its intrusive development. None of these examples bears any relationship in location, use or structure to their proposal for 420 Fanshawe Park Road. Westdell also requests that this development be permitted to become high-density based on bonusing (attractive building design, underground parking). Westdell's request for bonusing to increase the density of its development is completely inappropriate and without any merit.

Safety and traffic issues are also of great concern. Left turns from Fanshawe Park road would require a new interruption in the current median. This would adversely interfere with traffic flow on Fanshawe Park Road and threaten vehicular safety. It is my understanding that this is not acceptable to the City. This means that entry and exit from this development would be right turn only

in and out of the development. By the Developer's own estimation, there will be close to 200 automobiles at the 420 Fanshawe Road apartment complex. It is our consideration that this is a conservative estimate. The increase in traffic from the building will, of necessity, use Hastings Drive and Phillbrook to get access to the complex. This will pose a significant safety risk in a residential neighbourhood. It will also interfere with normal flow on Fanshawe Park Road as vehicles turn at Hastings and/or Phillbrook. I understand that a recommendation has been made to establish an entry/exit from the rear of the property onto Donnybrook Road. This is a terrible option given the huge amount of traffic that would be introduced directly onto Donnybrook Road in the middle of a residential neighbourhood. It would also result in the loss of a significant amount of vegetation across the Donnybrook side of the property which would increase the visual intrusion of the proposed structure into the area and reduce the noise-dampening effect of the tree barrier.

There are several other aspects regarding this proposal that are of concern to the community. These include the loss of mature trees, noise, interference with ground water flow, privacy for neighbours, etc. SHURA and its members are not opposed to development and intensification. It is accepted that this site will be developed at some point but it is the nature of that development that is of interest and concern to local citizens. Developments must be compatible with the character and appearance of the neighbourhood in which they take place. Westdell's proposal appears to disregard all of these goals and is completely out of touch with the philosophy of the City and the local community. They also appear to contravene standard urban design principles by ignoring such elements as existing site characteristics, population density, structure design and scale. Acceptance of a proposal such as this will set a very dangerous precedent for other properties along Fanshawe Park Road, other residential neighbourhoods in this area as well as in other parts of the City.

The subject property was purchased by the owner Dr. Chiu with the clear knowledge that the site and area was zoned as a single family, low-density residential area. Westdell was also well aware of this designation when it partnered with Dr. Chiu. These partner/speculators have chosen to apply for a drastic change in both zoning, intensification and structure composition with complete disregard for the City's Official Plan and the characteristics of the local community.

SHURA strongly requests that Westdell's applications for a change in zoning under the City's Official Plan and the proposed development be rejected by the Planning Committee and the City of London.

Sincerely,

Stan Brown
President,
Stoneybrook Heights/Uplands Residents Association

Cc.
Shauna Roch, SHURA
Bruce Curtis, SHURA
Mayor Brown
Members of City council
John Fleming, Director, Planning Department
Michael Tomazincic, Manager, Planning Department

Wise, Sonia

From: Louise Milligan [REDACTED]
Sent: Wednesday, July 06, 2016 3:25 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Cc: [REDACTED]
Subject: Re: Case No. OZ-8624

My apologies for not including in the original email...can you please confirm receipt of this message?

Regards,
Louise Milligan

Think before you ink!

From: Louise Milligan [REDACTED]
Date: Wednesday, July 6, 2016 at 1:36 PM
To: "mvanholst@london.ca" <mvanholst@london.ca>, "swise@london.ca" <swise@london.ca>, "mtomazin@london.ca" <mtomazin@london.ca>, "barmstro@london.ca" <barmstro@london.ca>, "msalih@london.ca" <msalih@london.ca>, "jhelmer@london.ca" <jhelmer@london.ca>, "psquire@london.ca" <psquire@london.ca>, "joshmorgan@london.ca" <joshmorgan@london.ca>, "phubert@london.ca" <phubert@london.ca>, "ahopkins@london.ca" <ahopkins@london.ca>, "vridley@london.ca" <vridley@london.ca>, "sturner@london.ca" <sturner@london.ca>, "husher@london.ca" <husher@london.ca>, "tpark@london.ca" <tpark@london.ca>, "jzaifman@london.ca" <jzaifman@london.ca>
Cc: [REDACTED]
Subject: Case No. OZ-8624

Dear Ms. Wise and Members of London City Council and Planning Department;

RE: CASE NO: OZ-8624

I am writing to express my concerns regarding the proposal for development of 420 Fanshawe Park Rd E. This proposal is seeking significant amendments to both the City of London's Official Plan and Zoning By-Laws.

I have resided in the Stoneybrook Heights neighbourhood at 583 Jeffreybrook Dr, for 14 years, choosing this area because, in part, it is zoned low density. I understand and indeed, applaud, development that seeks to intensify housing, however, the development must make sense for the neighbourhood. I strongly believe the proposed development does not make sense for low density neighbourhood, zoned for single detached dwellings.

At issue are the following:

- The proposed development is in conflict with the City's Official Plan as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the

Official Plan. In particular, I draw your attention to clause 2.4.1(x), with which this proposal is inconsistent

- **While it is recognized that there may be redevelopment, infill, and intensification in some established residential neighbourhoods, higher intensity land uses will be directed to locations where the character of the residential area is enhanced and existing land uses are not adversely affected.**
- The proposal requests rezoning of the land from Residential R1 (1-7), Single Detached Dwelling, Low Density Residential to R8 bonus (R8-4*B_) to permit high density apartment building (142 units or 100u/ha). Such an alteration in zoning is inconsistent with the neighbourhood. In accordance with the Official Plan and City Zoning, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of an area designated Low Density Residential, as is the neighbourhood in which 420 Fanshawe Park Rd resides.
- There are no examples of the proposed scale and density within this low-density neighborhood. According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.
- Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away.
- According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.
- 'Bonusing' (enhanced design, landscaping, underground parking) is unreasonable as it does not undo the adverse affects to the neighbourhood (see clause 2.4.1(ix) cited above)
- Furthermore, the lot at 420 Fanshawe Park Rd E is home to many mature trees, and in keeping with the City of London Urban Forest Strategy, and every attempt should be made to preserve as much as this "green infrastructure" as possible. The proposal suggests perseveration of, at most, 10% of the trees.
 - "The benefits of prioritizing the urban forest will outweigh the costs and will result in the creation of a legacy that benefits Londoners beyond our current lifetime."

My family and I rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests and integrity of established neighbourhoods.

Regards,
C. Louise Milligan
583 Jeffreybrook Dr
London, Ontario N5X 2S3

Wise, Sonia

From: Havers [REDACTED]@m>
Sent: Wednesday, July 06, 2016 3:14 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Subject: Case No. OZ-8624

Re: Case No. OZ-8624

Good afternoon City Planners & Councilors,

I am a London local, who grew up in North London and have remained here for over 30 years. My mother was a Teacher at Jack Chambers Public School in Stoneybrook for over 10 years. When my wife and I were looking to buy our first home, we were certain that the Stoneybrook neighbourhood would be a great place to settle in and raise our family. It offers lots of space, lush trees and greenery, a very quiet neighbour with an excellent school and close to all amenities we would need.

We have lived in our home for two years now and are very upset with the application to build at 420 Fanshawe Road as this will negatively impact our neighbourhood in a number of ways.

The Stoneybrook neighbourhood is not the right location for this condo. The proposed development is in conflict with the basis of the City's Official Plan.

1. It does not consider the existing character of the established neighbourhood and does not enhance the area, which contravenes s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan. We are very concerned that our quiet neighbourhood will vanish with a 6 storey condo building that doesn't mirror the surrounding area in terms of scale, intensity of use, and the impacts to privacy of the surrounding landowners, of which we will be directly impacted.
2. Additionally, 'bonus' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.
3. In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.

Additionally, the parking and increase in number of cars will negatively impact our quiet neighbourhood. The roads will be very busy with a lot more of traffic that this area can't support and the rooftop patios will invade the privacy that we currently enjoy. It should also be taken into consideration that proposed building would result in a noise level far in excess of what is acceptable by the province. For this reason the application should be rejected.

Furthermore, there are no examples of the proposed scale and density within this low-density neighborhood. The examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height. There is no reason that this building is suitable or attractive for this area. It would not blend into the existing neighbourhood.

I trust the you, as Councilors and Planners of our City, will approve responsible intensification in the right locations. I support planning and further development in London, but in an appropriate location and compatible with the surrounding land, as outlined in the Official Plan. The Stoneybrook area is not the right location for this building.

I ask you to reject this proposal and thank you for your time and consideration.

Rob Havers

Wise, Sonia

✓

From: [REDACTED]
Sent: Wednesday, July 06, 2016 3:10 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; City of London, Mayor; City Councillors
Cc: [REDACTED]
Subject: Notice of Application to Amend the Official Plan & Zoning By-Law ? OZ-8624
Attachments: File #OZ-8624 - 420 Fanshawe Park Road East - Comments.pdf

Dear City of London Mayor, City Councillors, Planners and Planning Committee,

The attached file contains comments and concerns with the Notice of Application File # OZ-8624.

I look forward to receiving a response.

Thank-you for your time,

David Nenonen
9 Donnybrook Road
London ON N5X 3C7
Tel [REDACTED]

This is an e-mail from General Dynamics Land Systems. It is for the intended recipient only and may contain confidential and privileged information. No one else may read, print, store, copy, forward or act in reliance on it or its attachments. If you are not the intended recipient, please return this message to the sender and delete the message and any attachments from your computer. Your cooperation is appreciated.
&&

David Nenonen
9 Donnybrook Road
London ON N5X 3C7

July 6th, 2016

Mayor, City Councillors, Planners and Planning Committee

Letter sent via email to:

mvanholst@london.ca; swise@london.ca; mtomazin@london.ca; barmstro@london.ca;
msalih@london.ca; jhelmer@london.ca; psquire@london.ca; joshmorgan@london.ca;
phubert@london.ca; ahopkins@london.ca; vridley@london.ca; stumer@london.ca; husher@london.ca;
tpark@london.ca; jzaifman@london.ca; mayor@london.ca; citycouncillors@london.ca

Dear City of London,

Re: Notice of Application to Amend the Official Plan & Zoning By-Law – OZ-8624

Thank-you for this opportunity to provide comments and to influence the Notice of Application to change the Official Plan and Zoning B-law amendments of 420 Fanshawe Park Road East from Low Density Residential to Multi-Family, Medium Density Residential.

This letter is based on a review of the Developer's proposal and the Developer's Information Meeting on June 29, 2016. The following concerns with this application are discussed in this letter:

1. Site Design
2. Building Height
3. Privacy & Noise
4. Shadowing
5. Sanitary Servicing
6. Feasibility
7. Traffic & Safety
8. Financial Loss
9. Alternate Solution

1.0 Site Design

The apartment building concept proposed is essentially two 6-storey apartment buildings, connected by a "floating box" feature which spans the only vehicle entrance/exit to the apartment building complex. By providing two 6-storey apartment buildings on a 3.5 acre site, the Developer has positioned the building as close as possible to the adjacent properties, consisting only of single detached one and two storey dwellings, along Hastings Dr., Phillbrook Dr. and along the South side of Donnybrook Road. In order to justify 6-stories, versus the maximum of 4 floors specified in section 3.3.3 of the City of London Official Plan, underground parking for 233 vehicles and enhanced design and landscaping is being proposed.

The landscaped buffer between the apartment building and Donnybrook Road is conditional on the 6-storey "bonus" height with underground parking, otherwise this buffer would not be required for at-grade parking.

The Official Plan, Section 3.3.3 states that in relation to development scale, areas designated as Multi-Family, Medium Density Residential shall have a low-rise form normally not exceeding four storeys and density of 75 units/ha. Although exceptions may be permitted, the Developer's proposal has not provided or met the criteria of a Neighborhood Character Statement and a Compatibility Report in the following areas:

1. Preferred location for medium density residential development:

The proposed development is not in close proximity to Shopping Areas, Commercial Districts, designated Open Space areas or Regional Facilities; lands adjacent to a Multi-Family, High Density Residential designation. It is located directly adjacent to single detached dwellings, some of which are one storey and will be 80 feet from the structure.

2. Shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area.

The proposed development is approximately 50 feet higher than the adjacent surrounding residential homes. Its scale is two 73 foot high apartment building structures with terraces and balconies overlooking the existing neighborhood. The building is located within 30 feet of the West and East property lines and proposes that the backyards of adjacent properties provide the setback and privacy for this structure.

At the Developer's Information Meeting the apartment building(s) was described as "L-shaped" versus "C-shaped". This confirmed the view, further discussed under Feasibility, that the proposed "floating box" concept is simply a method to propose two buildings on this site, neither of which is compatible with the existing low density neighborhood.

The Developer's Information Meeting informed residents that the Bonus zone (73 feet high structure with 100 u/ha) would guarantee that "what you see is what you get". However, throughout the proposal and in the same meeting there were many disclaimers that the proposal is only a concept and that there would be many changes.

Site design information provided at the meeting and in the proposal that is likely not accurate includes:

- a) "the West property line trees will be fully maintained and you won't be able to see the building". This is further discussed under 3.0 Privacy of this letter.
- b) "garbage bins will be located in sealed, cooled rooms, within the "L-shaped" structures" with no negative impact (ie. Noise, smell, disposal traffic, etc.) to the local residents.
- c) "High-end 55+ years of age condominiums for adult retirement and not student rental units." with its planned 76 bicycle parking spots.
- d) "there will be a single driveway onto Fanshawe Park Road" although the City of London Traffic Department has advised that an entrance/exit onto Donnybrook Road would be required. Discussed further under 7.0 Traffic and Safety.
- e) "The terraces shown in the proposal will typically be private, but details are not determined yet" contrary to Bonus Zoning requirement to build what has been proposed.

3. Traffic to and from the location should not have a significant impact on stable, low density residential areas.

There is definitely a significant impact on stable low density residential areas when 142 apartment units with parking for 233 vehicles is added to the neighborhood. Although Fanshawe Park Road may be able to accommodate this increased volume, Donnybrook Road cannot safely accommodate the additional traffic, described further under 7.0 Traffic.

4. The site or area is of suitable shape and size to accommodate medium density housing and to provide for adequate buffering measures to protect any adjacent low density residential uses.

The proposal does not provide adequate buffering and is claiming distances/stand-offs from other dwellings that are not on the Developer's property (ie. Yards West and East of property), and it is directly adjacent to single storey dwellings.

The Developer's proposal claims:

- a) The property is well-suited for the intended use considering its physical size and shape
- b) The apartment form proposed for the lands is consistent with the permitted uses of the Multi-Family, Medium-Density Residential designation; and
- c) The positioning and form of the proposed building is designed to minimize impacts on the existing residential setting adjacent to the Site

The following sections discuss the negative impacts to privacy, risk to the sanitary sewer system, traffic, safety, shadowing and feasibility which dispute the Developer's claims.

2.0 Apartment Building Height

The maximum structure height proposed is 22.2m (73 feet), while a 6-storey building is usually estimated as 18.3m (60 feet or 10 feet per floor). In the Developer's proposal under Height Transition, the maximum height is stated and illustrated at 19.5m (64 feet) or 9 feet less than the Bonus Zone height proposed. This is significant given that 9 feet is essentially an additional 7th floor. This height discrepancy will significantly impact the areas of shadow, noise and privacy of adjacent residential dwellings.

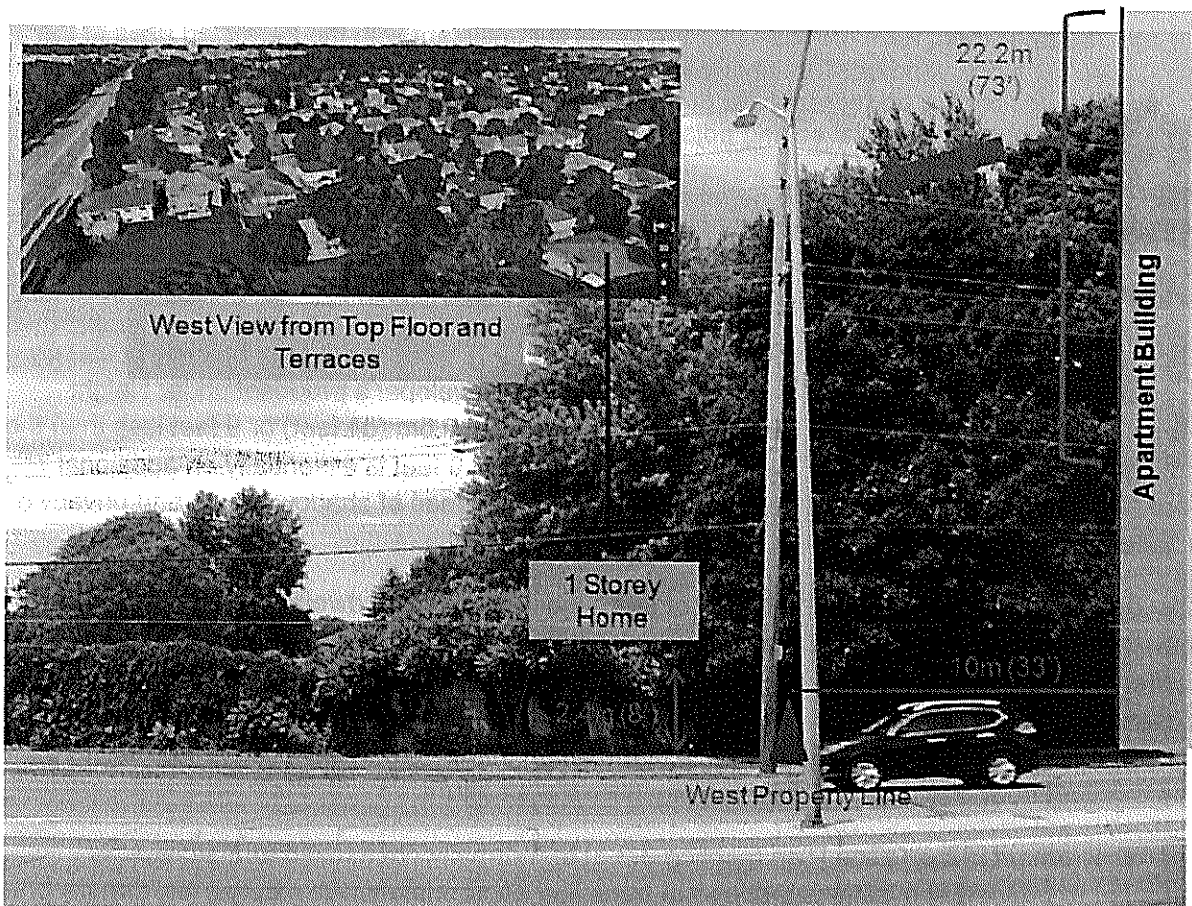
The Developer also estimates the height of surrounding residential dwellings to be 9m (29.5 feet), however the home immediately adjacent to the apartment building on the North-West corner is a single storey home, approximately 20 feet in maximum roof height, which will be closest to the 3-storey first terrace of the apartment building only 9.3m (30.5 feet) away. Residents of the apartment building, while standing on this 3rd-storey terrace will look down on this dwelling from only 23.8m (78 feet) away from the structure.

The requirement in the Office Plan (section 3.3.3) to "normally not exceed four storeys" is intended to prevent applications that do not transition appropriately with existing low density one and two storey single detached homes in a mature neighborhood.

3.0 Privacy

The Developer claims to provide significant visual separation and privacy between existing residential properties and the apartment building. Conceptual renderings show massive trees that will provide this barrier and property between local dwellings to support their claims. The only trees that could approach a height of 73 feet would be the Norway Spruce or White Pines on the Southern area of the existing site which will be removed during construction. The White Spruce trees shown in the conceptual rendering along the West property line, which do not exist, are misrepresented at these heights – they could potentially grow to approximately 30 feet in 20 years, thereby providing minimal privacy from up to 3 storeys. However, shadowing from the 73 foot high structure would impede this growth. The North 3 floors, with large open terraces will have unobstructed views and no sound barriers to the existing residential properties less than 80 feet away.

This review contradicts the Developer's claim at the Information Meeting that the trees along the West property line will remain and neighbours "will not be able to see the [73 foot high] building". This is absolutely not correct, and is illustrated below:



4.0 Shadow

Although the bulk of the massing of the proposed design is towards Fanshawe Park Road East and does reduce shadow impacts, at 6pm on June 1st it results in approximately half of the backyard properties on Phillbrook Drive being shadowed. Shortly after 6pm the entire backyards would be shadowed. Further analysis is required by the Developer to illustrate the significant negative impact of shadowing on the properties on Phillbrook Drive, Donnybrook Road and Hastings Drive during each season and at other time increments (summer: 7am, 9am, 12pm, 3pm, 6pm, 8pm).

Clarification also needs to be provided on the building height used for the Shadow analysis – 19.5m as shown in the proposal or 22.2m as requested in the Amendment Application.

5.0 Sanitary Servicing

The Sanitary Servicing Design Brief provided in the Developer's proposal estimates that there is sufficient capacity in the sanitary sewer for 142 additional residents; however this may present a risk to the current home owners.

The site was developed for future expansion for a population of 44 – further supporting the use of this site for building single detached dwellings that would match the existing neighborhood – rather than a population of 341. To accommodate this growth, a 200mm sewer pipe will be attached to a sewer pipe of the same size for Donnybrook Road, versus the 100mm private drain connection that currently exists.

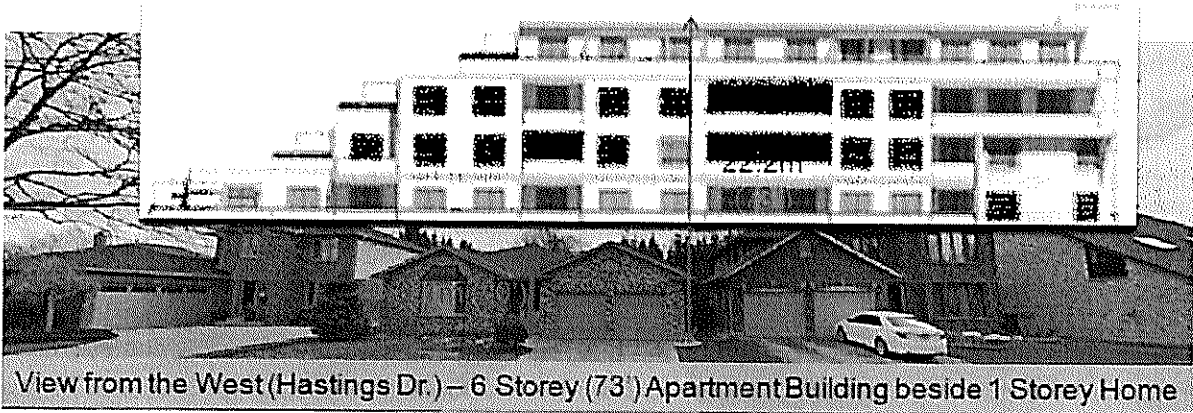
In the event of blockage of the 200 mm sanitary sewer on Donnybrook Road due to the 133% increase in flow (from 3.16 L/s to 7.35 L/s) the homes along Donnybrook Road would fill with sewage. In the event that this proposal is approved, the City or the Developer must mitigate this risk by providing back-flow valves for existing homes, or providing a new sanitary sewer along Fanshawe Park Road East for this additional flow.

6.0 Feasibility

The proposed concept is claiming to be an apartment building consisting of 142 units, however the images and descriptions do not match the architectural design of any apartment buildings in London. The following features are not consistent with apartment building design:

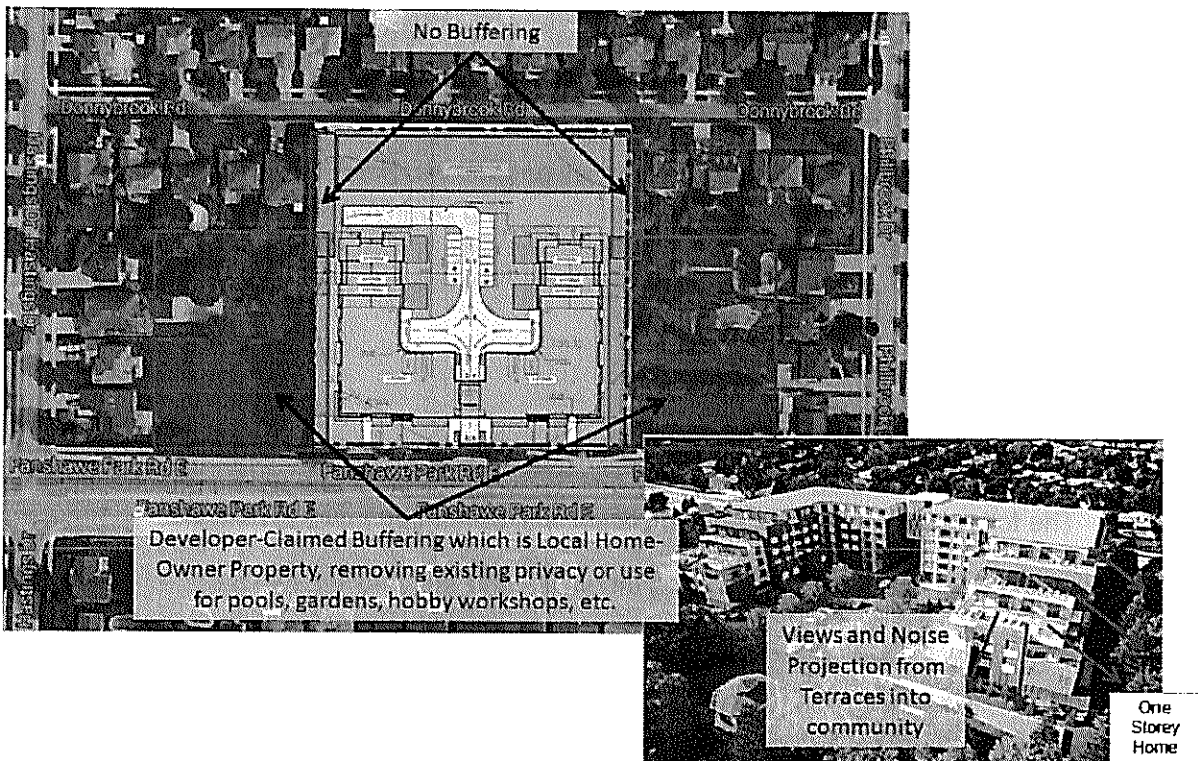
1. "Floating Box" concept which houses amenities and attaches the two 6-storey buildings
2. Below grade parking for 233 vehicles that will be multiple floors below the apartment building main structure in order to preserve the Northern forested portion of the lot
3. Full-floor tiered balconies for significant sized gatherings of people overlooking the existing neighborhood.

As mentioned earlier, the "floating box" is simply presented in order to define this as one 6-storey building versus two. Providing this structure to house unknown amenities, with access from the top floors and reducing rental unit size or number, while creating all of the hazards



View from the West (Hastings Dr.) – 6 Storey (73') Apartment Building beside 1 Storey Home

The Developer is correct that the homes along Phillbrook Dr. and Hastings Drive have large properties, however any privacy provided by this land would need to be developed by the existing home owner, and as stated above, very few tree species can provide this height and would take decades to grow. The Developer's only privacy and sound barrier is along the North edge, while on the West and East the structure proposed is approximately 10m (33 feet) from the property line. This distance is insufficient to provide any significant privacy or sound barrier.



associated with a vehicle underpass (ie. falling ice, debris, vehicle emissions, etc.) is not feasible.

Apartment building parking is usually not fully below grade due to the significant cost. For this proposal it is described in order to not show the alternative of a raised parking structure in the treed barrier along Donnybrook Road.

Apartment buildings often have private unit balconies, but the concept provided has massive tiered balconies one would usually find at premium hotels, resorts or condominium complexes. These large outside gathering areas are indicative of a student residence versus an apartment building, and by design they would be used by smokers and for massive loud gatherings, all with a view over single detached dwellings only 80 feet away.

These features do not exist in other rental apartment buildings due to cost and appropriateness. A high-end condominium complex could possibly justify these designs, however for this application they are misleading and provided only to entice the City of London to approve the Application for Amendment. Once approved, an apartment building (or two) 6-stories in height with traditional design excluding these features and familiar to all London's residents would be constructed.

Interestingly, at the Developer's Information Meeting the apartment building was described as a "high-end condominium for 55+ residents". When asked to confirm this discrepancy between "apartment building with rental units" versus purchased condominiums we were told that there isn't a classification in the zoning under Possible Amendment that details this significant difference. There was no objection by City Staff or the Councillor present, so I assume this is correct and even though the Amendment clearly describes "stacked townhousing, senior citizen apartment buildings, emergency care establishments, ... etc." there is not a classification for "condominium" or "non-rental apartments". The difference between the two is that ownership often brings increased responsibility and pride in a property and local community, versus more transient apartment renters. This discrepancy in the type of housing proposed is significant and concerning to current residents.

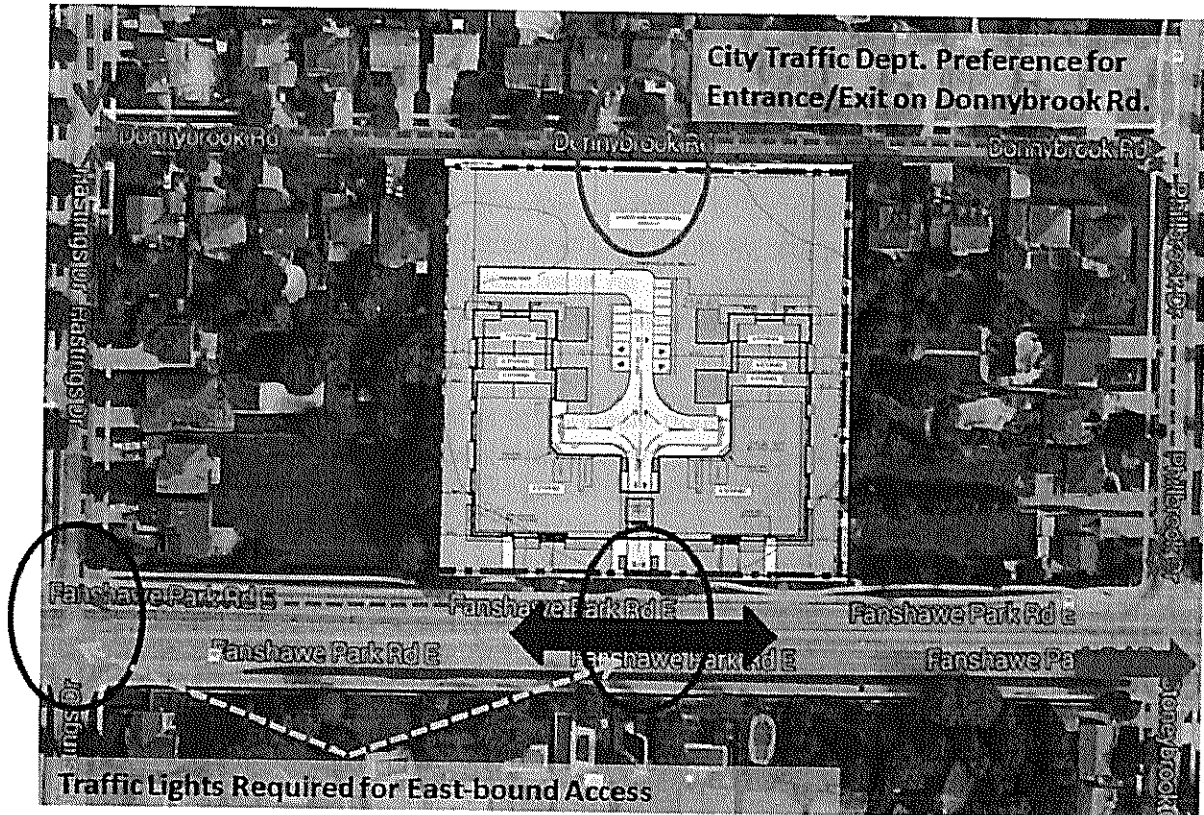
7.0 Traffic and Safety

Currently, Donnybrook Road has a safety issue with the volume and speed of East bound traffic from Stoneybrook/Uplands. Since there is no traffic light at Hastings Dr. and Fanshawe Park Road, residents travel East on Donnybrook Road in order to use the traffic light at Phillbrook Dr. and Fanshawe Park Road to continue East. The likelihood of pedestrian injury on Donnybrook Road due to this volume and speed is high, and unfortunately attempts to mitigate this situation via the City of London or Police have not been successful.

At the Developer's Information Meeting we were advised that this traffic volume on Donnybrook Road is by design, with no objection from City of London Staff or the Councillor, and that the City of London Traffic Department has mandated that the proposed entrance to the Apartment Building will not have an East-bound exit on Fanshawe. The City of London would prefer for East-bound traffic to exit West-bound on Fanshawe, turn right on Hastings Dr., right on

Donnybrook Road to Phillbrook Dr., and then use the traffic lights at Fanshawe. In addition, the Traffic Department would prefer an entrance/exit directly onto Donnybrook Road.

This development will further increase traffic volume along Donnybrook Road and will likely lead to more speeding and increased risk of injury to local residents. The illustration below highlights the excessive volume routes and the need for a traffic light at Hastings Dr. and Fanshawe, a light at 420 Fanshawe Park Road East should this proposal be developed and the need to not have an entrance/exit onto Donnybrook Road.



8.0 Financial Loss

Although our City of London Councillors have advised that claims of reduced property value following the construction of an apartment building is not an adequate argument for influencing the Planning Committee's approval of this Amendment Change, the following should be considered. A rental property which negatively impacts the privacy and views of adjacent yards, increases pedestrian and automotive traffic within the neighborhood, and brings 341 residents who do not own property into an established single detached dwelling (low density zone), will reduce the re-sell value of these homes. If the City of London disputes this common view, a report or documentation that explains this should be provided to the local home owners to support that this will not occur.

Estimating a conservative loss in property value of 20% for the 45 homes most impacted due to privacy, noise, traffic, safety, shadowing, etc., the following table shows the accumulated loss. This loss will need to be reflected in a reduction in the MPAC assessments and would result in reduction in low density property taxes by approximately \$55,000.

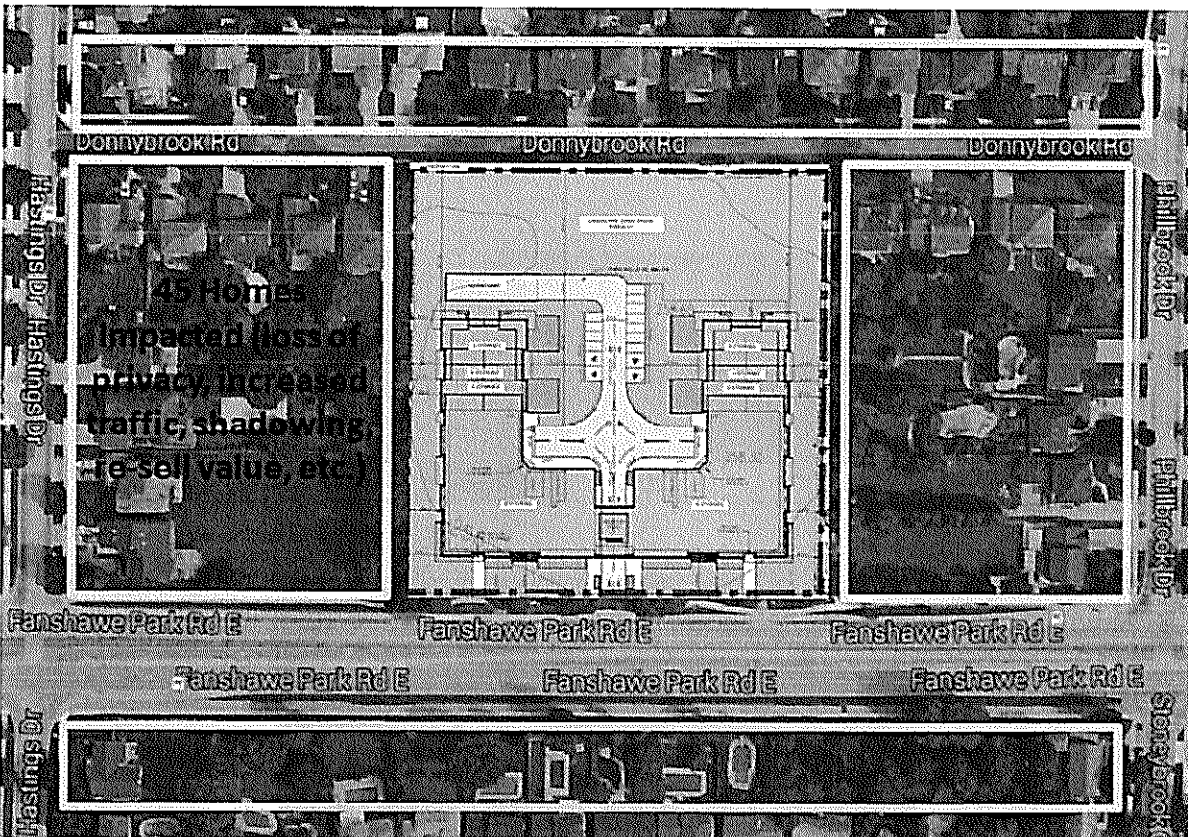
Number of Homes De-valued	Averaged Current Estimated Selling Price	Estimated Loss	Individual Local Home-Owner Loss	Total Local Home-Owner Loss	Reduced Annual Property Taxes (Tax Levy 1.36%)
45	\$450,000	20%	\$90,000	\$4,050,000	\$55,080

The trade-off to this loss to current home owners is the revenue generated for the Developer of the apartment building complex, as shown below.

Number of Apartment Units	Estimated Averaged Monthly Rental Fee	Total Annual Developer Revenue
142	\$1,000	\$1,704,000

The local home owners and government will lose approximately \$4.1 million in the first year in order for a Developer to earn \$1.7 million per year in rental income. The monetary gains of this development are facilitated by the losses of the existing adjacent home owners.

An option to quantify and remedy the loss of an estimated \$90,000 per adjacent property most significantly impacted (shown below) is to immediately appraise, prior to any zoning change to 420 Fanshawe Park Road East and then appraise after the apartment building complex is constructed. If the City of London Councillor's claims are correct and the values have not changed, no remedy is required to the existing home owners. Otherwise, the City of London should compensate the local home owners impacted by this change.

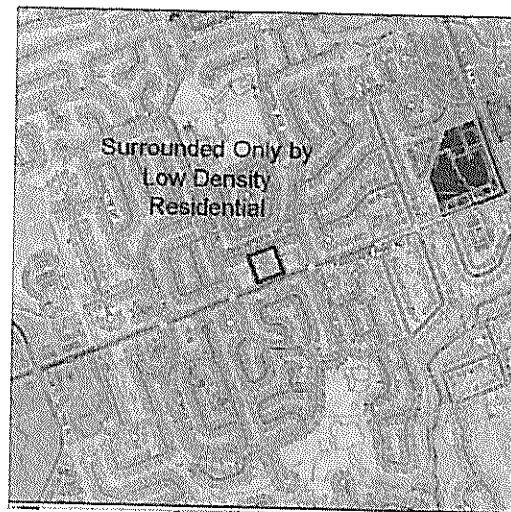


9.0 Alternate Solution

Divide the 3.5 acre property into 11 lots as shown below, and build single detached dwellings with driveways and a road connected Donnybrook Road. The 11 new homes with lot sizes to match the existing neighborhood would be considered premium homes for both location and lot size. As such, the homes could conservatively be priced at an average cost of \$700,000, generating at least \$7.7 million for the Developer and \$104,720 in annual tax revenue for the City.



This proposed solution matches the exiting community, unlike the proposed med/high density apartment building as shown below and its many negative impacts. It also has the added safety of sound and privacy fencing and backlotting between Fanshawe Park Road and dwellings. The proposed apartment building will place dwellings within meters of this busy arterial road with increased risk from traffic accidents for residents. Creating a pedestrian environment so close to a major road away from other commercial nodes is a serious safety risk.



Wise, Sonia

From: Louise Milligan [REDACTED] ✓
Sent: Wednesday, July 06, 2016 1:36 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Cc: [REDACTED]
Subject: Case No. OZ-8624

Dear Ms. Wise and Members of London City Council and Planning Department;

RE: CASE NO: **OZ-8624**

I am writing to express my concerns regarding the proposal for development of 420 Fanshawe Park Rd E. This proposal is seeking significant amendments to both the City of London's Official Plan and Zoning By-Laws.


I have resided in the Stoneybrook Heights neighbourhood at 583 Jeffreybrook Dr, for 14 years, choosing this area because, in part, it is zoned low density. I understand and indeed, applaud, development that seeks to intensify housing, however, the development must make sense for the neighbourhood. I strongly believe the proposed development does not make sense for low density neighbourhood, zoned for single detached dwellings.

At issue are the following:

- The proposed development is in conflict with the City's Official Plan as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan. In particular, I draw your attention to clause 2.4.1(ix), with which this proposal is inconsistent
 - **While it is recognized that there may be redevelopment, infill, and intensification in some established residential neighbourhoods, higher intensity land uses will be directed to locations where the character of the residential area is enhanced and existing land uses are not adversely affected.**
- The proposal requests rezoning of the land from Residential R1 (1-7), Single Detached Dwelling, Low Density Residential to R8 bonus (R8-4*B_) to permit high density apartment building (142 units or 100u/ha). Such an alteration in zoning is inconsistent with the neighbourhood. In accordance with the Official Plan and City Zoning, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of an area designated Low Density Residential, as is the neighbourhood in which 420 Fanshawe Park Rd resides.
- There are no examples of the proposed scale and density within this low-density neighborhood. According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.

- Contrary to the developer's report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away.
- According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.
- 'Bonusing' (enhanced design, landscaping, underground parking) is unreasonable as it does not undo the adverse affects to the neighbourhood (see clause 2.4.1(ix) cited above)
- Furthermore, the lot at 420 Fanshawe Park Rd E is home to many mature trees, and in keeping with the City of London Urban Forest Strategy, and every attempt should be made to preserve as much as this "green infrastructure" as possible. The proposal suggests perseveration of, at most, 10% of the trees.
 - "The benefits of prioritizing the urban forest will outweigh the costs and will result in the creation of a legacy that benefits Londoners beyond our current lifetime."

My family and I rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests and integrity of established neighbourhoods.

Regards,
C. Louise Milligan
583 Jeffreybrook Dr
London, Ontario N5X 2S3


Think before you ink!

Wise, Sonia

From: Brian Blazey <[REDACTED]>
Sent: Wednesday, July 06, 2016 12:45 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; [REDACTED]@[REDACTED].com
Subject: Re: Case No. OZ-8624

I oppose the rezoning and official plan amendment for 420 Fanshawe Park Rd. E.

We live 1 block south of Fanshawe in a quiet court off Hastings Drive, and feel that the purpose of an official plan is to be the actual blueprint to be strictly followed.

Such a major disregard for the plan that this proposal constitutes is an affront to the nature of the neighbourhood, a disregard for the wishes of the taxpayers living in the neighbourhood, and an insult to the diligent and careful creators of the official plan.

I understand the desire for London to increase density within the city and not contribute to urban sprawl. There are plenty of more appropriate areas that would benefit from such a proposed project, but not mid-block in a residential single-family low density neighborhood.

The proposed development's mass and size is not sensitive to the established neighborhood and does not enhance it.

There are no such examples of this scale within this low-density neighborhood.

We have lived in our house since 1987 (29 years) and have enjoyed the quiet of our single-family established neighborhood and understand that the proposed project would result in a noise level far in excess of what is acceptable by the province.

This so called "bonusing" based upon design is unreasonable and would produce a building not compatible with the Official Plan. It should not be considered.

We are not against reasonable and responsible intensification in the right locations, but we also rely on the city to promote projects compatible with surrounding land as outlined in the Official Plan protecting the interests of property owners in established neighborhoods.

Please do not approve this proposal.

Thank you

Brian and Penny Blazey



Virus-free. www.avast.com

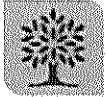
Wise, Sonia

From: Rafuna, Liridona
Sent: Wednesday, July 06, 2016 11:49 AM
To: Councillors
Cc: Wise, Sonia; Tomazincic, Michael
Subject: Resident letter - RE: 420 Fanshawe Park OZ 8624 - John & Susan Galbraith
Attachments: 07-06-2016 - Resident letter - RE 420 Fanshawe Park Rd OZ 8624 - John & Susan Galbraith.pdf

Good Morning All:

Attached please find scanned letter dropped off today by the resident. Hard copies are in your mail folders.

Sonia & Michael – hard copies were also dropped off addressed to you both, I have send those through via intermail today.



Liridona Rafuna

Administrative Assistant I

Elected Officials, Councillors' Office

City of London

London
CANADA

P.O. Box 5035 | London, ON, N6A 4L9

P: 519.661.2500 x 4939 | Fax: 519-661-5933

lrafuna@london.ca | www.london.ca

John and Susan Galbraith
1574 Phillbrook Drive
London, Ontario
N5X 2S4

July 5, 2016

RECEIVED
JUL-06-2016

[REDACTED]
Councillor
London, Ontario

Re: Case No. OZ -8624 420 Fanshawe Park Road

[REDACTED]
As twenty year residents and tax payers, we would like to advise you of our firm opposition in regards to the above application for rezoning.

We have been shocked that such an application would be put forth considering the nature of our neighbourhood. As your probably are aware, this would drastically change our neighbourhood from single family detached low density to above medium density with bonusing.

The nature of this request for rezoning and the proposed development goes against London's current plan and current zoning for the area. The developer has based his proposal solely on maximizing profit for his investment . The residents of our area purchased homes based upon the notion that this area is single family detached and low density. The proposed development contravene s. 2.4.1, s. 3.3.1 and s. 3.3.2 of London's current plan. This would drastically change the basic nature of our neighbourhood.

There are no other examples of the proposed scale and density within our low-density neighbourhood. The examples provided by developer are close to a kilometre away from the proposed site and most are less than six stories in height. In accordance with the city plan, high density buildings are only permitted in nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node and be developed to above medium density.

The developer's report claims that the design of the building has been formulated to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building in not sensitive, nor is the tiered roof-top patio feature. This would have a dramatic impact on the privacy rights of the neighbourhood. Bonusing, based on design to achieve greater density is unreasonable.

The noise level, according to the developer's proposal, of the building would greatly exceed what is acceptable by the province. This along with increased traffic in an area already know for congestion and above average accidents would adversely effect the neighbourhood. Currently, there would not be acceptable access to Fanshawe Park Road creating further traffic problems and accidents.

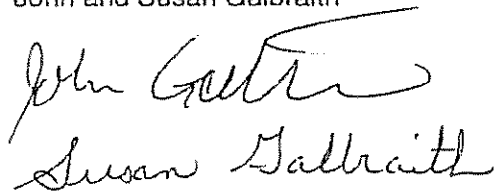
[Handwritten marks]

We recently learned from a representative for the developer that access to the proposed development is limited. Our city's traffic department has informed the developer that traffic coming east on Fanshawe Park Road will not have direct access to the proposed development. Similarly traffic leaving the development will only be able to turn right to proceed west. These major access and exit restrictions will have a dramatic impact on Hastings, Donnybrook Road and Phillbrook Drive. The developer has also been notified that as a result of the traffic restrictions there must be a second exit to Donnybrook. Donnybrook is a very quiet residential street and an area that has small children walking to Jack Chambers School. This access would be extremely detrimental to the area.

Sadly and unfortunately, Maureen Cassidy, our councillor for Ward 5, is unavailable for 3 months to safe guard the rights of our community. We are currently in a position of not having an elected councillor to represent our ward and city. This is in no way the fault of the tax payer. Consequently, we do not have an elected representative that is familiar with our area.

We request acknowledgement and response to this correspondence.

John and Susan Galbraith

The image shows two handwritten signatures in black ink. The first signature is 'John Galbraith' and the second is 'Susan Galbraith'. Both are written in a cursive, flowing style.

Wise, Sonia

From: Mark Steven Workentin [REDACTED] ✓
Sent: Wednesday, July 06, 2016 11:16 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: Re: Case No. OZ-8624
Attachments: PastedGraphic-1.tiff

Dear City Councilors and members of the City of London Planning Committee and Staff,

I am writing to lend my support to the concerns of the Stoneybrook Neighbours Association about case OZ-8624. Their concerns are nicely articulated in their submission and focus properly on how the proposed six story structure is not sensitive to the long-standing character and vitality of this part of neighbourhood. This proposal appears to be opportunistic, with the developer trying to establish a higher density complex in the middle of a low density residential neighbourhood. The developer's argument that the design is sensitive to the surrounding neighbourhood style, by their willingness to flipping the massing the orientation actually provides support for the neighbourhood association's statement that this structure is NOT sensitive to the neighbourhood, or indeed the City's long term plan which promotes *compatible* land use in terms of scale and intensity of use. Buildings with this mass and density are best suited for so called nodes near the periphery of regional shopping areas, like other structures at the corners of Richmond and Fanshawe Park Road or new sites at Highbury and Fanshawe Park Rd, or Adelaide/Sunningdale which are near/adjacent to public recreation facilities and current or future nodes for shopping. The proposed structure is not at the periphery, but in the middle of a neighbourhood, between these so called nodes, as the examples provided by the developer are at least 750 m away and much smaller in scale.

This proposal is so far removed from what the City's Official Plan is intending to do, I am actually quite skeptical of the developer's intentions. I argue that their intention is either opportunistic, trying to take advantage of the momentum since the launch of the Official Plan and the recent availability of this former single residential property or more underhanded. For the later, I argue that the developer likely recognizes that this size/scale of their proposal is so far from the spirit of the official plan that they are hoping through the process that they can offer a "compromise position" of a smaller high density building. ("Let's go in asking for six stories, knowing we can offer and settle for three"). Any high density building in this location is not in the spirit of the City's Official Plan. This larger lot size and its location in the heart of residential Stoneybrook neighbourhood is best suited for single family homes or reasonably for a medium density, two-story condominiums style complex that is more in keeping with the character and vitality of the neighbourhood and allow for a transition as one moves towards nodes that are meant to be the locations of high-density residential building. I note that even commercial properties in this neighbourhood are only one-story high as they transition from the neighbourhood to the commercial nodes.

The City's plan correctly calls for responsible intensification. This proposal is not responsible, but opportunistic.

Best Regards,
Mark Workentin
6 Fawn Crt. N5X3X3

Mark Workentin, Ph.D.
Professor of Chemistry
Department of Chemistry and Center for Advanced Materials and Biomaterials (CAMBR)
Western University Canada
London, ON N6A 5B7


@WorkentinChem

Director of Accreditation
Canadian Society for Chemistry

Wise, Sonia

From: Doug Osborne [REDACTED]
Sent: Wednesday, July 06, 2016 10:47 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: CASE NO: OZ-8624 Letter from Doug Osborne, 34 Donnybrook Rd

Dear Sir/Madame,

Re: Case No OZ-8624 420 Fanshawe Park Rd.

I strongly oppose the request of land use change for the property located at 420 Fanshawe Park Road East from low density/single family to medium/high density multi-family housing. The small family home owners of the existing neighbourhood may not know all the latest rules for land use change but I think it is unconscionable that the application for medium density be approved. **Please read through and reply to me that you have received it. Please answer my questions that are highlighted.**

In 2009, my wife and I purchased our house at 34 Donnybrook which is located directly north of the "through lot" property of 420 Fanshawe. Before we purchased our property our lawyer looked into the area and said it was zoned low density/single family and that gave us the confidence to go ahead and purchase our home. We fully expected the lot at 420 Fanshawe to be developed at some time, but we expected that to be single family homes or at the most low density townhomes.

I attended the Neighbourhood Information Meeting held at Church of St. Jude on June 29 and observed as the developer's spokesperson Carol Wiebe carried out her sales pitch. I am upset that this developer hopes to change the land use and my distrust was reinforced during the presentation. I found some conflicting arguments on the part of the developer as listed below. I was however, impressed with the knowledge of all speakers and their ability to answer questions including Mark Villemaire (architect), Michael Tomazincic (London Urban Planning), Carol Wiebe (MHBC Planning), and Phil Squire (London Councillor, Ward 6).

Right at the start of the meeting Carol Wiebe came out and said that the access to Fanshawe Rd was not adequate. She explained that the median in Fanshawe Park Rd only allowed access to the property from eastbound Fanshawe and an exit onto Fanshawe Pk Rd west. It did not allow an exit onto Fanshawe East or entrance from Fanshawe West. So now the developer will be changing their application to ask for access to Donnybrook. **I am certain that an experienced developer would have been fully aware of that a 142 unit apartment would require access from both directions before submitting their application. This is blatantly misleading. So why would they not include it? Can MHBC be trusted to follow through with the design they put forth in the application?** What else will be changed? Will they find some reason to change the position of the building on the property which changes the shadow forecasting? Will they decide to eliminate the "drive-through design" because it does not optimize occupancy? Will they decide that more trees will be cut down? And so on. After this meeting I definitely do not trust MHBC or the builder to follow the design laid out in their application.

I am also perplexed why consideration of a land use change could include a "bonus". It is one thing to apply for a land use change but then stretch that by adding a bonus of 2 extra stories to bring the total height to six stories. Does that

not push the boundaries of medium density closer to high density? A six story building is very tall and will not fit in with the existing neighbourhood at all. I find the arrogance of such a tactic to be insulting to the city of London and more directly to our 30 year old neighbourhood. Bonuses should only be allowed for newly approved zoning areas.

I fail to understand how a medium density building can be plopped down in the middle of a low density residence area? When Carol Wiebe showed a map of North London a yellow highlight designated low density areas and it was marred by the new addition of a red square located at 420 Fanshawe. Carol went on to say that changes to the density are determined by the existing structure of the neighbourhood. She said high density is located near the busy streets and low density on the quieter streets further back in a neighbourhood. **Why then would a developer be allowed access to a street like Donnybrook as an entrance/exit for 142 units?** Carol may say that most residents of the planned apartment building will use the access to Fanshawe Rd but that has yet to be determined. The current plan shows the parking lot located closer to Donnybrook. That makes it quite attractive for residents to leave via the closest exit which is Donnybrook. No one knows how many will choose the Donnybrook exit if they are heading east on Fanshawe.. As for residents heading west and north, I question whether they will choose to exit directly onto Fanshawe or decide to filter their way through the neighbourhood. I do not believe Carol assessment is accurate. Best guess is that at least half of the residents will exit onto Donnybrook and because the parking lot is located close to Donnybrook that ratio may increase significantly. But all 100% of cars will use Donnybrook at some point of their travel circuit, either coming or going. **Have there been any traffic studies to determine if the smaller roads can absorb this traffic?** There are many families with small children in the neighbourhood and Jack Chambers Elementary School is just around the corner on Hastings. This increased traffic flow will be a threat to their safety.

The proposal is for 142 units. MHBC is using a calculation of 1.25 parking spaces per unit. That equals 178 parking spaces. I suspect that most families have closer to one car per driver. If this development is going to be a retirement living building I can see that amount being closer to Carol's assessed amount, but MHBC is not committing to that. If these units are sold or rented to average families I suspect the amount of cars will be closer to 2 per unit which equals 284 parking spaces needed. What this means is that Donnybrook will be used as a parking lot for extra vehicles. **Furthermore, the conceptual drawing shows about 20 visitor's parking spaces. How can that be enough for 142 units?** Again, Donnybrook will be used as an extra parking lot.

Since I do not trust MHBC I also question the shadowing that was colourfully displayed upon entrance to the meeting. When the sun is low in the sky during Dec and Jan the shadows come very close to crossing Donnybrook. I did not purchase my property expecting to be shaded from a high rise across the street. **What is my recourse if my house is blanketed in shade all day during December and January?**

I trust that the City of London will weigh all considerations and hope they make the proper judgement, but please keep in mind that the decision will have a direct impact on a 30 year old neighbourhood that has grown under one set of rules and followed those rules.

Best Regards,

Doug Osborne

Property Owner, 34 Donnybrook Rd, London N5X 3C8

Wise, Sonia

From: Herb Thompson <[REDACTED]>
Sent: Wednesday, July 06, 2016 9:35 AM
To: Wise, Sonia
Subject: case# OZ-8624

Hello: We reside @ 530 Bobbybrook dr. for over 50 years & totally object to the above project as it does not suit our neighborhood as outlined in our meeting on June 29/16. It will destroy the ambience here & should be for single homes. No one we know here would live in 800-1200 sq. foot space. Also traffic would destroy the peace we enjoy now. Our street has no sidewalks & steet lights though we pay near \$7000 in taxes. As we are elderly others can make more eloquent objections which we fully support-ergo we will not repeat them! Please PLEASE reconsider & reject this proposal. Withe due respect for your difficult task we thank you. The Thompsons [REDACTED]

Wise, Sonia

From: Chrys Skikos [REDACTED] ✓
Sent: Tuesday, July 05, 2016 11:10 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]@mail.com
Subject: RE: CASE NO: OZ-8624

RE: CASE NO: OZ-8624

It has come to my attention that a new development is being considered for 420 Fanshawe Pk Rd E, one whose size would negatively impact the families of the neighbourhoods both north and south of Fanshawe Pk Rd. For the reasons that follow, I oppose this plan:

- The proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.
- The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners.
- In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.

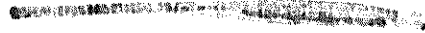
The neighbourhoods surrounding this proposed structure were not designed to accommodate the human impact that this kind of structure will cause. The additional traffic related to the proposed 140+ units will cause unnecessary congestion at the entry / exit points of the neighbourhoods, which will decrease air quality due to idling, and increase noise pollution. Residence of the structure will undoubtedly use the surrounding neighbourhoods to enable them to more easily access the proposed structure and as a result an increase in through-traffic in surrounding neighbourhoods will result which puts our children at risk. These are streets where children walk to and from their schools and school bus stops, an addition of 140+ cars potentially endangers the lives of our children while decreasing the quality of life of those in the established neighbourhoods.

We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods, and to keep our children safe.

I look forward to your acknowledgement of receiving this letter, and your response to my concerns.

Chrys Skikos
274 Skyline Ave

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Wise, Sonia

From: Robert Wilson [REDACTED] ✓
Sent: Tuesday, July 05, 2016 11:38 PM
To: Fleming, John M.; Tomazincic, Michael; Wise, Sonia
Cc: van Holst, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Stoney Brook
Subject: Re: Case No. OZ-8624, 420 Fanshawe Park Road East, London, ON
Attachments: SCHA_opa438_MAP2.pdf

To: City of London

Please be advised that we are very opposed to the 142 unit, high density residential development being proposed for 420 Fanshawe Park Road East, London, Ontario as well as the Official Plan Amendment Application, the Rezoning Application and Bonusing Amendment Application for this property. In our opinion, the proposed development will NOT enhance the neighbourhood and will adversely affect it.

We have been residents of Stoneybrook Heights on Bobbybrook Drive since 1990. Our decision to relocate to Bobbybrook Drive was influenced by a larger home, a new public school to be built and the essentially 100% single family residential nature of this neighbourhood, both North and South of Fanshawe Park Road East.

We have read and reviewed the information provided by the Stoneybrook Neighbourhood Association and have attended both the neighbourhood and the developer's meetings.

We are concerned about several issues.

Official Plan and Zoning

The only non single family developments in this immediate neighbourhood are located at/adjacent to the intersections of Richmond/Fanshawe/North Centre Road to the West of the proposed development and at/adjacent to the intersection of Adelaide/Fanshawe to the East of the proposed development. The entire area in between is 100% Single Family Residential including along both sides of Fanshawe Park Road with the exception of parks and schools.

All prior planning in this large section of the City was based on Low Density Residential. There is no precedent for Medium Density Residential yet alone High Density Residential and Bonusing in the area shown in Yellow on the attached Map 2 (from Website) of the City of London Official Plan. Map 2 only shows up to Medium Density Residential designations in the area bounded by Sunningdale Road and Adelaide Street (to North), Richmond Street and North Centre Road (to West), Adelaide Street and Fanshawe Park Road East (to East). Everything in between is designated Low Density Residential with no exceptions. This is a single family neighbourhood and should be left as such.

The application to increase density from Low Density Residential to High Density Residential in this area is comparable to throwing a black dart at a large white wall.

We agree with the following comments being made by the Stoneybrook Neighbourhood association:

"The proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. The proposed development is not

sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners.

In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.

There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.

According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.

Contrary to the developer's report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away.

of According to the developer's proposal, the proposed building would result in a noise level far in excess what is acceptable by the province.

Bonusing based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods."

Traffic

We that feel that the potential traffic impact aspect of this proposed development is critical. We have read over the Transportation Access Assessment and while, not engineers or planners, have some questions.

We were told at the meeting on June 29, 2016 with the developer's planner that the City of London would not permit any median crossover into and out of the property. The development proposal was based on only right turns in from Fanshawe Park Road East, only right turns out onto Fanshawe Park Road East and no access to Donnybrook Drive from the development.

The Executive Summary in the Transportation Access Assessment Report (dated March 2016) notes under:

Development Concept

"However, adjacent residents are concerned with the additional traffic caused by any access to Donnybrook Road." The Engineer, who completed this report, is acknowledging concerns of adjacent neighbours.

Engineer's Conclusions

"Upon full development the all-turns driveway to Fanshawe Park Road East the analysis indicates that the left turn vehicles exiting the driveway will operate at LOS D during the PM peak hours, assuming the ability for a two-stage crossing with the Median".

Engineer's Recommendations

"To accommodate this proposed access to Fanshawe Park Road East, a curb cut is required in the existing centre median. In addition to this, the East left turn lane at the intersection of Phillbrook Drive and Fanshawe Park Road should be shortened to create a refuge area in the centre of Fanshawe Park Road at the site access to act as left turn storage as well as a refuge area for exiting left turn traffic allowing a two-stage left turn manoeuvre. This will improve the level of service for exiting left turn movements".

Why is this report discussing access across the median when we were told that there would be no median access for left turns in and out of the property? The report should have been amended to reflect the right in and right out of the property. Is this report reliable based on the above noted conclusions and recommendations?

The proposed development is 142 units with 178 parking spaces based on 1.25 spaces per unit. The Transportation Access Assessment estimates 73 trips (15 in and 59 out) at AM peak hours and 96 trips (62 in and 34 out) at PM peak hours.

One difficulty in estimating traffic flow is whether the proposed development will be owner occupied condos or rental units. Also the proposed development will impact traffic at two already heavy intersections, namely Hastings/Fanshawe (no light) and Phillbrook/Fanshawe (light controlled). It would appear that both of these intersections are presently operating at LOS E and at LOS F during peak hours prior to the development proposal.

We would like to know what the estimated total trips in and out of the proposed development will be over a 24 hour period on an hourly basis. This will have a direct impact on Hastings Drive, Donnybrook Drive and Phillbrook Drive and the home owners located on the increased traffic affected sections of the three streets. This will add to the congestion on the three streets and will pose extra risk to children walking to/from Jack Chambers Public School.

We would also like to know what the before and after, estimated hourly, all directions, total traffic numbers will be for a 24 hour period at the four intersections (Fanshawe/Hastings, Hastings /Donnybrook, Donnybrook/Phillbrook and Phillbrook /Fanshawe).

Noise

The proposed development will create additional traffic noise especially for the homes located on the increased traffic affected sections of Hastings Drive, Donnybrook Drive and Phillbrook Drive and especially Donnybrook Drive. The Noise Study unfortunately only looks at the impact to Fanshawe Park Road and the impact from the proposed development.

Parking

The proposed development is based on 142 units and 178 underground parking spaces. Most of the market for these units will have two vehicles. Where are they going to park all the vehicles? On the three side streets? This is also a big issue.

Visitor parking above ground is minimal. Where are all the visitors going to park if someone has large family function?

Building Design

The proposed development is asking Stoneybrook neighbours and residents to accept a six storey building with terracing down to three stories. This is a single family neighbourhood. Everything in this

area is essentially two storey or lower. This will affect the privacy of adjoining neighbours and does not conform with the neighbourhood esthetics.

Donnybrook Drive

Donnybrook Drive, between Hastings and Phillbrook, will be affected the most by the proposed development assuming increased twenty-four hour traffic and noise. There should be no permanent access from the proposed development to Donnybrook Drive and no construction access.

In conclusion, we are not against development of the Pool Property. We do feel that any development should be based on Low Density Residential which would conform with the neighbourhood and would not affect traffic, noise and the general neighbourhood to the extent that the proposed development will. To the best of our knowledge, there is no precedent for the proposed development.

New developments should not affect present, existing communities which this development proposal will. The proposed development does not conform with our neighbourhood.

Please confirm by email that the City of London Planning Department and each City Councillor on the email list have received our objection to this proposed development.

Robert and Dianne Wilson
504 Bobbybrook Drive
London ON
N5X1G9

[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows 10

Wise, Sonia

From: Lisette Bezner [REDACTED] >
Sent: Tuesday, July 05, 2016 11:04 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]@gmail.com
Cc: [REDACTED]@com
Subject: Petition to oppose the rezoning/and official plan amendment for 420 Fanshawe Park Rd. E. (Case No. OZ-8624)

RE: CASE NO: OZ-8624

Good evening, City Planners and Councilors:

I would like to communicate with you regarding the case noted above. My family has lived in the area for 6 years now. We moved to this area when my youngest daughter was about to come into this world. We wanted to choose a neighbourhood that would provide us with a fantastic school for the kids (we have an 8-year old boy as well) within walking distance. We also wanted a community. We searched for this house for 5 years, and finally found Stoneybrook Heights/Uplands.

We have received detailed information about the proposal to develop apartment buildings at 420 Fanshawe Park E. As you are aware, this area is currently full of trees as well as two residences. Our neighbourhood has a specific character, and the proposed development is in conflict with the basis of the City's Official Plan as it is not sensitive to the established neighbourhood and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

The proposal does not fit our neighbourhood, furthermore, it hinders it in terms of scale, intensity of use and the rights of surrounding landowners. There are many examples of the potential impacts including school capacity (and the risk of having to ship kids to other neighbourhoods for schooling), garbage collection, traffic flow and intensity, water management, noise levels, and more. In addition, and this is one of my key points, legally the proposed plan goes against many key legislations, including but not limited to:

1. In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.

I am all for developing our city and creating spaces where new families can thrive however I believe it is unfair to do this at the expense of destroying established neighbourhoods. The need for the City of London to continue to develop vertically is well known, there are many areas that have been planned this way and families buy homes in these areas of the city (for example, Sunningdale and Richmond) well aware that there will be buildings surrounding them at the corner of the road.

2. According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province. If the proposal is against the law, that should be a show stopper for the city.

In addition, the developer's report sites many misleading examples and arguments that are not logical and further reinforce the fact that the report is trying to stretch reality into something else. For example:

a. There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.

b. According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. Saying that an elephant fits in a garage just by changing the way you put it in does not make sense - the arguments by the developer are not logical.

c. Contrary to the developers report, the site IS NOT ~~situated in the vicinity of existing~~ medium density residential development, with the closest such density being 750m away.

d. The developer goes around these and many other rules by asking for bonusing based on design. This request is insulting as it is not logical since it would not fit the Official plan.

In summary, the current proposal does not fit legal guidelines and in addition, it is founded on inaccurate information. I want our city to prosper but not at the expense of its citizens. I would love to see developers putting their investments together to do something like in Waterloo, Ontario where buildings like the Kellogg's factory and the neighbouring buildings become a beautiful residential area, with a library and the already close-by French immersion school.

I am aware that Sunningdale will continue to grow, as per the plan approved and that buildings will be in that area. I am not against developing, I am against retrogression.

Please, continue to work responsibly to make London a well-established community that becomes a wonderful city. This administration recently completed its Strategic Planning. I believe it was a great exercise and this proposal contravenes its principles. For example, its MISSION At Your Service — a respected and inspired public service partner, building a better city for all. This proposal impacts a whole neighbourhood and will not build a better city for anyone surrounding it. In the same document, there is a whole section on Building a Sustainable City and many of the items will not be in alignment with this proposal.

I ask that you deny this proposal because it is the right thing to do for London. It is also against many legal regulations and the developer's plan includes many half-truths and inaccuracies.

I wait to hear a response from all of you from this communication and I am available to discuss further if it would benefit you.

Thank you, in advance, for your support and prompt response.

Lisette Bezner
Sandybrook Drive

Wise, Sonia

From: Tanya Shulman [REDACTED] ✓
Sent: Tuesday, July 05, 2016 3:58 PM
To: Hubert, Paul; Ridley, Virginia; Salih, Mo Mohamed; Turner, Stephen; Wise, Sonia; Usher, Harold; Park, Tanya; Zaifman, Jared; Squire, Phil; stoneybrookneighbours@gmail.com; Tomazincic, Michael; van Holst, Michael; Hopkins, Anna; Morgan, Josh; Helmer, Jesse; Armstrong, Bill
Subject: Case no az-8624

Dear City of London Council, staff, and members of the Stoneybrook Neighbourhood Association,

I am writing to object to the proposed high density building being planned on Fanshawe Park Road. I object to this building for many reasons. First, it is not at all in keeping with the single family dwellings that surround that area. It does not meet acceptable set backs to these properties, and infringes on these land owners' rights for enjoyment of their homes.

Second, the traffic and noise with a large population boost in such a small area is not acceptable. This development reflects the short sightedness of city planners, as it does not allow for proper traffic flow or for the effective use of green space.

Please stop letting these type developers plan out this fine city, as they only may have their own agenda to satisfy- to make a profit, when finished, leaving the city to deal with all future consequences, including the unhappiness of a large and significant part of the city.

Stop the obvious "tail wagging the dog". I implore the city counsellors to care about the concerns of their current constituents!

Sincerely,

Drs Tanya and Scott Shulman, and family

Wise, Sonia

From: S Roch [REDACTED]
Sent: Tuesday, July 05, 2016 3:17 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Stoney Brook; City of London, Mayor; Fleming, John M.
Subject: Re: OZ 6428 420 Fanshawe Park Rd
Attachments: OZ 8624 Letter July 5.16pdf.pdf

Mayor Brown, city councillors, and planning staff,

Please see my attached letter opposing the development application and Official Plan ammendment for 420 Fanshawe Park Rd. E.

Ms. Wise, please confirm receipt.

Thank you.

Sincerely,
Shauna Roch, MBA, CPA, CMA
Stoneybrook Heights/Uplands Residents Association Member
Donnybrook Rd

July 5, 2016

The City of London
Planning Services
P.O. Box 5035
London ON, N6A 4L9
Attn: Sonia Wise

RE: CASE NO: OZ-8624

My family and I want to express our opposition to the development application OZ-8624, which seeks an Official Plan amendment, and zoning by-law amendment to the property located at 420 Fanshawe Park Rd E. to permit the building of a six story, 142 unit apartment building based on the following points.

The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the privacy rights of surrounding landowners. It does not adhere to the planned function of the neighbourhood which is single family residential.

The proposal is not consistent with the policies of the official plan, and contravenes sections 2.4.1, 3.3.1 and 3.3.2, as it gives no consideration to the existing character of the neighbourhood, nor is it sensitive to the established area.

According to the developer's Urban Design Brief under 2.2 height transition, the height and scale of the proposed property are "generally" the same as other intensification projects either completed, or approved elsewhere in the city. However, the majority of these comparable projects are either located in a community or commercial node, NOT in an area of low density residential. In addition, the closest change in zoning is over 750 m away.

Furthermore, from a transportation perspective the proposal is not feasible. The developer is requesting a full access driveway on to Fanshawe Park Rd. which is in conflict with the city's transportation department's recommendation for a right in/right out access. A full access driveway would decrease the level of service of Fanshawe Park road, and a restricted access would substantially increase the amount of traffic onto Donnybrook rd., which is a local neighbourhood road.

It is our wish that the city refuse this proposal, and consider a development for this location that promotes good planning, and is compatible with the surrounding land use as outlined in the Official Plan.

Sincerely,



Shauna Roch, MBA, CPA, CMA

Wise, Sonia

From: [REDACTED]
Sent: Tuesday, July 05, 2016 2:10 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]@gmail.com
Subject: RE: CASE NO: OZ-8624
Attachments: Frankovic_Ted.vcf

Dear City Planner and Councilors,

I am writing to let you know our family's deep opposition to the proposed 6 story development at 420 Fanshawe Park Rd. This new 142 unit development would provide direct viewing to over a dozen established swimming pools in the immediate area. All homeowners have a reasonable right of privacy in their backyard and providing a direct, overlooking and close view of families swimming violates this expectation. In this digital age, what guarantees do we have from city council that pictures and videos taken by the building's tenants won't be posted on the internet and social media? I would expect that City Council would do more to protect the privacy of families, especially when children are involved. I would expect that City Council would also be liable for any intrusions of privacy if they approve such a building design as per the picture below, you can clearly see the how a six story building would be absolutely intrusive to the area.

Furthermore, this proposed development would cause home depreciation in the area as it would be difficult to sell a home when hundreds of people would then have a bird's eye view of your backyard. This proposed building leaves the community with undue hardship for years to come, long after the developers have taken their profit and left the area.

Please do not approve this building!



kind regards,

Ted Frankovic
10 Fawn Crt, London On N5X-3X3

and

Nika Frankovic
57 Cumberland Cres, N5X 1B7 (Original home owner since 1973)

Ted Frankovic
Regional Manager - Supplier Quality Assurance
General Dynamics Land Systems Canada
Desk (513) [REDACTED]
Cell [REDACTED]



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&&

Wise, Sonia

From: Ruth Mitchell <[REDACTED]>
Sent: Tuesday, July 05, 2016 5:15 PM
To: Wise, Sonia
Cc: [REDACTED]
Subject: 420 Fanshawe Park Road

Sonia,
We wish to express our opposition to the proposed development of 420 Fanshawe Park Road. As you are already aware there are many concerns about the feasibility of this development and we wish to have our names added to the list of residents opposed to the current proposal before the planning committee.

Sincerely,
Ruth Mitchell and Dr. Terry Sefton
1585 Stoneybrook Cres. , London, Ontario.

Sent from my iPad

Wise, Sonia

From: Ruhe Yang [REDACTED]
Sent: Tuesday, July 05, 2016 10:26 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; stoneybrookneighbours@gmail.com; soniawise@london.ca
Subject: We oppose! (Re: Case No. OZ-8624)

Ruhe Yang & Shuhui Liu
55 Donnybrook Rd.
London ON N5X 3C8

July 05, 2016

The City of London
Planning Services,
P.O. Box 5035,
London ON, N6A 4L9

RE: CASE NO: **OZ-8624**

Oppose to the rezoning/and official plan amendment for 420 Fanshawe Park Rd. E.

Dear Sir/Madam,

My family(my husband and I with 3 children) live in 55 Donnybrook Rd, London ON. We rented apartment near 20 years before we bought our own property(55 Donnybrook Rd) on January, 2016. We were so excited that we owned our own house with the wonderful environment - the good and stable neighbors, the trees, the quiet alley, the wonderful community...

However, every good feature would lost if the new building with 142 residential units would be permitted by the London city! We **oppose to** the rezoning/and official plan amendment for 420 Fanshawe Park Rd. E.!

First of all, the proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighborhood. The proposed development is not sensitive to the established neighborhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

Secondly, the developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners.

Thirdly, in accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.

Fourthly, there are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.

Fifthly, according to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.

Sixthly, contrary to the developer's report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away.

Seventhly, according to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.

Eighthly, 'Bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

Ninthly, the new building would result in too busy traffic problems to our community.

Tenthly and finally, we rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighborhoods.

Sincerely yours,

Ruhe Yang

Shuhui Liu

Wise, Sonia

From: John - Norine Opper <[REDACTED]>
Sent: Tuesday, July 05, 2016 12:35 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]
Subject: Case Number OZ-8624, 420 Fanshawe Park Road E.
Attachments: Case OZ-8624 420 Fanshawe Park Rd. E.docx

Please find attached a letter with respect to the Official Plan amendments and Zoning By-Law amendments for the above mentioned case.

Thank you for your time in considering our opinions on this matter.

John and Norine Opper
1476 Roland Cres.
London, ON N5X 1E5

John and Norine Opper

July 2, 2016 ✓

1476 Roland Cres.

London, Ontario

N5X 1E5

Ms. Sonia Wise

The City of London Planning Services

P.O. Box 5035

London, Ontario

N6A 4L9

RE: Case Number OZ-8624, 420 Fanshawe Park Road E.

Dear Ms. Wise:

Please accept this letter as opposition to the proposed Official Plan amendment and Zoning By-Law amendment to permit a 142 unit mid-rise apartment building at the above mentioned address.

We have lived at this residence since 1969 and raised our family here. Our home is located south of Fanshawe, east of Stoneybrook Cres., so south-east of the proposed development. As such, the completed development will not directly affect us as it will those on the north side of Cumberland Cres. south of Fanshawe, or those in the neighbourhood north of Fanshawe. However, we are concerned about maintaining the integrity of the current neighbourhood as one of single family homes, the precedence set for future development along Fanshawe this development could lead to, and increased traffic on Fanshawe Park Road and adjoining streets. This new proposed development will take this area in a direction that will not be in keeping with the existing neighbourhood and the current Official Plan.

If built, this would be a large building in the middle of an existing residential neighbourhood predominately made up of single family homes. It would also be a large structure along what is now a tree lined major artery. Through our travels to different cities, this streetscape is not one that is seen often. Does every artery in London need to be lined with multi-unit buildings and commercial developments? Why not protect the beauty we have and ensure new development blends with the already existing landscape? This proposed development, while not unattractive on paper, certainly does not fit in with the current surroundings.

✓

We are not against infill development. However, we ask that the City Planners and Councillors look ahead to the consequences of the proposed amendment to the Official Plan and Zoning By-laws for the current development and future ones. If this proposed development is approved as submitted it will be precedent setting for future developments along the Fanshawe corridor. The property at 420 Fanshawe Park Road is a prime location for development. The home on the site was empty and let to fall into disrepair. While other lands are not sitting empty, developers would only have to purchase the properties currently in the area and tear down the existing homes to create more medium density housing buildings. Our concern is that from Richmond almost to Highbury there are single family homes and low density complexes along Fanshawe that will now become more medium density developments drastically changing the landscape and creating increased traffic.

Complaints of increased traffic are probably presented as arguments against most of the proposed development plans that you deal with. Traffic is already heavy along Fanshawe, especially during peak hours. This new development is expected to increase traffic by more than 75 cars at these times, and with the number of residential units, it can be expected that traffic will be generated during off peak times as well. There will be increased traffic on Fanshawe, but there will also be an impact to residential traffic flow south of Fanshawe. Cars exiting from Geary Ave. and Stoneybrook Cres. east, roads without traffic signals, will have increased difficulty turning to travel west on Fanshawe. Their most reasonable alternative will be to go to the light at Stoneybrook and Fanshawe. This will increase waiting times at the light and create more traffic in front of Stoneybrook Public School. As well, the left hand turning lane on Stoneybrook Cres. is not very long. With more cars turning there will be an impact to the homes along Stoneybrook near Fanshawe and create traffic congestion. Increased traffic in this area could result in increased vehicular accidents as well.

Thank you for the opportunity to share our views on the proposed development at 420 Fanshawe Park Road.

Yours truly,

John and Norine Opper

Wise, Sonia

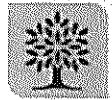
From: Karen Crowe <[REDACTED]>
Sent: Monday, July 04, 2016 9:01 PM
To: Wise, Sonia
Subject: Re: Opposition to Case No: OZ-8624, 420 Fanshawe Park Rd E.

Dear Ms. Wise:
Thanks, this is a very positive & intelligent reply. Really appreciate it.
Cheers Karen & Doug Crowe

From: Wise, Sonia <swise@london.ca>
Sent: July 4, 2016 4:37 PM
To: Karen Crowe
Subject: RE: Opposition to Case No: OZ-8624, 420 Fanshawe Park Rd E.

Dear Mr. & Mrs. Crowe,
Thank you for your comments, they will be considered as part of the application review.
Please do not hesitate to contact me for any further information,

Regards



Sonia Wise
Planner II, Current Planning
Planning Services
City of London

London
CANADA

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

-----Original Message-----

From: Karen Crowe [[mailto:\[REDACTED\]@email.com](mailto:[REDACTED]@email.com)]
Sent: Sunday, June 26, 2016 10:38 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Squire, Phil; Salih, Mo Mohamed; Helmer, Jesse; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Co: [REDACTED]@email.com
Subject: Opposition to Case No: OZ-8624, 420 Fanshawe Park Rd E.

Good Morning,

We have lived in Stoneybrook Heights for over 26 years. It is a beautiful neighborhood with friendly neighbours, excellent schools, parks and treasured conservation areas. This is our 'forever' house and we plan to live here as long as possible into the future. Our son and daughter-in-law currently

reside with us and relatives ...it from Canada and England. They all appreciate our lovely area which is full of trees and attractive gardens.

We strongly oppose Case NO. OZ-8624 at 420 Fanshawe Park Road East, London, Ontario. This proposed development violates zoning and density regulations and is in conflict with the City's Official Plan. It gives no consideration to the existing character of the surrounding neighbourhood and does not enhance the area thereby contravening s.2.4.1, s.3.3.1 and s.3.3.2 of the Official City Plan. There will be a negative impact on area schools and traffic.

The developer's concept is not compatible with the existing area in terms of scale, intensity of use and rights of surrounding landowners. In accordance with the Official City Plan, high density buildings are only permitted in 'Nodes' in the city, usually at the corner of arterial roads. It is not reasonable nor acceptable that a mid-block, low density residential area be considered a 'node' and be developed as high density. There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site and most are less than 6 stories in height.

According to the developer's report, they have adjusted the design of the building to be sensitive to the neighbourhood character by flipping massing and orientation. This has not been accomplished as the mass and size of the building is not sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood. In addition, the proposed building and roof-top patio would result in a noise level far in excess of what is acceptable by the Province of Ontario.

Contrary to the developers report, the site is not situated in the vicinity of any existing medium density residential development. It is surrounded by blocks and blocks of single family homes in Stoneybrook Heights, Old Stoneybrook and Stoney Creek. The closest medium density is 750m away.

'Bonusing' based on design is unreasonable in this circumstance and would result in a structure not compatible with the Official Plan. 'Bonusing' should not even be considered as the proposed monstrosity of a building will be an eyesore to several neighborhoods.

We trust the city planners to approve responsible development in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. It is imperative to protect the interests of property owners in established areas and preserve pleasing, attractive neighborhoods. We are trusting you - our council and planning committee to ensure that a decent and attractive area of our Forest City is not destroyed.

Sincerely Karen and Doug Crowe
33 Virginia Crescent
London, ON.
N5X 3E4

Wise, Sonia

From: Bob Gauthier <[REDACTED]>
Sent: Monday, July 04, 2016 6:55 PM
To: Wise, Sonia
Subject: RE: 420 Fanshawe Park Rd East , Case # OZ - 8624

Thank you Sonia

I must say I was disappointed with the behaviour of some residents in attendance. There is no question residents aren't happy and that was clear. However, this was an information night and only that.

I actually left early as it seem to get worse not better nor productive. For me the size this building has to be will have a significant impact on the neighbouring homes and traffic and it is too bad they didn't choose to build high end townhomes.

Have a great week.

B☺B

From: Wise, Sonia [mailto:swise@london.ca]
Sent: July-04-16 4:37 PM
To: Bob Gauthier
Subject: RE: 420 Fanshawe Park Rd East , Case # OZ - 8624

Dear Mr. Gauthier,

Thank you for your comments, they will be considered as part of the application review.

Please do not hesitate to contact me for any further information,

Regards



Sonia Wise
Planner II, Current Planning
Planning Services
City of London

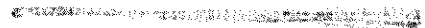
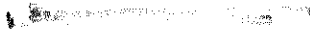
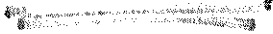
P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

From: Bob Gauthier [mailto:[\[REDACTED\]](mailto:[REDACTED])]
Sent: Sunday, June 26, 2016 9:37 PM
To: van Holst, Michael; Wise, Sonia
Cc: Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: 420 Fanshawe Park Rd East , Case # OZ - 8624

I would like to register my opposition to the development of this property as proposed. This will have a significant negative effect on the existing neighbourhood as the proposed land use is excessive for this location.

It is non compliant with the City A building of this size should not be built in an area of single family detached homes which have been there for over 30 years. It will also contribute to additional traffic issues in an area that is already dealing with increased congestion and access problems.

Bob Gauthier
504 Jeffreybrook Dr,
London, Ontario
N5X2S6



Wise, Sonia

From: Kurt Fischer <[REDACTED]>
Sent: Monday, July 04, 2016 5:32 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]@gmail.com
Subject: Case No. OZ-8624

Dear City of London -

As a tax paying property owner in the Stoneybrook area, I want to share my fears about Case No. OZ-8624

Although the formal address of this very large apartment building would be Fanshawe Park Road, the fact is that it will require entry/exit from Donnybrook which is currently a very quiet residential street. Some of the reasons that the developer feels entitled to ask for approval of such a proposal with so much "bonusing" is that the proposed large building would front onto Fanshawe Park Road. This is very misleading, as at least half of the traffic would be diverted onto Donnybrook which is a quiet residential street. Additionally, the increased traffic onto Hastings Drive and Philbrook will be substantial, and these are also residential streets. Such a development would permanently and dramatically reduce the quality of life for existing property owners who are affected by these traffic patterns. People do not invest in residential housing on a quiet street with the expectation that it will become a daily thoroughway for over 140 households. I believe that this also contravenes London's planning policies whereby quiet residential streets should not suddenly be changed into loud and busy thoroughfares, and this is exactly what will happen with this plan.

The noise levels that such a project will generate are also excessive and not in line with provincial guidelines. This project is simply much too large and dense for the neighbourhood, and will generate noise and traffic activity that will have unarguably very negative effects on the entire neighbourhood. People purchase into a neighbourhood for a quality of life that they believe in investing in. This is an area of single family homes, and the property in question, under the same planning design as the current neighbourhood has, would allow for perhaps 10 or so homes, not the traffic and noise of over 140 households!

The proposed large and dense development will absolutely degrade the neighbourhood by introducing high noise levels and heavy traffic onto what are now quiet residential streets filled with hard working families. The proposal is not in line with municipal and provincial planning policies, and so it must be denied. Please do not make taxpaying property owners suffer with degradation of their residential quality of life, for the benefit of profit driven developers who do not care about the degradation of the neighbourhood. We have been here over 10 years, and love where we live, but this will change if it becomes a noisy traffic hub. This development belongs only at a true "corner Node", not backing onto people's quiet streets and single family homes, in an area zoned for single family homes.

Case No. OZ-8624

Wise, Sonia

From: James Crimmin [REDACTED]
Sent: Monday, July 04, 2016 4:51 PM
To: Wise, Sonia
Subject: Re: CASE NO: OZ-8624

Dear MS Wise,
Subsequent to my email submission I am informed that it is not the developer who has purchased 420 Fanshawe who has also purchased the first house in Hastings Drive. It is a different developer who has purchased this house and who is attempting to purchase the second house. This does not give me much comfort, since it appears we are being hemmed in by two developers not one.

Regards,
Jim Crimmins

James E Crimmins
Fulbright Fellow
Professor of Political Theory
Huron University College
1349 Western Road
London, Ontario, Canada N6G 1H3
T: [REDACTED]
Email: [REDACTED]

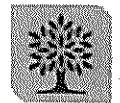
On Mon, Jul 4, 2016 at 9:25 PM +0100, "Wise, Sonia" <swise@london.ca> wrote:

Dear Mr. Crimmins,

Thank you for your comments, they will be considered as part of the application review.

Please do not hesitate to contact me for any further information,

Regards

 **Sonia Wise**
Planner II, Current Planning
Planning Services
City of London

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

From: Griffiths, Ashleigh
Sent: Monday, June 20, 2016 9:19 AM
To: 'James Crimmins'
Cc: Wise, Sonia; Griffiths, Ashleigh
Subject: RE: CASE NO: OZ-8624

Good Morning James:

Thank you for the email. I see that you have sent the email directly to Councillor Zaifman. It would appear that the email address for planner Sonia Wise was spelt incorrectly – swise@london.ca. I have copied Sonia on this email so that she has received your comments below.

Sincerely,

On behalf of Councillor Jared Zaifman,



Ashleigh Griffiths
Administrative Assistant
Elected Officials, Councillors' Office
City of London

London
CANADA

300 Dufferin Ave, P.O. Box 5035 | London, ON, N6A 4L9
P: 519.661.5095 | Fax: 519.661.5933
www.london.ca

From: James Crimmins [REDACTED]
Sent: Sunday, June 19, 2016 6:18 PM
To: Griffiths, Ashleigh <agriffit@london.ca>
Subject: Fw: CASE NO: OZ-8624

For the attention of Jared Zaifman

From: James Crimmins
Sent: June 19, 2016 5:14 PM
To: wise@london.ca
Cc: mvanholst@london.ca; mtomazin@london.ca; barmstro@london.ca; msalih@london.ca; jhelmer@london.ca; psquire@london.ca; joshmorgan@london.ca; phubert@london.ca; ahopkins@london.ca; vridley@london.ca; sturner@london.ca; husher@london.ca; tpark@london.ca; jzaifman@london.ca; stoneybrookneighbours@gmail.com
Subject: RE: CASE NO: OZ-8624

Dear Ms Wise,

I am writing to protest the proposal to re-zone the property at 420 Fanshawe Road West from low density to mid-density housing and to amend the City's Official Plan to allow this to occur. I live at 1566 Hastings Drive and back on to the property in question. I have lived here with my wife and children since 1988.

There are numerous reasons why the proposal is a bad idea for the neighbourhood, the city, and for my family.

First, the proposed development gives no consideration to the existing character of the neighbourhood and does not enhance the area, contravening secs. 2.4.1, 3.3.1 and 3.3.2 of the Official Plan. The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. The Official Plan stipulates that higher density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, NOT in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low-density residential area be considered a node, and be developed to a higher density than the rest of the neighbourhood. Contrary to the developer's statements in the proposal provided, there are no similar examples of the proposed scale and density within this low-density neighborhood. The examples cited by the developer are more than 800m from the site, and most are less than 6 stories in height. Contrary to the developers assertions, the site IS NOT situated in the vicinity of existing medium density residential development. It is also clear that "Bonusing" based on the design is unreasonable as it would result in a structure not compatible with the Official Plan.

Second, according to the developer's proposal, the design of the building has been adjusted to be sensitive to the neighbourhood's character. However, the mass and size of the building is NOT sensitive, nor is the tiered design away from the front of the building. The design is a monstrosity and will put a very large number of people on a site, a good number of whom will be in apartments overlooking the backyards and windows of the surrounding houses. This will have a dramatic impact on the privacy rights of the neighbourhood, most notably my own and my nearest neighbours who also back on to the site.

Third, the actions of the developer thus far raise serious questions about the integrity of what they are planning for this site. Having deliberately allowed a perfectly good house (the old Poole house) to remain empty for several years so that it reached the point of becoming derelict and unsafe, and thus had to be torn down, the proposal is replete with vague promises about maintaining the trees on the site (to the maximum possible? as many as is practical? as many as it is possible to keep?), statements which none of us believe. Further, a couple of months ago the developer purchased the first house on Hastings Drive (no. 1554) backing on to the site, leaving the house empty. Via a third party real estate agent, the developer has also put inordinate pressure to sell his house on my neighbour in the second house on Hastings Drive (no. 1558), also backing on to the site. This case is now before the courts, with both parties suing each other, and the real estate agent involved has been reported for his irregular activities to the Ontario Real Estate Board. What plans does the developer have for these properties? The present proposal contains no mention of these properties, but the suspicion is that if 420 Fanshawe is rezoned and the Official Plan amended to allow the building proposed, then it will be amended at some future point to expand into the properties on Hastings Drive.

The residents of Stoneybrook rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods. I hope very much that you and your colleagues on the Planning Committee and on Council agree with us and support us in resisting this threat to our neighbourhood.

Sincerely,
Jim Crimmins
1566 Hastings Drive
London,
Ontario N5X 3C6

Wise, Sonia

From: Grace L [REDACTED]
Sent: Monday, July 04, 2016 4:19 PM
To: Wise, Sonia
Subject: Re: Case No.OZ_8624



Hi, Sonia,

Thanks for your reply, hope the government will pay attention to our concerns.

Best,

Grace

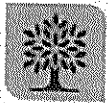
On Mon, Jul 4, 2016 at 4:16 PM, Wise, Sonia <swise@london.ca> wrote:

Dear Zhen, Xiangtian & Tang,

Thank you for your comments, they will be considered as part of the application review.

Please do not hesitate to contact me for any further information,

Regards



Sonia Wise
Planner II, Current Planning



Planning Services
City of London

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9

P: [519.661.2500](tel:519.661.2500) x 5887 | Fax: [519.661.5397](tel:519.661.5397)

swise@london.ca | www.london.ca

From: Grace Li [m [REDACTED]]
Sent: Monday, June 20, 2016 5:03 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared [REDACTED]@gmail.com
Subject: Case No.OZ_8624

Hi, there,

We received the Notice from the city of London about the possible change official plan land use at "420 Fanshawe Park Road East". We strongly oppose this change for the following reasons.

1. The change will increase the traffic significantly in Hastings Drive, Phillbrook Drive. Currently, in winter, high traffic period, the intersection of Wendy Land & Hastings Drive is often blocked by lots of traffic. If there are 142 units to be built at this area, can't imagine how horrible the traffic situations will be!
2. The Jack Chamber Elementary is located at Hastings Drive; times of traffic in the future will increase the unsafe factor of pedestrians, especially for kids, and produce more accidents at intersections.
3. The change means that there are more people, more traffic, this will absolutely increase environmental noise, worsen the air quality, and decrease the living quality around this area.
4. The change will cut lots of huge trees at the planned land, this departs from the spirit of "Forest City", we are proud of this call, please don't ruin it.
5. We support developments of our beautiful city leading by the city government, but please don't give the existing areas negative effects; don't disturb our peaceful life because of the new development; don't sacrifice anything to develop the city. It isn't worth to do it.
6. There are lots of available lands in London, why build a high density building at the existing, mature low density area, this is not a smart and reasonable decision.

Based on the above reasons, our family object this change firmly, please think about our opinions. Your consideration will be appreciated sincerely.

We are looking forward to hearing from you soon.

Best,

Zhen Hu,

Tang Li and Xiangtian HU

Wise, Sonia

From: Arlene [REDACTED] ✓
Sent: Monday, July 04, 2016 2:35 PM
To: mvanhoist@london.ca; Wise, Sonia; Tomazincic, Michael; barmstrong@london.ca; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Subject: RE: CASE NO: OZ-8624

RE: CASE NO: OZ-8624

We are sending this email in order to **strongly oppose the rezoning of 420 Fanshawe Park Road East** for the following reasons.

The proposal to build a six story apartment complex with a total of 142 units WILL NOT ENHANCE the neighbourhood of single family homes but WILL ADVERSELY AFFECT it. This contravenes s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

The current proposal exceeds the height and density of medium density zoning due to the bonus application to be granted for building aesthetics and underground parking. According to the Official Plan, high density buildings such as this are only permitted in Nodes in the city not in the middle of a residential block of single family homes.

The mass and size of the building and the tiered roof-top patio will have a serious impact on the privacy of residents in the surrounding neighbourhood. Changes to the massing and orientation of the project DO NOT alter this.

Contrary to the developer's report, this site IS NOT situated in the vicinity of existing medium density residential development with the closest such density being 750 metres away. There are no examples of the proposed scale and density within this low-density neighbourhood. The examples supplied by the developer are more than 800 metres from the site and are less than six stories in height.

The building, as proposed by the developer, would result in a noise level very much above that considered acceptable by the province.

On a personal level, we believe that this development has no place in our subdivision and would completely alter the liveability and safety of the area with increased traffic and noise.

Residents in the area do not, at the present time, have an elected Councillor to fight for us. We are counting on the rest of City Council to act on our behalf and reject this proposal.

Ron and Arlene ROSSINI
492 Jeffreybrook Drive
London N5X 2S6

492 Jeffreybrook Drive
London N5X 2S6

Sent from Mail for Windows 10

Wise, Sonia

From: Bob Sunstrum [REDACTED]
Sent: Monday, July 04, 2016 12:30 PM ✓
To: Wise, Sonia
Cc: van Holst, Michael; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; stoneybrookneighbours@gmail.com
Subject: 152440_420 Fanshawe Park London

Ref: 420 Fanshawe Park Road East **Transportation Access Assessment**

I was pleased to see the overwhelming objections to this development at the information session held last week. I have read the Transportation Access Assessment report and would like to comment on the traffic data on the "Fanshawe Park Road East & Hastings Drive" intersection. I found the delay data highly suspect. I use this intersection every day and during the peak hours the turn east onto Fanshawe can often take 2 minutes or more (typically until the lights along Fanshawe delay the traffic). In particular, there is a high volume of vehicles picking up children from Jack Chambers Elementary School just two blocks north on Hastings drive results in a significant traffic spike from 3:45 to 4:00pm. There are often several cars backed up to turn East on Fanshawe.

As bad as this is, the last thing we need is even more traffic. Our neighbourhood was built to accommodate the infrastructure needs of single family homes – and a 140+ apartment development is inconsistent with our area.

Sincerely
Bob Sunstrum
47 Wendy Crescent
London ON N5X 3J6

Wise, Sonia

From: robertmoyer [REDACTED] ✓
Sent: Monday, July 04, 2016 12:22 PM
To: Wise, Sonia
Subject: Fwd: Case OZ-8624

Begin forwarded message:

From: robertmoyer [REDACTED]
Subject: Case OZ-8624
Date: July 4, 2016 at 12:09:19 PM EDT
To: mvanholst@london.ca

RE: CASE NO: OZ-8624

The proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

- The developer's concept is not compatible with the surrounding area, which are low density single family homes.
 - According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.
 - Increase of traffic is a concern. Donnybrook is already used by cars to get to the stoplight at Phillbrook Drive and Fanshawe.
 - Concern about water runoff with the amount of area covered by the building and the parking area.
- Many mature trees on the site will not survive with the construction involved for the building. Disturbing tree roots is not good for trees.
- There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.
- The developer's report indicates that the design of the building is to be sensitive to the neighbourhood character. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.
- Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away.
- 'Bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.
- We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

Wise, Sonia

From: Kayley Stewart [REDACTED]
Sent: Monday, July 04, 2016 11:31 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: Letter of Opposition, Case No. OZ 8624
Attachments: bqncJSpPVwdVfoz-800x450-noPad.jpg

To: All London City Councillors, City Planners

Re: Case No. OZ 8624

I am writing this letter to oppose the rezoning and official plan amendment for 420 Fanshawe Park Rd. E. The plan amendment would change the zoning of 420 Fanshawe Park Rd East from R1 (single detached residential) to R8 (with bonus provisions) to permit a six story apartment complex with a total of 142 units on the 1.3 ha property.

I have lived in this neighbourhood for over 15 years, and have got to know my neighbours very well. Not a single person I have talked to has anything positive to say about this new building proposal. It would disrupt the quality of life in the neighbourhood in terms of noise, pollution, privacy, and added traffic. Not to mention, the zoning laws would have to be changed in this neighbourhood in order for this proposal to even be considered.

This high density building would significantly increase the noise volume in the surrounding area, even with greenery surrounding the new proposed building. There would be construction over a few years, which would lead to an increase in noise, pollution, and traffic that the neighbourhood would have to endure. People on their balconies, or on the tiered roof top patio would increase the noise, as well as all the extra vehicles that would be driving around the property. Especially with a transient population, there would be disregard for the families surrounding the building, and their lifestyle. I personally work at 6 am everyday, and would not like to be kept up all night with all the extra noise, and parties that would inevitably occur.

Privacy is another huge deterrent. As a resident near to the proposed building, there would be a tremendous infringement of my privacy, and the privacy of my family. With the roof top access and balconies, there would be plenty of opportunities for people watching. I don't want people to see into my backyard. We are in a school zone and the fact that strangers would be able to see in to my backyard, and the backyard of many other families with small children is not right, and should not be allowed. Also, having a transient population is not in accordance with the character of this neighbourhood.

Jack Chambers Public School is down the road from the proposed building, so there are already issues with traffic and congestion at certain times of the day. Adding a high-density residential building would only increase the traffic and would dramatically increase accidents. The main access would be on Donnybrook, adding traffic directly into the neighbourhood. There would be a secondary access from Fanshawe Pk Rd., wherein only right hand turns could be made into and out of the complex, which would only increase the U-turns in the surrounding intersections and side streets. It would be dangerous for pedestrians and cyclists with

this added traffic.

There are also many issues with the zoning laws, and the location of the building. In accordance with the Official Plan, high density buildings are only permitted in certain areas of the city, usually appearing at the corner of arterial roads, not in the middle of a residential block as it is proposed. It is neither reasonable nor acceptable that this high-density building be built where it is proposed. The builders are using Fanshawe Park Rd., a busy arterial road, as a way to increase the density of their building, but the main entry to the building would be on Donnybrook, a low-density area. There are also no current buildings of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 750m from the site, and most are less than 6 stories in height.

By cutting down all the trees in that property and by changing the density allowed in our neighbourhood as dictated by the zoning laws, there would be an enormous degradation of the neighbourhood character. According to the City of London's official plan under section 2.4.1, higher intensity land uses will be permitted in locations where the residential area would be enhanced and not adversely affected by the development proposed. Our neighbourhood is strictly a single-family unit, low-density area, as per the zoning laws, and the proposed building is a high-density, 6 floors, 142 unit eyesore that would ruin the integrity of this neighbourhood. People move to this neighbourhood for the quiet, community-based, family-oriented lifestyle. This proposed building is not in adherence to the lifestyle or planned function of the entire neighbourhood. No consideration is given to the existing character of the neighbourhood. It does not enhance the character of the neighbourhood, nor is it compatible in terms of scale and density.

I welcome the building of additional single family dwellings, as this is in accordance with the zoning laws, and character of the neighbourhood. This would not devalue my home, or the homes of any other resident in the neighbourhood. No one is going to want to live next to a high-density building where the noise would keep them up at night, and strangers would be able to look into your backyard whenever they please. I understand fully the desire to in-fill and to stop urban sprawl. But you can't change the zoning laws to suit the needs of greedy corporations and builders, and neglect the needs of your own citizens. Think about this proposal as if it was being built in your neighbourhood. Follow your own laws and build this building in an appropriate location. Not here.

Kayley Stewart
Hastings Rd. resident

Please confirm that you have received and read this letter.
Attached is a picture of the proposed building.

Wise, Sonia

From: Bob Schelstraete [REDACTED] ✓
Sent: Monday, July 04, 2016 10:45 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Subject: CASE NO OZ-8624

RE: CASE NO: OZ-8624

I hereby forward my complete OBJECTION to the proposed development.

1. My first concern is the effect on traffic in our area. Exiting onto Fanshawe from this complex would be limited to turning west meaning anyone exiting the complex will turn west and then have to turn north through the residential streets such as Hastings, Donnybrook, Philbrook etc to get to where they can turn east onto Fanshawe.
2. Locating this development in the middle of a residential block will cause havoc because of the traffic and noise for residents in the immediate area.
3. Families bought and live in this area based on the existing Official Plan.
Changes as proposed will decrease the property values for future sales.

Robert Schelstraete
591 Jeffreybrook Dr
London N5X2S3

Elaine Schelstraete
591 Jeffreybrook Dr
London N5X2S3

Wise, Sonia

From: ash <[REDACTED]> ✓
Sent: Monday, July 04, 2016 9:29 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Cc: ash
Subject: Fw: Case No. OZ-8624

Re: Case No. OZ-8624

My husband and I moved into the Stoneybrook neighbourhood nearly two years ago. We had looked for homes all over London but fell in love with the spacious homes, mature trees that cover our property and fill our streets. It is a quiet neighbourhood with a lot of privacy, a great location, close to schools and our jobs.

We are very disappointed to hear about the application to build at 420 Fenshawe Road and upset because this building will negatively impact our neighbourhood in a number of ways. We depend on you to approve responsible intensification in the right locations as outlined in the Official Plan. The Stoneybrook neighbourhood is not the right location for this condo.

We are very concerned that our quiet neighbourhood may be disrupted with a 6 storey condo building that doesn't mirror the surrounding area in terms of scale, intensity of use, and the impacts to privacy of the surrounding landowners, of which we will be directly impacted. The parking and increase in number of cars will negatively impact our quiet neighbourhood. The roads will be very busy with a lot more of traffic that this area can't support and the rooftop patios will invade the privacy that we currently enjoy. It should also be taken into consideration that proposed building would result in a noise level far in excess of what is acceptable by the province. This alone should be reason enough to reject the application.

Furthermore, there are no examples of the proposed scale and density within this low-density neighborhood. The examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height. There is no reason that this building is suitable or attractive for this area. It would not blend into the existing neighbourhood but will stand out and look misplaced amongst the low-density homes on Fenshawe and Donnybrook.

I understand that the Developers Report indicates that the site is situated in the vicinity of existing medium density residential development. That statement is not accurate, in fact the closest medium density residential development is 750m away. This is an inaccurate representation of the facts.

Additionally, the proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan. Additionally, 'bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

We rely on The City to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

I ask you to reject this proposal and thank you for your consideration.

Ashley Havers

Wise, Sonia

From: JUDITH FORTIN <[REDACTED]> ✓
Sent: Sunday, July 03, 2016 8:54 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Subject: Case No. OZ-8624 Objection to rezoning proposal (old Poole estate Fanshawe Park Rd.)

I am resident at 1570 Phillbrook Drive, located directly across the intersection from Donnybrook.

Objection

I object to the proposed rezoning application of the old Poole estate property which is located at 420 Fanshawe Park Rd. and Donnybrook, mid block between Phillbrook and Hastings.

The proposed development is in conflict with the existing character of the established neighbourhood in terms of scale, intensity of use, and its effect on the existing single-family residential neighbourhood.

Design location inappropriate

In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block.

There are no examples of the proposed scale and density within this low-density neighbourhood. Closest similar buildings are located to the west at North Centre Rd., and on Adelaide to the east, both long distances from the proposed site. Building as proposed would be an anomaly in this location.

The current design of the proposed building is suggested by the developer as being sensitive to the neighbourhood character by flipping the massing and orientation. However, the height and mass of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.

Traffic volume increases

Traffic volume along Donnybrook and Phillbrook, and in particular at the intersection of Donnybrook and Phillbrook, will be massively increased as a result of hundreds of vehicles daily entering and exiting the complex onto Donnybrook and travelling to the controlled intersection at Fanshawe and Phillbrook in order to make a left turn onto Fanshawe at the traffic light.

There has also been accidents since the addition of the island which has not deterred drivers from slowing down. One of which the driver completely lost control and hit the basement foundation of the house on the corner of Phillbrook and Donnybrook. Drivers coming south on Phillbrook always drive fast especially when the light is green. They all want to get to that green light. As this new building would add up to possibly 200 vehicles coming to turn right onto Phillbrook to go to the lights, drivers will be taking even more risks to turn right onto Phillbrook. Especially with people driving so fast down Phillbrook south to get to the lights.

Also. The one morning while I was backing out, a driver coming east on Donnybrook couldn't even wait for me to start driving off. When the driver saw the green light, the driver just drove around me and passed me on my left to get to the green light. I'm sure there will be even more impatient drivers in those units. It's just too many additional vehicles for a residential area.

Noise Levels

According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.

'Bonusing' based on design is unreasonable in this circumstance as it would result in a density which is not compatible with the surrounding neighbourhood, and therefore should not be considered. "Bonusing" as a concept in itself, is objectionable; it is simply 'bonusing' developers to increase their profit.

The citizens of London rely on their city councillors and city administration to approve **reasonable and responsible** intensification **in the right locations**, to promote good planning that is compatible with surrounding neighbourhood. The interests of residents in established neighbourhoods, and not developers profit, should be the primary, paramount and overriding concern of city councillors and the City of London, .

Judith Fortin

Wise, Sonia

From: andrew richardson <[REDACTED]@[REDACTED].com> ✓
Sent: Sunday, July 03, 2016 6:12 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: Case No. OZ-8624 Objection to rezoning proposal (old Poole estate Fanshawe Park Rd.)

I am resident at 1570 Phillbrook Drive, located directly across the intersection from Donnybrook.

Objection

I object to the proposed rezoning application of the old Poole estate property which is located between Fanshawe Park Rd. and Donnybrook, mid block between Phillbrook and Hastings.

The proposed development is in conflict with the existing character of the established neighbourhood in terms of scale, intensity of use, and its effect on the existing single-family residential neighbourhood.

Design location inappropriate

In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block.

There are no examples of the proposed scale and density within this low-density neighbourhood. Closest similar buildings are located to the west at North Centre Rd., and on Adelaide to the east, both long distances from the proposed site. Building as proposed would be an anomaly in this location.

The current design of the proposed building is suggested by the developer as being sensitive to the neighbourhood character by flipping the massing and orientation. However, the height and mass of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.

Traffic volume increases

Traffic volume along Donnybrook and Phillbrook, and in particular at the intersection of Donnybrook and Phillbrook, will be massively increased as a result of hundreds of vehicles daily entering and exiting the complex onto Donnybrook and travelling to the controlled intersection at Fanshawe and Phillbrook in order to make a left turn onto Fanshawe at the traffic light.

Noise Levels

According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.

'Bonusing' based on design is unreasonable in this circumstance as it would result in a density which is not compatible with the surrounding neighbourhood, and therefore should not be considered. "Bonusing" as a concept in itself, is objectionable; it is simply 'bonusing' developers to increase their profit.

The citizens of London rely on their city councillors and city administration to approve **reasonable and responsible** intensification **in the right locations**, to promote good planning that is compatible with surrounding neighbourhood. The interests of residents in established neighbourhoods, and not developers profit, should be the primary, paramount and overriding concern of city councillors and the City of London, .

Andrew J. Richardson

Wise, Sonia

From: Eunika [REDACTED] ✓
Sent: Sunday, July 03, 2016 5:02 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Subject: RE: Case No. OZ-8624

Dear City Planners and Councillors,

RE: Case No. OZ-8624

We have lived in the area around 420 Fanshawe Park Road East for approximately 15 years as a family when I was younger and my husband and I are just moving back this month, since we purchased a house. We came to this neighbourhood with my parents saving everything they had so that I could be brought up in a secure and caring neighbourhood. To this day, this neighbourhood is a dream come true and we would not live anywhere else. We feel that the proposed development for 420 Fanshawe Park Rd East from R1 to R8 is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. It is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan. This is a high density building that is only permitted in Nodes in the city usually at a corner of arterial roads, but this one would be in the middle of a residential block. There are no other examples of the proposed scale and density within this low-density neighbourhood.

To our family, the way our neighbourhood is laid out now creates a beautiful and safe community feeling where my husband and I would like to start our own family soon. As a teacher, I see the affects of the changes that neighbourhoods go through (e.g., rental apartments, condos versus detached houses) because these changes affect our schools. A large building like this will create instability. Furthermore, I would be afraid for the safety of my family and neighbours as well as frustrated with increased noise levels due to traffic from the huge influx of people, cars, and of course, construction and up-keep. A few years ago my mom was hit by a car near Masonville Mall because of the large traffic in that area. This building would create even more traffic, with many people driving in and out of this building. This building almost looks like a hospital which would make our beautiful community not stand out anymore like it does now.

Thank you so much for taking the time to read this letter and to consider our short but earnest appeal to this "hospital"-like building,

From Stoneybrook residents,

Eunika Shantz
Steele Shantz
Marta Khomiak
Jaroslav Khomiak

Wise, Sonia

From: Yoonhwa Kim [REDACTED] ✓
Sent: Friday, July 01, 2016 6:21 PM
To: Wise, Sonia
Subject: objection to oz-8624

Hello Sonia,
I disagree with your plan for zoning amendment on 420 Fanshawe Park Rd.E.
Our neighbours will lose their privacy and quiet living environment.
I think it is worth to keep preferred living zone so that people who wish to live these areas have opportunity to choose to live, otherwise we wouldn't have preferred area for our living.
Please don't approve zoning change and support our neighbors' wishes to keep beautiful residential area.
Thanks,

Regards,

Yoonhwa
1582 Hastings Dr.
London ON N5X3C6

Wise, Sonia

From: Bruce Curtis [REDACTED] ✓
Sent: Thursday, June 30, 2016 9:01 PM
To: Wise, Sonia
Cc: Fleming, John M.; Tomazincic, Michael; S Roch
Subject: OZ-8624 - 420 Fanshawe Park Road East, London
Attachments: OZ-8624 - 420 Fanshawe Park Road Response Ltr.pdf

Ms. Wise:

Please find attached my letter commenting on the application proposal for the above-noted location, expressing my concerns and opposition. I would appreciate you taking my concerns into consideration during your review of this application. Further, I would like to be notified of any future meetings or proceedings with respect to this application.

Thank you, Bruce Curtis, RPP, MCIP
Registered Professional Planner

✓
Bruce Curtis
99 Wendy Crescent
London, Ontario
N5X 3K1

June 28, 2016

Ms. Sonia Wise, Planner
City of London, Planning Services
P.O. Box 5035
London, ON N6A 4L9

RE: File No. OZ-8624 – 420 Fanshawe Park Road East

This letter is in response to your notice of application regarding the above-noted property and the requested Official Plan amendment and Zoning By-law amendment to permit a mid-rise apartment building with a total of 142 apartment units.

I wish to express my concern and opposition to the requested Official Plan and Zoning By-law amendments. The requested amendments and proposed development represents an inappropriate and excessively dense intrusion into the existing stable and well-established Low Density Residential neighbourhood. The requested Multi-family Medium Density Residential designation is far too great a change for this location and the further request for a bonus to increase the height and density is equally inappropriate.

Residential intensification is a laudable principle in general and redevelopment of underused residential parcels with additional residential units is a worthy goal. However, developing every available site with a multi-storey apartment building in the interest of residential intensification is neither appropriate nor desirable in good community planning. Consideration must be given to context and land use compatibility when assessing sites for residential intensification. The absence of such considerations can lead to a destabilizing effect and breaking down existing established and healthy neighbourhoods.

The original design for this subdivision has provided frontage for the subject parcel of land on to Donnybrook Road such that future redevelopment at a reasonable scale and density could be accommodated and integrated into the neighbourhood. The current request and proposal does not adequately consider the original subdivision design, nor does it consider land use compatibility or neighbourhood integration. Both of these are basic land use principles, which need to be addressed.

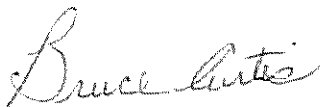
While it is accepted that some form of redevelopment will occur on this site, any future Official Plan or Zoning By-law amendments by the City of London need to be more sensitive to the site context, scale, density, building form, land use compatibility and neighbourhood integration. Residential redevelopment and intensification must be at a reasonable density and scale and a form suitable to the existing neighborhood.

With respect to the proponent's consulting planner's "Planning Justification Report", the report purports to use four examples of comparable "local development initiatives". Most of these are not comparable projects, but have very different contextual, locational and situational attributes. Therefore, these projects are not comparable and should not be used as justification for the subject proposal.

A further concern with respect to the proposed development is vehicular site access on to Fanshawe Park Road. The City of London Transportation Engineering Department has indicated that they they would permit only a right-in and right-out access to this site. The proponent's consulting transportation engineer's report recommends a full access driveway on to Fanshawe Park Road at this mid-block location, which would require removal of a portion of the existing median barrier. A full access driveway at this location would significant reduce the level of service of Fanshawe Park Road and effectively decrease the efficiency of the road to perform its planned function. Again, this demonstrates that the proposed development is an inappropriate scale and form of development at this location.

It is my request that the proposed development application and the incumbent requested Official Plan and Zoning By-law amendments be refused by the City of London as inappropriate development for this site. I further request notification of any future meetings or proceedings with respect to this application. Thank you for your consideration.

Yours truly,



Bruce Curtis, RPP, MCIP
Registered Professional Planner

Copies:

Shauna Roch, Stoneybrook Heights Uplands Residents Association
Stan Brown, President, Stoneybrook Heights Uplands Residents Association
Mayor Brown and Members of London City Council
John Fleming, Managing Director, Planning and City Planner
Michael Tomazincic, Manager – Current Planning

Wise, Sonia

From: Zina Atta [REDACTED] ✓
Sent: Thursday, June 30, 2016 3:49 PM
To: van Holst, Michael; Squire, Phil; Wise, Sonia
Subject: 420 Fanshawe-Thoughts on last night.....

Hello

this email is in response to a meeting held by Westdell to the proposed rezoning of 420 Fanshawe Park Road. Many City representatives were there along with council to hear the proposed plan for this mid (high) rise to the community. There was a Q &A after the presentation which went over due to the magnitude of those wanting to share their concerns. I had no Q&A but a comment to the City that I can share here as there was no time last night. As a community we were informed that the City must accept all applications and the planner must have a public meeting. The missing piece is the community's voice for a "must". Sending emails and signing petitions is a mere attempt to allow us to feel we have a say.

I sat at the very back of the church and watched people leave early and shaking their heads, I left and spoke to them all and it was unanimous, they could no longer adhere to the rules of conduct of this fiasco and had to leave. For those from the City that were there they can attest the anger and anxiety of this community was very much present; the number of attendees that came to hear was a drop in the bucket compared to the number of extremely concerned citizens.

The planner noted through the presentation various findings ie. noise and traffic for the proposed tenants but did not take into affect how this would affect the current community which is burdened with our current resources. The builder noted it could be rental or condo's but definitely targeting the current seniors in the community an option to downsize and stay in their beloved community. Really? The loudest beating on their drums are the seniors if you haven't figured that out already? If there was any truth to this statement a needs assessment would have been completed ensuring the residents had a voice and were involved, this developer is for himself and to have one person bring in to an area of thousands their vision or greed is not acceptable nor should we carry the brunt! Over the years there will be a Western sprawl to this building and not one or two residents per unit, but four of five as we see typically happening in these form of rentals.

With all do respect to the decision makers- this proposed building will forever stand in this community and you will all be long gone; do not shove this down our throats! Have the foresight how suburban communities look in the future and how burdened our resources really are, this community is continuously growing and needs the City to assist to make it manageable but do not add more where it can not handle. I assure you this proposal doesn't fit with the Poole's vision or the communities.

This information is directed in confidence solely to the person named above and may contain confidential and/or privileged material. This information may not otherwise be distributed, copied or disclosed. If you have received this e-mail in error, please notify the sender immediately via a return e-mail and destroy original message. Thank you for your cooperation.

Wise, Sonia

From: John Galbraith <j[REDACTED]>
Sent: Thursday, June 30, 2016 3:13 PM
To: Wise, Sonia
Subject: Case No. OZ -8624 420 Fanshawe Park Road
Attachments: Letter to Planning Department and Council.pages

Please open PDF file attached

Wise, Sonia

From: Ed Lee <[REDACTED]> ✓
Sent: Thursday, June 30, 2016 2:39 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: Caase No: OZ-8624

To Whom It May Concern,

I am one of the first residents to live in this area. I bought and stayed because it has single family homes with wide lots that provide comfort and privacy. I feel that by adding a medium density apartment building to this neighbourhood would change the quiet and privacy in the subdivision.

The proposed development is not compatible with the scale and design of the homes in the area. (low density housing)

Adding 142 plus people to this small area will increase traffic in the surrounding roads (Hastings Drive, Donnybrook Road, Phillbrook Drive), especially since traffic from the apartment building will only be allowed to exit west onto Fanshawe Park Road. Also, Fanshawe Park Road is busy enough as it is now. Adding 142 plus cars plus to it in this area will make it almost unusable at peak hours.

The official City Plan slated this area as detached single family homes and I would like it left as planned.

The Westdell Corporation tried to show that by leaving mature trees around the new building would make a 6 storey building compatible with the neighbourhood. This is like hiding the elephant in the living room. It does not work.

I am relying on the city leaders to hear the concerns of the property owners in this area and act to help maintain our rights as single family home owners and our wish to maintain the neighbourhood as established.

Thank you for your time.

Sincerely
Brenda Lee Chan

Wise, Sonia

From: Paul Monger [REDACTED] ✓
Sent: Thursday, June 30, 2016 10:33 AM
To: Wise, Sonia
Cc: van Holst, Michael; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED] [REDACTED] [REDACTED]; City of London, Mayor
Subject: RE: CASE NO: OZ-8624 - 420 Fanshawe Park Road East

After attending the meeting with the developer and planner for the proposed rezoning of 420 Fanshawe Park Road last evening, we feel compelled to write and addendum to our original objections to the proposed development. At this meeting we learned that medium density plus bonus which is proposed is equivalent to high density. We also learned that that right turn access to and from Fanshawe Park Road would require all traffic heading east from the development to be routed through our single family residential neighbourhood by turning right on to Fanshawe and then right onto Hasting and then right on Donnybrook and right again onto Philbrook in order to turn left at the stop light to proceed east. Traffic returning to 420 Fanshawe from the west would need to follow a similar route, circling the block to arrive home. The planner mention that this may necessitate an entrance to the property on Donnybrook Road which would have the same effect of placing this traffic in our neighbourhood and on our street. If this were to occur the official address would be Fanshawe Park Road, in order to be able to apply for this high density zoning change for a property on a major road but in fact the majority of traffic would be on Donnybrook Road, a single family residential street. This is a planning trick to apply for a high density apartment complex to be placed in the midst of a single family neighbourhood. This will impact on the safety of residents and the enjoyment of our neighbourhood. New development should not so negatively effect existing homes.

Our other concern was for the storm water management on the site. Our property abuts the proposed development and we know from 30 years of residency that in the spring thaw or after a rain storm, our sump pump activates at least once per minute. The land is very wet which is why weeping willow trees thrive on the site. We remain unconvinced that the developer will take adequate care to ensure that storm water from the development will not be diverted to our property and perhaps flooding our basement and back yard. Again, we urge you to not allow this zoning change.

Paul and Nancy Monger
43 Donnybrook Road, London

✓

52-601 Grenfell Drive,
London, Ontario. N5X 4E5.
June 27, 2016.

Re: CASE NO: OZ-8624;

of an appeal to this development. There appears to have been no consideration for the existing character of the neighbourhood. It conflicts with the City's Official Plan. Not only doesn't it take into consideration that the proposed site is in an established neighbourhood, it's in the middle of a well established residential block and is a high density building, which sets a precedent.

The noise level will likely exceed that of provincial acceptability. The tiered roof top patio is an invasion of privacy. The size of this development is insensitive and doesn't protect the interests of property owners used to living in their well-established neighbourhoods.

Sincerely,
Carole Valliere.

**CITY OF LONDON
PLANNING SERVICES**

RECEIVED JUN 30 2016

SW

FILE NO _____
REFERRED TO _____
SUBSEQUENT REFERRALS _____
 FOR ACTION FILE
 FOR INFORMATION BY
 FOR REPORT OTHER

Wise, Sonia

From: Lara Staecker <[REDACTED]> ✓
Sent: Wednesday, June 29, 2016 9:36 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Cassidy,
Maureen; mbrown
Cc: [REDACTED]
Subject: Re: Case No. OZ-8624

Dear City Councillors,

I have a number of concerns regarding the proposed development at 420 Fanshawe Park Rd.

My first concern is regarding the increased traffic congestion a medium / high density building will cause on an already busy road. The planning documents I've reviewed do not include any turning lanes to get into the property. Anyone turning into this property will cause a significant slow down in the flow of traffic on this already busy street, not to mention the accident potential these slow downs will cause.

I'm also concerned that this will lead to increased traffic on the quiet residential street of Donnybrook Drive and it's surrounding streets. If approval were given to include an entrance to development from Donnybrook Drive, that would have a very negative effect on this quiet residential street, and all of the surrounding neighbourhood streets as well.

Another concern I have is relating to the noise level that the proposed large apartment complex would produce. The cars and the people that would populate the proposed development will significantly impact the neighbours currently living in the immediate vicinity in a very negative way. This neighbourhood has been a quiet residential area for 30+ years, and the trees on this property are a large noise buffer to the surrounding area. Not only will the additional traffic and population cause noise, the noise level emanating from Fanshawe Park Road will no longer be buffered by the large mature trees that will need to be cut down to fit a building of the proposed size onto the existing wooded property. Finally, the sound that would reverberate off the building and into the neighbourhood would NOT be quiet, peaceful or pleasant. It has been suggested to me that the noise levels created by this development would be above the province of Ontario's allowable limits.

Also, this property backs onto a quiet residential area with lovely single family homes. This type of development is not in line with anything else in this neighbourhood, and seems to give no consideration to the existing buildings and population of this quiet residential neighbourhood. From what I understand of the city's official plan, a development of this size contradicts a number of sections in the plan, specifically 2.4.1, 3.3.1 and 3.3.2. Allowing a development of this size would ignore the existing character of the neighbourhood, and is completely at odds with our existing neighbourhood.

Finally, a development of the proposed size would put a strain on an already full school population within the neighbourhood. Jack Chambers is one of the largest schools in the city, and adding more occupancy to an already full neighbourhood would have a negative impact on a bursting school population.

I wanted to voice my concerns on this matter, just as our current councillor for Ward 5, Maureen Cassidy, did against a very similar property development request many years back on the south side of Fanshawe Park Road.

I truly hope the city planning commission hears the concerns of our neighbourhood, and acts in the best interest of its residents. I am certainly not against development on this site, but I would expect it to be done in a way that blends into the existing neighbourhood, not stands out like a sore thumb. That is exactly why we have a city planning commission, to ensure neighbourhoods stay in the character they were designed in!!! The currently proposed development looks like something that would fit in nicely in a downtown area, **not** in the middle of a very residential neighbourhood.

Sincerely,
Lara Staecker
Concerned resident

Wise, Sonia

From: Lucy Zhang <[REDACTED]> ✓
Sent: Wednesday, June 29, 2016 8:25 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]
Subject: 420 Fanshawe Park Road
Attachments: 抗议信.pdf

Lucy huiqi Zhang and Feng Jia and Dora Weiyi Jia
1581 Hastings Drive
London
N5X 3C5

June 29, 2016

To: All London City Councillors

Re: Case No. OZ 8624

In light of rezoning and official plan amendment for 420 Fanshawe Park Rd. E., as residents of Stonybrook Heights, we wish to inform you of our concerns.

Among these concerns are:

1. That the developer's concept is not compatible with the surrounding area of single family homes in terms of scale , intensity of use and the rights of surrounding landowners.
2. In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, **NOT** in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low-density residential area be considered a node, and be developed as high density.
3. The developer's proposal will result in a noise level far in excess of what is acceptable by the province. We are also concerned about the whether the sewage system, in a neighbourhood designed for single family homes will be sufficient for a high density complex.
4. We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.
5. The amount of trees that will need to be clear cut for this project to proceed is also of concern, particularly for home owners on Donneybrook who will no longer have any privacy.
6. We are concerned about the increase in traffic in the area of Fanshawe Park road, Donneybrook, Philbrook and Hastings Drive.
7. There will be an environmental impact of this high density residence in this neighbourhood. There will be rainwater, sewages, garbage removal, snow removal, sun and shade considerations to the surrounding residence area.
8. Parking will be an issue with this high density building. There will be issues with the amount of incoming and outgoing tenants using the parking spaces. We must consider that they will be using this 24 hours a day. There will be noise, exhaust and lights issues.

As residents on Hastings Drive for 20 years, what initially drew us to this neighbourhood was the quiet residential feeling, without apartments, that had a reasonable level of traffic and noise consistent with single family dwellings and a safe place for our children to play. We are hopeful that the Planning Committee and City Council will seriously consider how detrimental this proposal is to this neighbourhood.

Sincerely,

Lucy huiqi Zhang
Feng Jia
Dora Weiyi Jia

张惠琦
贾锋

贾韦依.

Wise, Sonia

From: Noha Hammoud <[REDACTED]> ✓
Sent: Wednesday, June 29, 2016 1:25 PM
To: stoneybrookneighbours@gmail.com; Hopkins, Anna; Armstrong, Bill; Usher, Harold; Helmer, Jesse; Morgan, Josh; Zaifman, Jared; Salih, Mo Mohamed; Tomazincic, Michael; van Holst, Michael; Hubert, Paul; Squire, Phil; Turner, Stephen; Wise, Sonia; Park, Tanya; Ridley, Virginia
Subject: Opposing the Rezoning of 420 Fanshawe Park Rd. E.

I am writing to you to oppose the rezoning of 420 Fanshawe Park Rd. E. I am a resident of this area for 18 years and this proposed rezoning is not in line with cohesiveness of the neighborhood of single family detached houses. This part of Fanshawe Park Road has already seen a tremendous rise in traffic over the years and an apartment complex in our neighborhood would only add to the congestion and further traffic issues. This development would NOT enhance our residential area.

Also, this kind of construction is not at all in keeping with the rest of the surrounding neighbourhood which has houses that are single family maximum two-stories. Here is a direct quote from the City of London's Community Improvement Plans webpage confirming as one of the primary goals of CIP is to "preserve neighbourhood and heritage character". Hope the City will live up to that goal and block the rezoning of the beautiful property on 420 Fanshawe Park Road E.

Again, I strongly oppose this proposed rezoning of 420 Fanshawe Park Rd. E.

Noha Hammoud
1566 Phillbrook Drive
London

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Wise, Sonia

From: Helene Cagiannos [REDACTED] ✓
Sent: Wednesday, June 29, 2016 11:34 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: CASE NO: OZ-8624

Re: Case No: OZ-8624

We have been home owners in Stoneybrook Heights for 32 years. We raised our family in this home and are now helping to raise our grandchildren who attend Jack Chambers School. We are very concerned with the City's proposal to amend the Official Plan and zoning by-law for 420 Fanshawe Park Road E.

The developer's proposal for a multi-family medium density residential building will not be in keeping with the established character of the neighbourhood . We are concerned about the noise level of such a development, the loss of privacy of existing homes and the drastic increase in traffic that will affect us all.

We are relying on the City to promote good planning that is compatible with the surrounding area. We urge you to respect the interests of the property owners and to accept nothing but low density residential development as befits the existing established character of the neighbourhood. We are relying on the City to protect the interests of property owners of the area and to promote good planning that is compatible with the surrounding land as outlined in the Official Plan.

Kindly acknowledge this letter.

Sincerely
Helene Cagiannos
George Cagiannos



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Wise, Sonia

From: Allan Lloyd <[REDACTED]>
Sent: Tuesday, June 28, 2016 9:03 PM
To: Wise, Sonia
Subject: Ref OZ-8642

Dear Sonia

As a resident of the Stoneybrook neighbourhood I am registering my and my families objection to the proposed rezoning of 420 Fanshawe park Road east ! I did not purchase a home in this area , 470 Billybrook Cres to be surrounded by high rise high density apartment buildings !

Please do not allow this proposal to go ahead . When the Pools sold that property they were told it was for a single family . It should stay that way !

Sincerely Allan H Lloyd

Sent from my iPhone

Wise, Sonia

From: Paul Monger <[REDACTED]> ✓
Sent: Tuesday, June 28, 2016 8:33 PM
To: Wise, Sonia
Cc: van Holst, Michael; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]; City of London, Mayor
Subject: - RE: CASE NO: OZ-8624 - 420 Fanshawe Park Road East

We are stating our objection to the proposed rezoning of the property at 420 Fanshawe Park Road East. Our property at 43 Donnybrook Road is adjacent to this property on the north east corner. We have resided at this address for the past thirty years and are very familiar with the neighbouring property. We purchased our home because of the large single family property next to us and the quiet green space that was part of their property. The proposed development would add 142 apartment units to this space completely changing the nature of our single family neighbourhood. A roof top patio is part of the plan which would be about **30 meters** from and two stories above our second story master bedroom. One can only imagine the noise, light and loss of privacy that this would produce. The lack of central air in the proposed development will necessitate more than 100 individual AC units which will further contribute to the noise level which the developer admits will be in excess of provincial standards. Light emissions will also greatly diminish the enjoyment of our home. The developer proposes no fencing and to keep the existing cedar hedging. There is currently open access from the property across our front lawn with a 7 meter gap in the hedging. This cannot be corrected by new planting as a mature maple tree and weeping willow produce too much shade to support a hedge. The current hedge along the west side of our property (north east corner of 420 Fanshawe) is in excess of thirty years old and has not been maintained in the last decade. As a result the trees are spindly and about 7 meters high. They are falling onto our property and many are dead. Therefore the lack of appropriate fencing in the proposal is a major concern. I anticipate dozens of residents of the proposed development crossing our property daily in order to get to Jack Chambers School, buses or the park to the north. There is no president in our part of the city for a large medium or high density development (depending on the bonusing allowed) to be place in the mist of a single family residential neighbourhood. While the current zoning for the property allows for one single family residential home, due to the size of the lot, we always anticipate a rezoning to allow multiple single family homes or perhaps condominiums at some future time. However, this proposal is "beyond the pale". This proposed rezoning will negatively effect our existing home and community and in no way will be compatible with our community. We urge the City of London Planning committee and the council to reject this request for this rezoning.

Sincerely,
Paul and Nancy Monger

P.S.
I request that Sonia Wise acknowledge receipt of this email.

Sent from Mail for Windows 10

Wise, Sonia

From: Fang Cao <[REDACTED]>
Sent: Tuesday, June 28, 2016 4:23 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: Re: Case No: OZ-8624

Dear Sir/Madam,

My name is Flora Fang Cao, and I live on 44 Virginia Cres., London ON N5X 3E8. I'm writing to you concerning the proposed residential development on 420 Fanshawe Park Rd. E.

My family have been lived in Stoneybrook Heights/Uplands community for 5 years ever since we moved to London. We've enjoyed the friendly and peaceful life here very much. Both my husband and I are working at Western University which is close to our house. My daughters love to play in Virginia Park with their friends, and my parents who are Canadian PRs and live with us really enjoy meeting their friends every day. To tell you the truth, we were all shocked at receiving the first letter, and I have to say it is a really bad idea to build such a huge and crowded building on 420 Fanshawe Park Rd E. We're so worrying about the proposed plan would ruin our beautiful community.

There are many obvious adverse effects to our community that we sincerely hope you'll kindly put it under your consideration, just name a few

1. Heavy traffic. One of the main problems is the traffic issue. As you can see, that the only exits to Fanshawe Park Rd. from our community are Hastings Dr. and Philbrook Dr., neither of which is broad yet very busy. Every morning and afternoon we can only move slowly when we meet #13 city bus run on Philbrook or #38 on Hastings, and quite a few school buses, let alone many cars Jack Chambers' parents drive their children to and fro school. We cannot imagine what kind of pain it will be if there are 142 more units with so many more cars blocking at the Philbrook and Hastings exits. How many more possible traffic accidents will happen/increase every day? No wonder it'll be a disaster to us all.

2. Intolerable noise. According to the developer's plan, the proposed building would result in a noise level far in excess of what is acceptable by the province. We purchased our house 5 years ago mostly because the community was a quiet low-density residential area. My parents, especially my mom, is very sensitive to sound. Whenever there's noise, she will be awake during the mid-night, and can hardly go asleep again. My mom was diagnosed as cancer in 2014, and doctors said she needs more rest and good sleep after the surgery and

chemotherapy treatments. So we really love the current quietness on our crescent and hope it can be remained as such forever.

3. Impacts on environment. No doubt the proposed plan would make severe damage to our current community environment during the construction and after the building. London is proud of being the "Forest City", but obvious we'd lose so many beautiful old trees once the area is developed as proposed. This February we had a chance to travel to Christchurch New Zealand, which bears the name of "The Garden City". We were very impressed by the large number of public parks with many beautiful flowers and tall trees everywhere, all kinds of! How we wish that our London can keep its reputation of the forest city. This really needs every effort to design and develop our city/communities very well.

4. Confliction with the basis of the City's Official Plan. In accordance with the Official Plan, high-density buildings are only permitted in Nodes in the city, not in the Middle of a residential block. We welcome several separate residential houses to appear on this spot if it's necessary, but it is absolutely unreasonable and unacceptable that a mid-block, low-density residential area be considered as a node, and be developed as a high-density one!

5. Incompatibilities with current community. The proposed mass and size is incompatible with our neighbourhood characters, nor is the tiered roof-top patio feature. This will have dramatic impact on the privacy rights of the neighbourhood. Families who have swimming pool in the backyard almost facing the proposed building like us will obviously become victims of some developers' ambitions to make more money. This is really sad. One (the developers) shouldn't build their happiness on the suffering of others (all current community residents)!

Thank you so much for your time and patience in reading my lengthy letter. I know I'm not good at writing in English, but I tried and sincerely hope our voices will be heard. Please forgive me if I didn't express myself clearly. I'm also writing on behalf of my husband, Charles Chunbao Xu, who is currently travelling abroad on business and has limited access to emails. Everyone has the right to pursue happiness. Just imagine what it would be like if this was happening to your own neighbourhood? Please think it over from our point of view. Your every kind effort on this would be highly appreciated.

Yours truly,

Flora

Wise, Sonia

From: Marc Stewart [REDACTED] ✓
Sent: Tuesday, June 28, 2016 2:34 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]@gmail.com
Subject: Re zoning of 420 Fanshawe Park Rd East- London case no. OZ 8624

Marc and Mary-Anne Stewart
1585 Hastings Drive
London
N5X 3J9

June 20, 2016

To: All London City Councillors

Re: Case No. OZ 8624

In light of rezoning and official plan amendment for 420 Fanshawe Park Rd. E., as residents of Stoneybrook Heights, we wish to inform you of our concerns.

Among these concerns are:

1. That the developer's concept is not compatible with the surrounding area of single family homes in terms of scale, intensity of use and the rights of surrounding landowners.
2. In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, **NOT** in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low-density residential area be considered a node, and be developed as high density.
3. The developer's proposal will result in a noise level far in excess of what is acceptable by the province. We are also concerned about the whether the sewage system, in a neighbourhood designed for single family homes will be sufficient for a high density complex.
4. We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.
5. The amount of trees that will need to be clear cut for this project to proceed is also of concern, particularly for home owners on Donneybrook who will no longer have any privacy.
6. We are concerned about the increase in traffic in the area of Fanshawe Park road, Donneybrook, Philbrook and Hastings Drive.
7. There will be an environmental impact of this high density residence in this neighbourhood. There will be rainwater, sewages, garbage removal, snow removal, sun and shade considerations to the surrounding residence area.
8. Parking will be an issue with this high density building. There will be issues with the amount of incoming and outgoing tenants using the parking spaces. We must consider that they will be using this 24 hours a day. There will be noise, exhaust and lights issues.

As residents on Hastings Drive for 20 years, what initially drew us to this neighbourhood was the quiet residential feeling, without apartments, that had a reasonable level of traffic and noise consistent with single family dwellings and a safe place for our children to play. We are hopeful that the Planning Committee and City Council will seriously consider how detrimental this proposal is to this neighbourhood.

Sincerely,

May-Anne and Marc Stewart

Wise, Sonia

From: Dolores <[REDACTED]>
Sent: Tuesday, June 28, 2016 1:38 PM
To: Wise, Sonia
Subject: OZ-8624

Hello Ms. Wise,

We have been home owners on Donneybrook for over 30 years. Our home has been a hidden treasure for our children and we hope grandchildren. We purchased the home with the understanding that we would not be in a position to ever have to face a building (such as the one suggested in the possible amendment). Our home has faced a beautiful Forrest and the street has always maintained minimal traffic. This is the main reason why we have stayed in our household for so many years and had hoped to keep our home within the family for future generations to enjoy.

We are adamantly apposed to the 142 unit multi family residential building. Our street would become saturated with traffic from the 142 cars + guests. The entrance and exit to the building would be right in front of our house, creating headaches and confusion for our household. The beautiful trees would be cut down and the privacy we have treasured for years would leave us exposed to noise from Fanshawe Park Road. Our home would face a parking lot and our grandchildren would lose a safe environment to play. Our property would decrease in value. The city would place us in a position to question whether home owners have any input over the financial gains of Westdell.

We are strongly in opposition to this building! It will change the fabric of our family run neighbourhood. We simply cannot allow a company to build such a large building without any regard or respect for the surrounding community.

Thank you for your attention and consideration,

John and Luciana Caranci
30 Donneybrook Rd.

Sent from my iPhone

Wise, Sonia

From: Anita Cramp [REDACTED]
Sent: Monday, June 27, 2016 10:04 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Cc: [REDACTED]
Subject: Case No. OZ-8624 Rezoning of 420 Fanshawe Park Rd E

Dear City Councilors,

Re: Case No. OZ-8624

I am writing this email to inform you that myself and my husband oppose to the rezoning of 420 Fanshawe Park Rd E. I have lived in the Stoneybrook neighbourhood for 8 years. The proposed development is not sensitive to the established neighbourhood - the sole reason myself and many neighbourhood purchased property in this area. Currently the area is entirely zoned as a low density neighbourhood and should stay that way for the respect of the current property owners as well as for integrity of the London Plan. It is my understanding that the Official Plan permits high density buildings only nodes in the city, usually appearing at the corner of arterial roads, and not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density. Contrary to the developers report, the site is not situated in the vicinity of existing medium density residential development. The closest such density is 750m away.

Furthermore the public school in the area is at maximum capacity; having 6 JK/SK classrooms in the 2014/2015 school year. I do not understand how the school could take an influx of residents in this area. In addition it is a strong possibility that the increase in traffic (due to such a high density residence complex) area could increase safety concerns of the many students who walk/bike to their community school.

I trust that you will agree that 420 Fanshawe Park Rd E should not be rezoned.

Sincerely,
Wayne and Anita Cramp
571 Jeffreybrook Drive

Wise, Sonia

From: zhang xiaopeng <[REDACTED]>
Sent: Monday, June 27, 2016 11:58 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: CASE NO: OZ-8624

RE: CASE NO: OZ-8624

Dear city planner and councillor:

My name is Xiaopeng Zhang. I live in 51 Donnybrook Rd London, ON. I bought the house 3 years ago. I and my wife have two children. We live our neighbourhood and the trees around this area.

The news which the developer is going to build a high density apartment building shocked us. Obviously, for people who owns this land, it is great benefit for them to build such a big building. But for the city and people who lives in this area, there are so many disadvantages.

First, I am concerning about safety issues. We live very close to the main street Fanshawe park Road(the second house to the intersection). Every day, we see people who live in the north area come and go from Phillbrook Drive to Fanshawe park road. Especially in the morning time for school and work, there is a long waiting line. Some time I could hardly back my car out and had to wait for a while. Sometimes people rush a lot, we have to take those risk. I cannot imagine if suddenly 142 families live right here in the small area, and everyone rush to work or drop off kids to school, how the traffic would be? How can we get out how much more risk we need to take? We don't want smell the huge garbage bin and see the fly everywhere as well. We don't want to worry about the kids when they play outside because too many cars and no sidewalk, and so many strangers come and go.

Second, we moved to Canada for children's wellbeing. In China, we live in the high rise building, we know what it looks like. We like the natural environment and trees, space and nice neigh hood, that is why we gave up everything and came here. But now, again, we will lose the thing we love the most, even privacy. If I knew someone was going to build a huge building someday before we purchased the house, I would not choose to live here.

Third, we are consider children's education. They are two schools in this area. I don't know how full they are, but there are around 20 students already in my son's class. If 142(maybe more if they ask for bonus)family suddenly come, can school bear with that? how to balance the student numbers in such a small area? Does school teachers' voice heard?

The last, London is great city because it is beautiful forest city not because it is Morden. We love it because of that. The really happiness comes from the nice environment to live. The proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan. Moreover, the developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density. There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.

According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood. Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away. According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province. 'Bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

Please help us. We love London, and we love our neighborhood, let's do the best for them.

Best regards.

Xiaopeng Zhang

June 27, 2016

Wise, Sonia

From: Kerry Hillis [REDACTED] ✓
Sent: Monday, June 27, 2016 10:32 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: Case No. OZ-8624

Dear Councilors,

I am writing to express my opposition to the rezoning and official plan amendment for 420 Fanshawe Park Road East.

420 Fanshawe Park Rd. E. backs onto Donnybrook Road. I moved onto Donnybrook one year ago. I bought this home in Stoney Brook for several reasons, the main being the location. I found a home on a quiet residential street, surrounded by large beautiful trees. The neighbourhood is quiet. Traffic is light. It's a peaceful, residential, close-knit neighbourhood.

I was beyond disappointed when I saw the proposed development. This proposed plan is not compatible with the character of Stoney Brook. The scale of the building is too large. Instead of having our properties embraced by large trees, this plan would have an overbearing building towering over our homes with patios of people looking down upon us and filling the neighbourhood with noise. A high-density building does not belong in the middle of a residential block. Our homes were built, or bought, with the objective of having privacy and being surrounded by nature in a residential area. This proposed plan takes away our rights as homeowners.

The developer's report has errors in it which must be carefully considered. The site at 420 Fanshawe Park Rd. E. is NOT situated in the vicinity of a medium density residential area. Stand anywhere on that property and all you can see in every direction are large trees and family homes. The closest medium density residential area is 800m away, located across the street from stores, restaurants, and a gas station. There is no comparison between that and the quiet residential neighbourhood of Stoney Brook. Another error in the developers proposal is that the noise level far exceeds what is considered acceptable by the province. This is not acceptable for a residential neighbourhood.

This proposed development is not compatible with the Official Plan of the City of London. As a homeowner in Stoney Brook, I'm relying on the city to respect the rights of property owners and promote planning that is compatible with the surrounding land. Please be sensitive to the neighbourhood that is already established and the character that surrounds it.

Sincerely,

Kerry & Ian Hillis
50 Donnybrook Road
London, ON
N5X 3C8

Wise, Sonia

From: Art Bos, P. Eng. BOS Engineering <[REDACTED]>
Sent: Monday, June 27, 2016 9:09 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Cc: [REDACTED]
Subject: CASE NO: OZ-8624 - 420 Fanshawe Park Rd.
Attachments: Comments-OZ-8624-Rezoning at 420 Fanshawe Pk Rd.pdf

Please see attached pdf letter with specific comments reagrding this proposal. We had originally planned to forward these comments after the developer information session. However, we now feel it is important to communicate our opinions before the meeting.

Wendy & Arie Bos

46 Donnybrook Road

London ON N5X 3C8

June 27, 2016

Attention: Sonia Wise, Planner
City of London

By Email: swise@london.ca

RE: Comments Regarding - OZ – 8624 – Rezoning at 420 Fanshawe Park Road East

As 29-year residents of Donnybrook Road since the subdivision development in 1987, we are thankful to have had the benefits of a large undeveloped forested tract of land at the above address. The now mature neighbourhood has benefited greatly including significant wildlife populations and a diversity of bird species near the property.

We are not naïve enough to believe that a developer should retain this forest for our benefit and enjoyment. However, we do believe that the purchaser was fully aware of the current zoning designation of the land and its restrictions. We are supportive of responsible development of this land in harmony with the neighbourhood.

As long-time residents, we appreciate the opportunity being provided to vote on this "possible land use change" that would represent a drastic change to the existing character of our neighbourhood in terms of scale, intensity of use and the visual and audible privacy of existing residents.

We are strongly against any rezoning or plan amendment for this property.

We have now had the opportunity to hear the presentations and to review some of the preliminary planning reports for this site and, frankly believe that its conclusions were preconceived and are not supported by the facts:

A "medium density" six-storey apartment building of 142 units as proposed on this 1.4 ha site (100 units/ha) would become a new node of higher density residential use in an area completely surrounded by single-family housing with density of approximately 16 units/ha. There are no examples of any sites even close to the proposed density within a 750m radius of the site or further.

We believe that the "*Urban Design Brief, Character Statement & Compatibility Report*" prepared by MHBC Planning is based on erroneous or at minimum, misleading information:

1. The edges of the "Community Commercial Node" at Adelaide Street & Fanshawe Park Road and the "Regional Node" at Richmond Street and Fanshawe Park Road are both at least 750m from the site.
2. Examples of 3 or 4 storey townhouses or condominiums cited in the planning report are beyond an 800m radius and further from the site than the 120m circulation area for this rezoning proposal.
3. The report states that the development "considers the existing character in the area." It is difficult to see how this is true.

The Planning Justification Report prepared by the same company as the above report also contains misleading and erroneous information:

1. The report states that the site is "situated in the vicinity of existing medium density residential development". The closest such density is at least 750m from the site.
2. The report states that the "massing, orientation and articulation of the apartment building is designed (1) to be sensitive to the established neighbourhood character". This does not appear to be the case with 4 additional storeys (above the existing 2 storey standard) of balconies and roof top patios overlooking the established private homes and yards.
3. "Where practical and appropriate, mature trees will be protected in order to help screen views...." Which trees and of which height will be retained?
4. This report cites 3.2.2 and 3.2.3 of the City of London Official Plan that "densities in established residential areas where dwelling conversions, existing apartment buildings and infill development have occurredmay exceed 30 units/ha". We are not aware of such conversions and the proposed development intensity of 100 units/ha has not occurred in this neighbourhood. The proposed development is in conflict with the basis of the Official Plan and is not compatible in terms of scale, intensity of use and the privacy rights of surrounding landowners.
5. Page 18 of this report refers to provision of "a 28.4m (121.8') wide landscaped buffer along Donnybrook Road". What is the actual proposed buffer size: 28.4m (93') or 37m (121.8')?
6. The argument on page 19 of "providing a broader housing choice in a neighbourhood comprised predominately of single detached dwellings" is illogical. The same argument could be made that providing lower density housing or trailer sites between apartment buildings would provide broader housing choice.
7. The report identifies a current development at 1607 to 1653 Richmond Street as a similar plan as the proposed development. The primary and fundamental difference is that plan is close to multifamily development and abuts commercial development on at least two sides while the proposed development would become a high density island within a low density area.

8. We disagree with conclusions 4, 8 and 10 of the report:

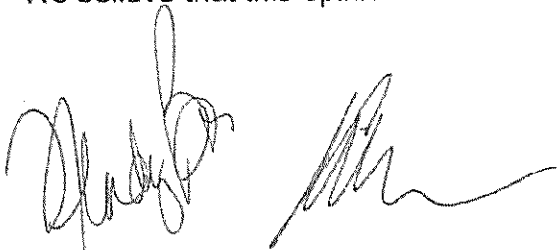
- a. The residential in-fill project would generate land use conflicts through loss of privacy, views and neighbourhood character for existing single family residences surrounding the site.
- b. The project is not consistent with the City's Official Plan.
- c. In our opinion, the scope of project does not represent good planning.

We understand property rights and the need to maximize profits from lands. However, we feel that this level of intensification goes beyond reasonable property rights of the surrounding landowners in terms of scale, audible /visual privacy, obstruction of views and neighbourhood character.

We also realize that the planners who are being paid by the developers may have a differing opinion than the residents living adjacent to the proposed higher density development.

We are not in support of exceeding the current residential density of this area and do not support any changes to the Official Plan or Zoning to allow it.

We believe that this opinion is close to unanimous in our neighbourhood.



Wendy & Arie Bos
46 Donnybrook Road
London ON
N5X 3C8

Wise, Sonia

From: Richard Fan [REDACTED] ✓
Sent: Monday, June 27, 2016 4:52 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED] m
Subject: CASE NO: OZ-8624

RE: CASE NO: **OZ-8624**

Dear City Planner and London Councillor,

I am writing to you to express my concern on the rezoning/and official plan the amendment for 420 Fanshawe Park Rd. E.

My family have lived in this neighbourhood for over 5 years. My two young kids are attending the Jack Chambers Public School which is just 5 minutes' walk from home. One thing I like our neighbourhood the most is the proper size and population and so as the school size. We are enjoying this safe, quiet and peaceful neighbourhood.

However, after reading the proposal, with the potential rezoning and change for 420 Fanshawe Park Rd E., our life might get significantly impacted. Here are the ongoing concerns that my family, so as my neighbours have:

- The proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.
- The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners.
- In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.
- There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.
- According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is

NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.

- Contrary to the developers report, the site ~~IS NOT situated in~~ the vicinity of existing medium density residential development, with the closest such density being 750m away.

- According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.

- 'Bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

- We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

We are highly opposed the rezoning plan. We truly believe the rezoning will negatively affect the neighbourhood and our lives.

Sincerely yours,

Richard Fan

June 27, 2016

Wise, Sonia

From: Joan Kennedy [REDACTED]
Sent: Monday, June 27, 2016 4:39 PM
To: Wise, Sonia
Subject: OZ-8624

Ms. Wise,

As a resident of Stoneybrook Heights for the past 31 years, I am vehemently opposed to the rezoning of 420 Fanshawe Park Road East. This is a strictly single family residential area! I am sure W.R. Poole, the long time owner of the property, would be rolling over in his grave if a high rise building were to be constructed on the site.

Joan Kennedy
496 Billybrook Crescent.

Wise, Sonia

From: Rose Osborne <[REDACTED]>
Sent: Monday, June 27, 2016 4:02 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: RE: CASE NO: OZ-8624

Dear Sir/Madame,

Re: CASE NO: OZ-8624

I strongly oppose the request to change the zoning of 420 Fanshawe Park Road from low density/single family to medium/high density multi-family housing.

Please read and verify that you have received and read this email.

I live at 34 Donnybrook Road and purchased my home 8 years ago. My home is directly behind the site of 420 Fanshawe Park Road and the present proposal is completely out of character for the neighborhood in which it is located. While purchasing my home 8 years ago I followed the rules and investigated with our lawyer the zoning of 420 Fanshawe Park Road and we were told that it was zoned for single family and therefore it should continue to be so. I am seeking your support to maintain the existing neighborhood as it is. I understand that the property has been sold and that there may be a change in the status. As a property owner on Donnybrook I am glad that there will be development but it is outrageous to go from single family home to a six story 142 unit gigantic apartment/condo building. A plan for reasonable single family homes would be more in keeping with the present environment. How is the developers request even possible considering it is surrounded by a single family home

neighborhood that has been in existence for over 30 years? I know that there will be development but I am hoping for your support in this matter. I have full confidence in the members of our City council and development committee that you will be with the citizens of London who live, work and make a family life in this neighborhood. I trust that you will make every effort to support us in stopping this inappropriate request by the developer to extinguish such an unrealistic request. As a community we were told at a meeting at city hall by a representative for the owner a couple of years ago that the owner of the property had hoped to build "a beautiful home for his family so that his children could attend Jack Chambers public school and live in the area as a family". Apparently the owners objective has changed and we who live in the area will be directly and negatively affected if their request for re-zoning is granted.. The proposed plan will destroy the neighborhood that exists today. Please help us to maintain the property as low density/single family zoning.

The proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. All homes surrounding the property are a maximum of two floors

In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density. the scale of the proposal will dwarf all surround homes.

There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by

the developer are more than 800m from the site, and most are less than 6 stories in height. If they wanted to develop a property of this scale they should have purchased land in an area outside of an existing single family home neighborhood that did not have single family homes already in existence for over 30 years.

According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighborhood. If I wanted to live next to a gigantic apartment building I would have moved into a home that was already attached to one!

Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away. I live directly behind the property and presently there is nothing but single family homes surrounding the property on all four directions.

According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province. Donnybrook Drive is already a busy street for traffic flow from Stoneybrook Heights and Stoneybrook Uplands.

'Bousing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan.

Furthermore, I believe it is imperative to protect the interests of property owners in established neighborhoods.

Thank you in advance for your support and consideration in helping our neighborhood maintain it's single family neighborhood.

Rose Osborne
Property Owner
34 donnybrook Road
London, Ontario
n5x 3c8

Wise, Sonia

From: Dinal Peramune <[REDACTED]>
Sent: Monday, June 27, 2016 2:49 PM
Subject: CASE NO: OZ-8624

Hello,

My Name is Dinal Peramune. I do live in the below given address with my spouse and two young children. I moved to the city of London due to my work and me and my wife hold responsible positions in the corporate sector and live as very responsible citizens of this country. When we decided to move to this neighbourhood it was taken to account the schools and the beauty of the neighbourhood that we now live in. The area is not highly congested and was an idea location to grow a family.

We live right opposite to the 420 Fanshawe park Road property which was considered a Heritage property at the time we moved in to our house in 2013. It was a pride for us to live next to Heritage of London City. To our great sadness we happen to understand that the Pool Family who were philanthropists have sold this property to a money greedy businessman. The time went by and this individual let this Heritage run down as the city closed their eyes. Last year the house was demolished and the point was, it was beyond restoration.

Now this businessman has teamed up with another money greed group to build a multi-story building in this property which host to a priceless nature. The property is in the middle of single detached houses. Low density is the key between the streets of Richmond and Adelaide in this Fanshawe park road. No where in the city of London such a development is approved or even proposed.

The city of London is appointed with two objectives, I see as an individual voter.

1. To protect the laws and the rights of the people of this city
2. To develop the city in a responsible manner while protecting the lifestyle and the beauty of this city.

On the 7th of June I received a letter stating that these businessman are looking for a rezoning of the 420 Fanshawe park road property. This rezoning should be rejected at the proposal level as I believe; and here are some reasons why;

- The proposed development is in conflict with the basis of the City's Official Plan, as it gives **no consideration to the existing character of the neighbourhood**. The proposed development is **not sensitive to the established neighbourhood**, and **does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan**.

* And this point was identified as a major issue at the pre-Application consultation meeting on the 23rd of July 2015 at City of London.

- The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners.

- In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as Mid or high density.

- **There are no examples of the proposed scale and density within this low-density neighborhood**. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.

- According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood.

- **Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away.**

- According to the developer's proposal, **the proposed building would result in a noise level far in excess of what is acceptable by the province.**

- 'Bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.


I strongly believe that this proposal is not consistent even to be considered for a destruction development of this magnitude. It will not only damage the City as a whole but also will promote absolute wrong precedence for any individual who plans to do this type of damage.

I would really appreciate if you could send me an acknowledgement of my email to you.

Thank you!

Dinal

Dinal Peramune.
38, Donmybrook Road
London ON,
N5X3C8.



Wise, Sonia

From: Zina Atta [REDACTED] ✓
Sent: Monday, June 27, 2016 2:03 PM
To: Wise, Sonia
Cc: Hopkins, Anna; Armstrong, Bill; Usher, Harold; Helmer, Jesse; Morgan, Josh; Zaifman, Jared; Salih, Mo Mohamed; Tomazincic, Michael; van Holst, Michael; Hubert, Paul; Squire, Phil; Turner, Stephen; Park, Tanya; Ridley, Virginia
Subject: 420 Fanshawe Park Road East-rezoning

I received a Notice regarding an Application to Amend the Official Plan & zoning by-law for the above address and firmly object. I am told that we need to send an email for objection purposes; therefore please add our names to this ongoing and growing list of opposition:

Dalal Atta

Zina Atta

Faraj Atta

residents of 1 Donnybrook Road.

I myself and many in the neighbourhood strictly oppose this change. And with this email I would like to note that firmly.

And we were also in agreement with the zoning that was applicable at that time to build single detached houses, that allow the trees to be preserved is now in danger of being changed.

A multi story structure being built in my neighbourhood does not work. The reasons are below;

1. Everywhere else in the city, by law does not approve changes to the neighbourhood look. And this is a single detached family dwelling neighbourhood. With what policy changes that city could change its policies only to this property? - This may lead to major media coverage(National)

2. Building a multi story structure requires serious digging in the property and heavy machinery usage. Ex: High level cranes and lifts. This could really endanger and disturb our neighbourhood living

3. It will destroy the current greenery , At least with single dwellings it could be preserved

4. The density of the population will increase in the neighbourhood which may not support many services.

- Increased demand on already congested school resources
 - Increased traffic , chocking at Hastings dr. , Phil brook and Donny brook
 - More accidents at intersections
 - Increase in noise decibel levels
 - Transient population
 - Reduced Security, Infringement of privacy of residents bordering the development

- Neighbourhood character and environmental degradation by removing mature trees
- Construction over a couple of years and resulting pollution.
- Shadow of the proposed Property
- Garbage loading and removal
- Not adhering to the "planned Function" of the Neighbourhood for this exclusively "single Family residential" area.

This information is directed in confidence solely to the person named above and may contain confidential and/or privileged material. This information may not otherwise be distributed, copied or disclosed. If you have received this e-mail in error, please notify the sender immediately via a return e-mail and destroy original message. Thank you for your cooperation.

Wise, Sonia

From: Turcotte, Brian
Sent: Monday, June 27, 2016 12:47 PM
To: Wise, Sonia
Subject: FW: Customer Inquiry - 420 Fanshawe Park Rd. E.

Hi Sonia,

I spoke with Brenda but you may want to give her a shout back directly. She is supportive of the proposal.

Cheers

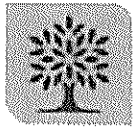
Brian

Brian Turcotte
Senior Planner – Community Planning and Design
City of London Planning Division
519 661-2500, ext. 4651
bturcott@london.ca

From: Horne, Sharon
Sent: Monday, June 27, 2016 10:45 AM
To: Turcotte, Brian
Subject: Customer Inquiry - 420 Fanshawe Park Rd. E.

Hi Brian,

A very lovely woman named Brenda Ryan (from Stoneybrook) called about Sonia's file OZ-8624, 420 Fanshawe Park Rd. E. She would like to speak to someone very nice. Could you call her at [REDACTED] [REDACTED] Thank you.



Sharon Horne
Customer Service Representative
Planning Services
City of London

London
CANADA

206 Dundas St., London, ON N6A 1G7
P: 519.661.4980 | Fax: 519.661.5397
shorne@london.ca | www.london.ca

Wise, Sonia

From: Ray McNicol [REDACTED] ✓
Sent: Monday, June 27, 2016 10:14 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]
Subject: Case No. OZ-8624

Hello City Planners and Councillors

Regarding the proposed development of 420 Fanshawe Park Road East, we don't believe the development of this property is compatible or blends with the surrounding neighbourhood in terms of building height and the number of additional people in close proximity to the surrounding home owners.

This is a neighbourhood of single family homes and not anywhere near a high-density area. High density is usually done between/near commercial and/or townhomes, then single family homes. High density is not usually in the middle of a block. A six-storey building would not fit the neighbourhood. Any home near this building would have virtually no privacy.

Also concerning would be the large increase in traffic flow, vehicle pollution, noise, and the number of children being added to the nearby school.

We have recently moved away from a medium/high density area to this area as an upgrade in a more prestigious neighbourhood of exclusive single family homes and are enjoying our "new home" which is near this proposed development.

Ray & Alberta McNicol

Wise, Sonia

From: Dana Bergman [REDACTED]
Sent: Monday, June 27, 2016 7:18 AM
To: Wise, Sonia; Cassidy, Maureen
Subject: re: OZ-8624

Hello,

I'm writing to share my concerns regarding application OZ-8624 regarding 420 Fanshawe Park Road East.

The proposed re-zoning is a fine example of 'spot zoning', especially with the addition of the 'bonus zone' allowing for a height of six storeys: three times the height of surrounding homes. Although the zoning remains residential, the new development will be a clear alteration of detached single family dwellings completely surrounding the site. Surrounding neighbours will be subject to loss of property value, but more importantly privacy. Back yards that are currently refuges will no longer be private whatsoever.

Traffic patterns on Fanshawe Park Road are already heavy, with extensive heavy truck and emergency vehicle use. Add 142 dwelling units, with associated vehicles in underground parking and traffic will bottleneck further. Donnybrook will cease to be a quiet residential street set back from busy FPR East.

An argument could be made that this development meets the City's Official Plan for increased density. However, rezoning of this site with the proposed use ultimately constitutes a private benefit, not a public one, as it is an immoderate and drastic change from the character of the surrounding neighbourhoods. It may be that the developer is asking 'above and beyond' in order to get less than asking, but still more than would be considered reasonable. Reasonable in this circumstance would be to split 420 Fanshawe Park Road East into 10 – 12 lots, with development meeting R1-7, 8, or 9 standards, stick with the maximum height of surrounding dwellings and develop the site in accordance with the character of the neighbourhood.

For the reasons above, I oppose the proposed rezoning and official plan for 420 Fanshawe Park Road East. Thank you for your time and attention to this matter.

Dana Bergman, RN, MN-PHCNP
49 Cumberland Crescent
London, Ontario
[REDACTED]
[REDACTED]

Wise, Sonia

From: Karen Crowe [REDACTED] ✓
Sent: Sunday, June 26, 2016 10:38 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Squire, Phil; Salih, Mo Mohamed; Helmer, Jesse; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Cc: [REDACTED]
Subject: Opposition to Case No: OZ-8624, 420 Fanshawe Park Rd E.

Good Morning,

We have lived in Stoneybrook Heights for over 26 years. It is a beautiful neighborhood with friendly neighbours, excellent schools, parks and treasured conservation areas. This is our 'forever' house and we plan to live here as long as possible into the future. Our son and daughter-in-law currently reside with us and relatives visit from Canada and England. They all appreciate our lovely area which is full of trees and attractive gardens.

We strongly oppose Case NO. OZ-8624 at 420 Fanshawe Park Road East, London, Ontario. This proposed development violates zoning and density regulations and is in conflict with the City's Official Plan. It gives no consideration to the existing character of the surrounding neighbourhood and does not enhance the area thereby contravening s.2.4.1, s.3.3.1 and s.3.3.2 of the Official City Plan. There will be a negative impact on area schools and traffic.

The developer's concept is not compatible with the existing area in terms of scale, intensity of use and rights of surrounding landowners. In accordance with the Official City Plan, high density buildings are only permitted in 'Nodes' in the city, usually at the corner of arterial roads. It is not reasonable nor acceptable that a mid-block, low density residential area be considered a 'node' and be developed as high density. There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site and most are less than 6 stories in height.

According to the developer's report, they have adjusted the design of the building to be sensitive to the neighbourhood character by flipping massing and orientation. This has not been accomplished as the mass and size of the building is not sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood. In addition, the proposed building and roof-top patio would result in a noise level far in excess of what is acceptable by the Province of Ontario.

Contrary to the developers report, the site is not situated in the vicinity of any existing medium density residential development. It is surrounded by blocks and blocks of single family homes in Stoneybrook Heights, Old Stoneybrook and Stoney Creek. The closest medium density is 750m away.

'Bonusing' based on design is unreasonable in this circumstance and would result in a structure not compatible with the Official Plan. 'Bonusing' should not even be considered as the proposed monstrosity of a building will be an eyesore to several neighborhoods.

We trust the city planners to approve responsible development in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. It is imperative to protect the interests of property owners in established areas and preserve pleasing, attractive neighborhoods. We are trusting you - our council and planning committee to ensure that a decent and attractive area of our Forest City is not destroyed.

Sincerely Karen and Doug Crowe
33 Virginia Crescent
London, ON.
N5X 3E4



Wise, Sonia

From: Bob Gauthier <[REDACTED]>
Sent: Sunday, June 26, 2016 9:37 PM ✓
To: van Holst, Michael; Wise, Sonia
Cc: Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: 420 Fanshawe Park Rd East , Case # OZ - 8624

I would like to register my opposition to the development of this property as proposed. This will have a significant negative effect on the existing neighbourhood as the proposed land use is excessive for this location.

It is non compliant with the City Plan. A building of this size should not be built in an area of single family detached homes which have been there for over 30 years. It will also contribute to additional traffic issues in an area that is already dealing with increased congestion and access problems.

Bob Gauthier
504 Jeffreybrook Dr,
London, Ontario
N5X2S6

Wise, Sonia

From: James Lim <[REDACTED]>
Sent: Sunday, June 26, 2016 4:21 PM
To: Wise, Sonia
Subject: Amendment of Official Plan and Zoning By-Law

Dear Sonia Wise,

I write on behalf of the Lim family of 5 Donnybrook Road to oppose the Official Plan amendment and Zoning By-Law amendment permitting the construction of a mid-rise apartment building.

We believe that the construction of a mid-rise apartment building will disrupt the peace and quiet of our residential zone not only during the construction process but also subsequent to it. We also would like to express our concern of increased traffic on Fanshawe Park Road East, which is already a high-traffic area due its proximity to a large number of services and facilities.

We believe that our low density residential zone should remain low density as it was originally intended to be. There are many other suitable, undeveloped areas to potentially construct the mid-rise building in question. I hope that you will take our comments into consideration as you make this decision.

Sincerely,

Jae Cheon Lim

Wise, Sonia

From: BRISTOL <[REDACTED]>
Sent: Sunday, June 26, 2016 12:40 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
<[REDACTED]>
Subject: RE: CASE NO: OZ-8624

I am writing to object to Rezoning No: OZ-8624. We have lived here in excess of 30 years and wonder why you would even consider such an intrusion on our beautiful, quiet established neighbourhood.

The demolition of all the large mature trees will have a negative impact in many ways. The longtime former owners enjoyed neighbours walking through their lovely estate, viewing their property which they were so proud of with so much to offer every type of wildlife one could imagine. The tranquil pond was enjoyed by visiting birds and other critters. The trees offered a noise buffer and privacy for the neighbourhood.

I feel the noise level would far exceed an acceptable level.

Also the proposed buildings would not be compatible with the neighbourhood and the Official City Plan and therefore no rezoning should be considered.

Mr. Frank Cammaert,
1562 Phillbrook Drive,
London, Ontario,
N5X2S4.

Wise, Sonia

From: Linda McGuire <[REDACTED]>
Sent: Sunday, June 26, 2016 11:17 AM
To: Wise, Sonia; van Holst, Michael; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; virdley@london.ca; Stoney Brook
Subject: RE: CASE NO: OZ-8624 420 Fanshawe Park Road London

We are Hugh and Linda McGuire residents and owners of 52 Virginia Crescent for over 29 years during which time we have raised our family.

Our property backs onto Donnybrook Road directly behind the property at 420 Fanshawe Park Road East. From our family room window we enjoy the view of the mature trees located on the north side of the property in question and would hate to see them sacrificed for this new construction.

There are many other reasons why we are opposing the rezoning of the property, the area is zoned for single family homes and we feel it will change the character of this mature area. This contravenes S 2.4.1, S 3.3.1 and S 3.3.2 of the official city plan.

It has been pointed out to us and we agree the developers concept is not compatible with the surrounding area in terms of scale intensity of use and rights of surrounding land owners. The developers report states they have been sensitive to the neighborhood character by flipping the massing and orientation, but we disagree as it will have a dramatic impact on our privacy rights while we are in both our home and back garden. In addition the noise levels will increase which will be in excess of what is acceptable by the province. As property owners and tax payers we rely on the city to protect the interest of property owners and promote good planning that is compatible with surrounding land as outlined in the official city plan which only permits high density buildings in nodes in the city which usually appear at the corner of arterial roads not, as in our case in the middle of a residential block.

We are sending this email to all city councilors and hope you will give consideration to maintaining the existing zoning.

Hugh and Linda McGuire

Wise, Sonia

From: Cathy Sunstrum <[REDACTED]> ✓
Sent: Saturday, June 25, 2016 4:59 PM
To: Wise, Sonia; van Holst, Michael
Cc: Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED] Cassidy, Maureen; mbrown
Subject: Application for OZ-8624 420 Fanshawe Park Road East

Cathy Sunstrum
47 Wendy Crescent
London Ontario
N5X 3J6

I am writing to ask you to please reject the proposal to re-zone 420 Fanshawe Park Road East.

From the application:

The property is well-suited for the intended apartment use considering its physical size/shape, its location adjacent to an arterial street and its proximity to existing public transit services and the proposed rapid transit system;

The proposal introduces greater housing choice within an established neighbourhood comprised of predominately single detached residences;

The massing, orientation and articulation of the apartment building is designed (1) to be sensitive to the established neighbourhood character and (2) to integrate effectively into the existing development context.

In this regard, building height and massing transitions from a six storey form along the Fanshawe Park Road East frontage to a three storey form internal to the Site. Further, a landscaped buffer would be provided along the Donnybrook Road frontage to partially screen the proposed apartment structure from the street;

Landscaping enhancements will be integrated into the site design to help screen the planned buildings and surface parking areas. Where practical and appropriate, mature trees will be protected in order to help screen views of the development from surrounding properties; and • The existing access arrangement along Fanshawe Park Road East will be maintained as the primary vehicular/pedestrian entrance for the apartment building.

Few of my observations:

well-suited for the intended apartment

This property is right in the middle of our low density single family neighbourhood. This property is not suited for an apartment building in our neighbourhood. An apartment building in that location would devastate Donnybrook Road and therefore devastate our neighbourhood. In no way would this apartment compliment the charater of our lovely neighbourhood

adjacent to an arterial street

Hastings Road is busy enough now for our low density neighbourhood. We already have traffic calming and I hope the speed limit will be lowered in our community because of Jack Chambers School. We walk in this

neighbourhood, we take children to Jack chambers Park, there are lots of kids and adults riding bikes, the neighbourhood does not align with the traffic associated with an "arterial road".

introduces greater housing choice within an established neighbourhood comprised of predominately single detached residences

I take full exception to the developer proposing this re-zoning and suggesting this is a bonus for our neighbourhood. It is not.

In every point above, the points and the language are outrageous. I must be naïve, I am shocked with what I read in all the documents sent to me and what this developer wants to do with our neighbourhood.

We moved here almost twenty years ago. We moved here because we knew many of the families and many of the children in the neighbourhood. Many of the children in the neighbourhood played hockey and soccer together and many other sports.

This is a very desirable neighbourhood in London. Everyone is friendly, we take the time to get to know our neighbours, we look after each other. There are amenities close by for sure. These help to make the neighbourhood desirable. I feel very fortunate to live in this neighbourhood.

If you live in London, you know that we don't need any new structures to help increase the traffic at Masonville. It is busy enough now.

There is a very large apartment building being built in that node and that is in keeping with the high intensity of that node. The new apartment building will make the mall and the restaurant owners very happy.

Thank you for your time.

Please reject this proposal. My grandchildren love to visit us, they like to go to the park, they like to toboggan on the big hill, and they love just walking around talking to the neighbours.

Please help us to protect the ambiance and character of the Uplands and Stoneybrook Neighbourhood.

Best regards,
Cathy Sunstrum

Wise, Sonia

From: BRISTOL [REDACTED] >
Sent: Saturday, June 25, 2016 4:19 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: RE: CASE NO: OZ-8624 420 Stoneybrook

I am writing to oppose the requested amendment for 420 Fanshawe Park Road, File No:OZ-8624. When my home was built 30 years ago, I chose Stoneybrook Heights because it was a quiet residential area. Over the course of these years, I expected commercial and medium density development in outlying areas, but not in my backyard. This has always been a low density residential community and should not be rezoned to spoil this.

*How many letters were sent out to inform people living close to this development of an impending change in the zoning by-law? I'm in very close proximity and am definitely part of this "fish bowl" proposal. I did not receive any information?

*When Stoneybrook Heights was developed in the 80s, there was a serious drainage problem in this immediate area. Flooding of backyards along the houses on the east side of Phillbrook Drive just off Fanshawe Park Road is still a problem in heavy rains and the sewer system often overflows over the curbs. I believe that all the homes along Donnybrook Road had to have sump pumps installed due to lack of drainage and flooding basements. How can this same system handle an additional 142 new unit apartments?

*Why is it that the developers' rights seem to take precedence over our rights as property owners. No building of this magnitude can ever be sensitive to the neighbourhood character no matter where it is situated on the lot. A patio on the top of this building only intrudes further on everyone's privacy.

*The corner of Fanshawe Park Road and Adelaide has the fourth highest accident rate in London. With the commercial development being built at 1880 Phillbrook Drive, File No: OZ-8584, an apartment building using the same arterial routes will add to all the congestion and make it hazardous for children walking to school and residents out for a stroll.

*I find it incomprehensible that the city would rely on a traffic study now when people are avoiding this area because of the intensive road work on Fanshawe Park Road and the closing of Windermere Road bridge. How can this be reliable?

*The resulting noise level that this size of building will produce shall far exceed the province of Ontario's guidelines.

*Bonusing for the developer should never be considered. There is nothing that the developer could do to help our neighbourhood with aesthetics. This can only be achieved by not building this monstrosity!

*No concern in preserving the present vegetation canopy is being taken. There are many rare trees and London is "THE CITY OF TREES". Let's preserve this image! No new trees can ever replace the heritage trees being destroyed. It has taken many years for them to mature to their height, beauty and privacy that they provide. Where are the developer's promises of preserving the aesthetics of the property?

I feel very strongly that the city should be held accountable to promote sensible planning as outlined in the Official Plan. It should be a top priority for the city to protect the interests of the property owners in established neighbourhoods.

Ms. Lorraine Bristol,

1562 Phillbrook Drive,
London, Ontario,
N5X 2S4

[REDACTED]

[REDACTED]

Wise, Sonia

From: LAVAL JEWELLERS <[REDACTED]>
Sent: Saturday, June 25, 2016 4:16 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]
Subject: Letter of opposition to the proposed rezoning of 420 Fanshawe Pk. Road E.
Attachments: Letter re OZ-8624.doc

To whom it may concern,

RE: Case No. OZ-8624

Planning Committee and Councilors,

We are homeowners at 1559 Phillbrook Dr. and are writing to officially submit our opposition to the proposed zoning change for the property located at 420 Fanshawe Park Rd. E, which our home backs onto.

First and foremost, the plan for the proposed redevelopment is in direct conflict with the key tenants of the City's Official Plan, which was designed to prevent exactly this kind of high-density infill in residential areas. The concept as currently put forward does not meet the scale, intensity of use, or the rights of the neighbouring area. This is perhaps no more evident than in the density aspect; wherein high-density buildings are only to be permitted in nodes within the city, while this property indisputably resides in the middle of a residential block.

Furthermore, the developer's current plans also diverge from the key aspect of maintaining the residential look and feel and we believe this to be in contravention of the City's Official Plan in sections 2.4.1, 3.3.1 and 3.3.2 where consideration of the existing character of what is a well established neighbourhood is to be given. There are no other examples of the proposed scale and density within this low-density neighbourhood. Examples provided by the developer are nearly a kilometer from the site, and most are no more than six-stories in height.

While the developer believes they have solved the sensitivity dilemma by flipping the orientation and massing of the buildings, we find that to be an irrelevant point as it is the mass and size of the building parcel itself that is not meeting the sensitivity clause for the current neighbourhood. This cannot be solved by a simple reorientation. To add to this, we also find the tiered rooftop patio feature – which was also not impacted by a simple change in orientation – does not meet the sensitivity criteria, as it will have a dramatic impact on the privacy rights of the neighbourhood.

Additionally, the proposed building parcel would result in a noise level far in excess of what is currently defined as acceptable by the province. This is a fact which even the developer cannot dispute as it was contained within the content of their own report. This will be further exacerbated by the fact that the developer has indicated that they do not intend to install fencing along the east and west sides of the property, which is surely in contravention to city bylaws with respect to noise, safety and privacy for this type of rezoned high-density development.

On a more personal note, we are disappointed that the City is even giving consideration to the proposed redevelopment, as it is clearly in opposition to all that the newly formed council has repeatedly claimed to stand behind in terms of how we will develop this great city moving forward.

Lastly, as longtime residents of the city of London and this neighbourhood in particular, we have for many years relied on the City to approve responsible intensification in the right locations. As such, we

feel that it is imperative that the City should continue to protect the interests of its residential homeowners as well as remain steadfast in its commitment to the Official Plan for development as that is what will ensure a healthy residential real estate market and a strong, well purposed city now and for generations to come. We hope that you will hear our plea for assistance in maintaining the integrity of this long-standing residential neighbourhood and the City's Official Plan for all future development.

Sincerely,

William and Charlotte Merryweather

A horizontal line of redacted text, appearing as a series of small black dots or a heavily blurred signature.

RE: Case No. OZ-8624

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Furthermore, the developer's current plans also diverge from the key aspect of maintaining the residential look and feel and we believe this to be in contravention of the City's Official Plan in sections 2.4.1, 3.3.1 and 3.3.2 where consideration of the existing character of what is a well established neighbourhood is to be given. There are no other examples of the proposed scale and density within this low-density neighbourhood. Examples provided by the developer are nearly a kilometer from the site, and most are no more than six-stories in height.

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On a more personal note, we are disappointed that the City is even giving consideration to the proposed redevelopment, as it is clearly in opposition to all that the newly formed council has repeatedly claimed to stand behind in terms of how we will develop this great city moving forward.

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Sincerely,
William and Charlotte Merryweather

Wise, Sonia

From: Bob Sunstrum [REDACTED] ✓
Sent: Saturday, June 25, 2016 3:38 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]
Cc: *My Beauty@HOME
Subject: PROPOSED RESIDENTIAL REDEVELOPMENT (420 Fanshawe Park Road East)

I am writing to raise my strong objection to this proposed mid-rise residential development for the above noted property. This neighbourhood has been a health vibrant single family home neighbourhood for the past 20 years. I was shocked to hear a developer has applied to build a six story apartment complex with a total of 142 units. It's surprising to see a developer invest time and money in the hopes of getting this development approved. It underscores the power of developers over the local residents.

This proposal **exceeds** the height and density of the medium density zoning due to the bonusing application to be granted for building aesthetics and underground parking.

According to the City of London's official plan under section 2.4.1, higher intensity land uses will be permitted in locations where the residential area would be **enhanced** and not **adversely** affected by the development proposed. The current proposal will **NOT** enhance the neighbourhood and will adversely affect it.

Can I count on for your active support in objecting to this proposal?

Thank you

Robert Sunstrum
47 Wendy Crescent
London ON N5X3J6

Wise, Sonia

From: Hazel And Gordon <[REDACTED]> ✓
Sent: Saturday, June 25, 2016 3:10 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]
Subject: OZ-8624 Case #

We have lived here in this house since 1970

We are not in agreement for the rezoning of this property. 142 families exiting onto Fanshawe Park Rd will increase an already overcrowded arterial road

Also the trees on this property are in jeopardy if this goes ahead

Please confirm with a reply to this email

Gordon and Hazel Lane

1589 Stoneybrook Cresc N5X 1C9

Wise, Sonia

From: [REDACTED]
Sent: Saturday, June 25, 2016 9:19 AM
To: Wise, Sonia; van Holst, Michael; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Subject: Case OZ-8624 - 420 Fanshawe Park Rd East

The proposed development at 420 Fanshawe Park Road is not in keeping with the surrounding neighbourhood. A high density multi level apartment complex would greatly affect the existing neighbourhood environment. The multi teared roof top patio development would infringe on the privacy of existing home owners. The development would be a negative change to the landscape of the surrounding homes and neighbourhood, which have been in place for decades.

The noise and traffic levels would significantly increase. Should students reside in the complex the noise levels late at night would become a detriment to the current way of life for the surrounding neighbours. I have personal experience with this. Our neighbour had rented her house to her son and his friends while they finished college. On many occasions they would have parties late into the night. Multiple request to have the students respect the surrounding neighbours' was ignored. Police fines did not prevent this from continually occurring. Should the development on Fanshawe Park Road East exist, I believe that it would be a detriment to the neighbourhood.

Please reconsider the proposed high density multi level complex for something more in keeping with the current established neighbourhood.

Sincerely,

Jessica Gasparotto

Wise, Sonia

From: Roland Sterling <[REDACTED]> ✓
Sent: Friday, June 24, 2016 9:40 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]
Subject: possible land zoning change

London Councillors---I'm writing to make you aware of our opposition to the possible land zoning change.(case#oz-8624).

This proposed zoning change is in complete conflict with our single family residential neighbourhood. If passed it would have a dramatic effect on the character of our entire neighbourhood.

This plan is not situated in the vicinity of existing medium density housing. It is not compatible in terms of intensity of use and scale. The developer has not shown us any examples of the proposed scale and density. The mass and size of the buildings are NOT sensitive to fit in our neighbourhood. We hope the planning committee and councillors will review this proposal carefully and realize that it does not promote good planning and does not protect the property owners in this neighbourhood.

Sincerely,
Sharon & Roland Sterling
Bobbybrook Dr. London On

Wise, Sonia

From: Monica King [REDACTED]
Sent: Friday, June 24, 2016 12:44 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
[REDACTED]; City of London, Mayor
Subject: Property at 420 Fanshawe Park Road E - CASE NO: OZ-8624

London City Planner and Council Members,

While I have never written to City Council before, I felt that the matter of the development proposal of 420 Fanshawe Park Road E. would have such an unjust result as it is in direct contravention with the London Official Plan (discussed below) as well as a dramatic negative effect on my home and my family's life that I needed to lend my voice to this cause.

My husband and I moved into the neighbourhood in 1995 when I was pregnant with our first child. For the past 21 years, our home has provided us a wonderful place to grow, offering tranquility, privacy and a wonderfully peaceful neighbourhood to play with our growing kids, walk our dog or just enjoy time with neighbours on the front porch.

When we purchased our home in a quiet, completely single family residential neighbourhood, we did so believing that we would continue to be able to enjoy the life that we invested in 21 years ago, and have enjoyed ever since.

I, as so many of my friends and neighbours, are willing to invest our time and energy to save what is so sacred to us – our homes – that is the culmination of everything that surrounds us that gives us joy and peace from the minute we wake up in the morning in our home, to the minute we return to share the evening with our family in our home. I am sure that many of you too live in a home which brings you great peace and comfort, so I am sure you can understand our grave concerns regarding this plan and the impact it will have on our daily lives.

It is clear from the plan itself that the developer has only one goal in mind, and that is the bottom line – the profits that he will make as a result of this development. Despite the language used over and over within the proposal itself, it is clear from simply looking at the proposed structure itself that it is NOT in keeping with the character of the surrounding area nor has the developer ever considered what 'fits' or what is within the best interest of the neighbourhood.

While the emotional arguments may not carry the weight needed to stop this proposal, I fully believe that factually, City Council cannot let the proposal go forward for the following reasons based on the London Official Plan:

1) The developers proposal is contrary to the London Official Plan as follows:

- a. **S. 3.1.2. Low Density Residential Objectives;** the proposal is in contravention of this section which states the City's objective as 'enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected'; the intended development would unquestionably adversely affect existing land uses by placing a multi-family, high density development within a completely single residential family home area
- b. **s. 3.2.3.2 Density and Form;** "residential intensification...will be considered in a range up to 75 units per hectare." "...infill housing projects recognize the scale of adjacent land uses and reflect the character of the area." This proposal in in excess of the range provided by this section (proposing 142 units over 1.42 hectares) and this project DOES NOT recognize the scale of adjacent land uses (being solely single family residential housing) nor reflect the character of the area.

- c. **S. 3.2.3.3 Neighbourhood Character Statement**; the developer DOES NOT have an understanding of the neighbourhood's character as this proposal and the proposed change in use of the property is clearly NOT appropriate for the neighbourhood and in fact would stick out 'like a sore thumb' and have dire implications on the character of the neighbourhood.
- d. **S. 3.2.3.4 Compatibility of Proposed Residential Intensification Development**; the developer has not provided, nor has he clearly demonstrated as required under this section '...that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood....' In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.
- e. **S. 3.2.3.7 Supporting Infrastructure**; adequate infrastructure DOES NOT exist as required under this section for:
 - i. Off-street parking supply and buffering and
 - ii. Traffic impacts...the current structure of Fanshawe Park Road cannot accommodate the estimated increased flow of traffic for this facility, nor is it feasible to allow access and egress from the proposed building from side streets
- f. **S. 3.2.3.8 Zoning By-law**; this section reiterates that while residential intensification within the Low Density Residential designation may be allowed up to a maximum scale permitted under the Multi-Family, Medium Density Residential Designation (which the proposal even goes beyond, see point (a) above), 'Zoning By-law provisions WILL ENSURE that new development RECOGNIZE THE SCALE of adjacent land uses and are COMPATIBLE WITH THE CHARACTER of the area.' This proposal clearly contravenes this section.
- g. **S. 3.3.2 Location**; the proposal contravenes the following areas of this section: (i) Compatibility; as it DOES NOT take into account surrounding land uses in terms of height, scale and in fact, DOES adversely impact the amenities and character of the surrounding area; (iii) Traffic; the proposed development would result in substantial and significant detrimental effects to the traffic on Fanshawe Park Road, adding an enormous amount of new traffic to an already overburdened road. In addition, the median on Fanshawe Park Road would mean all entry and exit from the development would be restricted to only the westbound lane on Fanshawe which would result in extreme delays, bottlenecks and potential traffic hazards and accidents.; (iv) Buffering; there are not sufficient buffering measures to protect any of the adjacent low density residential homes as a result of the proposed height of the development and the rooftop patio.
- h. **S. 3.3.3. Scale of Development**; the developers proposal does NOT meet this clause both in terms of height (exceeding normal height limitations) and density (not to exceed approximate net density of 75 units per hectare), and cannot be considered a 'transition' between low density residential areas and more intensive forms of development as it is completely within a low density residential area with all higher density buildings being at least 800m away.
- i. **S.19.4.4 Bonus Zoning**; Bonus zoning should be denying as it does not fulfill the requirements for bonus as outlined in the Official Plan. Specifically, i) Principle, the bonus requested DOES NOT result in benefit to the general public or enhancement of the design or amenities to warrant a greater height/density. Moreover the proposal is in direct contradiction to this clause which states "...the height and density bonuses received **should not** result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services.'

We rely on the city to approve responsible intensification in the right locations and to promote good planning that is compatible with surrounding land as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

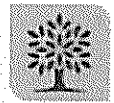
Sincerely
Monica King

524 Bobbybrook Drive

Wise, Sonia

From: Tomazincic, Michael
Sent: Friday, June 24, 2016 9:56 AM
To: Wise, Sonia
Subject: FW: OZ-8624 420 Fanshawe Park rd east

For your files..



Michael Tomazincic, MCIP, RPP
Manager, Current Planning
Planning Services
City of London

P.O. Box 5035, 206 Dundas Street, London, Ontario, N6A 4L9
P: 519.661.2500 x 4693 | Fax: 519.661.661-5397
mtomazin@london.ca | www.london.ca

From: Mohan, Vasu [mailto: [REDACTED]]
Sent: Thursday, June 23, 2016 2:44 PM
To: Tomazincic, Michael <mtomazin@London.ca>; Squire, Phil <psquire@london.ca>
Subject: FW: OZ-8624 420 Fanshawe Park rd east

Hi Michael,

It was a pleasure connecting with you. Thanks for the constructive discussion. As you are aware, we had a community meeting to discuss the issue of the proposed rezoning at 420 Fanshawe pk rd east on June 14th. The turnout and unanimous support of the community to oppose the proposed rezoning was exceptional verging on 200 participants on very short notice.

We are also happy to report that City Councillor Phil Squire shared his valuable input at the meeting. (thank you Phil).

At the meeting, we had the residents of the community sign a petition that was handed to you in person by me this afternoon.

The residents have also requested that the city keep them informed on all future communications in this matter. To aid you in such communication we will shortly share the email group of interested petitioners for your convenience in e format.

You can reach me at [REDACTED] (cell txt)

We look forward to working with you to resolve this issue and the larger group of petitioners can meet you in person on the 29th.

Regards

Vasu Mohan

[REDACTED] the email to which we are receiving all emails from the 200 odd people who have signed up . I am also sharing the link at change .org which we have initiated , so that you can stay looped into our plans for opposing the rezoning. https://www.change.org/p/city-of-london-oppose-the-rezoning-of-420-fanshawe-park-rd-e?recruiter=556336763&utm_source=share_for_starters&utm_medium=copyLink

From: Wise, Sonia [<mailto:swise@london.ca>]
Sent: June 10, 2016 11:35 AM
To: vasudha mohan; Mohan, Vasu
Subject: RE: OZ-8624 420 Fanshawe Park rd east proposed midrise building in a residential single family home neighborhood

Dear Ms. Mohan,

Thank you for your comments, they will be considered as part of the application review.

As discussed earlier, please note the following:

- 1) If there are neighbours (or any members of the public) that have an interest in this file, a request can be made to the City for a copy of the notice or to further discuss the details of the application.
- 2) I have attached the invitation to attend the meeting on June 29th arranged by the applicant to discuss the details of the proposal. The formal or statutory public participation meeting before the Planning and Environment Committee will occur later this August or September, and you will receive a separate notice (from the City) inviting you to attend once it has been scheduled
- 3) The Councillor contact is no longer Maureen Cassidy, and all correspondence should be addressed to Phil Squire instead
- 4) I have attached an electronic copy of the site plan for your information, as well as the Planning Justification Report
- 5) The contact details we have for the Stoneybrook Heights/Uplands Community Organization is Dr. Stan Brown
[REDACTED]

If you require any additional information, please do not hesitate to contact me

Regards



Sonia Wise
Planner II, Current Planning
Planning Services
City of London

London
CANADA

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

From: vasudha mohan [mailto:v[REDACTED]]

Sent: Thursday, June 09, 2016 7:33 PM

To: Wise, Sonia; my address

Subject: OZ-8624 420 Fanshawe Park rd east proposed midrise building in a residential single family home neighborhood

Hi Sonia,

Let me please introduce myself as Vasu Mohan a very concerned owner of 1 Wendy crescent London On . As you may be aware our neighborhood is one of exclusively single family homes several of which are occupied by Senior residents who have no access to internet . Some of them have approached me to bring it to your attention that we have serious concerns and want to record our objection to the proposed rezoning for 420 Fanshawepark rd east .

As it is with the Bus routes recently introduced and the development of Chambers avenue and uplands area and expansion of Jack chambers school , Hastings drive has become a very busy connecting artery . Traffic congestion in morning hours while we wait to enter Fanshawe Pk Rd is unbelievable .

A mid rise building literally means quadrupling the traffic diverted into Hastings Dr and the accompanying noise and environmental pollution

My house 1 Wendy crescent backs on to Fanshawe rd and will completely lose its privacy both in the back yard as well as front .

Over the weekend we are doing a door to door awareness initiative so that residents are aware of the proposal . We are also hoping to have a signature campaign to record our objection to this proposal .

I will really appreciate it if you could confirm receiving this email by corresponding to both this email address as well as my official one by sending reply all . I will be seeking your guidance in proceeding with this matter.

Thanks and regards

Vasu Mohan ([REDACTED])
[REDACTED]

Wise, Sonia

From: Nasr El Naji [REDACTED]
Sent: Thursday, June 23, 2016 5:11 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: Case No. OZ-8624

Regarding case number OZ-8624

To whom it may concern,

My name is Nasr El-Naji. My family and I live on 1551 Phillbrook Drive. We have been living happily in this house since 1989 with no concerns. What made us fall in love with the house was the spacious backyard and although the house is beside a main street, it still felt very private due to the surrounding trees and little sounds from the neighbours surrounding us.

Today I am writing for the first time regarding a major concern that will not only affect me but it will also affect the whole neighbourhood. The proposal for a large scale commercial building will change the character of our neighbourhood to the worse. We live in a quiet residential area and this building will completely change that look. It makes no sense.

Another concern is privacy. One of the best features of our homes is that the backyard overlooks these beautiful trees. Our family can sit and enjoy the outdoors in peace without having to worry about neighbours on the higher floors overlooking. This can not be acceptable.

This building will consequently bring down the value of our houses as it will ruin the neighbourhood, cause more noise, and bring about less privacy. Will we be compensated for this decrease in value? Has there been any consideration as to how this will affect the buying/selling of our properties?

I am sure you are aware that this is an issue for the majority of the residence around this area. It is imperative to protect the interest of the property owners.

Thank you for taking the time to read this. Please take our concerns into consideration before taking such drastic measures.

Sincerely,

El-Naji Family

Wise, Sonia

From: Kees Cnossen <[REDACTED]>
Sent: Thursday, June 23, 2016 2:34 PM
To: Wise, Sonia
Subject: Re. rezoning 420 Fanshawe Park Rd East, refer OZ-8624

To whom it may concern:

We hereby serve notice and ask you to record our protest to the request by developers to change the zoning of the area of 420 Fanshawe Park Rd. East Refer OZ-8624.

As residents of this neighbourhood, we object to changing the planned function described in the official plan as 'SINGLE FAMILY RESIDENTIAL' To allow the proposed high rise building consisting of 142 rental units and subjecting this stable neighbourhood to a number of negative impacts.

Please record our objection and keep us informed of all opportunities to further voice our opposition to the proposed changes.

Kees and Hillie Cnossen,
446 Billybrook Crescent,
N5X2Y8
London, ON

PS: Please acknowledge the receipt of this message.

Wise, Sonia

From: stone fan <stonefan@123.com>
Sent: Thursday, June 23, 2016 2:18 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared;
<stonefan@123.com>
Subject: RE: CASE NO: OZ-8624

RE: CASE NO: OZ-8624

Dear city planner and councillor:

My name is Yanyan Fan. I live in 1554 phillbrook Dr London, ON. I came from China and bought the house two years ago. I and my husband have two children. We live our neighbourhood and the trees around this area.

The news which the developer is going to build a high density apartment building shocked us. Obviously, for people who owns this land, it is great benefit for them to build such a big building. But for the city and people who lives in this area, there are so many disadvantages.

First of all, I am concerning about safety issues. We live very close to the main street Fanshawe park Road(the second house to the intersection). Every day, we see people who live in the north area come and go from Phillbrook Drive to Fanshawe park road. Especially in the morning time for school and work, there is a long waiting line. Some time I could hardly back my car out and had to wait for a while. Sometimes people rush a lot, we have to take those risk. I cannot imagine if suddenly 142 families live right here in the small area, and everyone rush to work or drop off kids to school, how the traffic would be? How can we get out how much more risk we need to take? We don't want smell the huge garbage bin and see the fly everywhere as well. We don't want to worry about the kids when they play outside because too many cars and no sidewalk, and so many strangers come and go.

Second, we moved to Canada for children's wellbeing. In China, we live in the high rise building, we know what it looks like. We like the natural environment and trees, space and nice neigh hood, that is why we gave up everything and came here. But now, again, we will lose the thing we love the most, even privacy. If I knew someone was going to build a building someday before we purchased the house, I would not choose to live here. My children are very upset too. My son had bad experience about apart building. He lost his bike which meant the world to a 12 year old boy the first day when we moved to apartment building 5 years ago, I remembered he cried the whole night.

Third, we are consider children's education. They are two schools in this area. I don't know how full they are, but there are around 20 students already in my son's class. If 142(maybe more if they ask for bonus)family suddenly come, can school bear with that? how to balance the student numbers in such a small area? Does school teachers' voice heard?

The last, London is great city because it is beautiful forest city not because it is London. We love it because of that. The really happiness comes from the nice environment to live. The proposed development is in conflict with the basis of the City's Official Plan, as it gives no consideration to the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan. Moreover, the developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density. There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are more than 800m from the site, and most are less than 6 stories in height.

According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature. This will have a dramatic impact on the privacy rights of the neighbourhood. Contrary to the developers report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away. According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province. 'Bonusing' based on design is unreasonable in this circumstance as it would result in a structure not compatible with the Official Plan, and therefore should not be considered.

We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

Please help us. We love London, and we love our neighborhood, let's do the best for them.

Best regards.

Yanyan Fan

June 23, 2016

Wise, Sonia

From: Frank Bennett <[REDACTED]> ✓
Sent: Thursday, June 23, 2016 8:30 AM
To: Wise, Sonia
Subject: refer OZ-8624

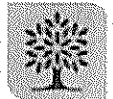
REZONING of 420 Fanshawe Park Road East

My Husband and I paid a premium price for our home in Stoneybrook north to avoid high density housing.
We do NOT wish to have the zoning changed for 420 Fanshawe Park Road to allow an apartment to be built there.

Frank and Ann-Marie Bennett

Wise, Sonia

From: Nicholson, Janet
Sent: Wednesday, June 22, 2016 1:52 PM
To: Tomazincic, Michael; Wise, Sonia
Subject: FW: Notice of Application to Amend the Official Plan & Zoning By-Law for 420 Fanshawe Park Road East



Janet Nicholson
Customer Service Representative
Planning Services
City of London

London
CANADA

206 Dundas Street, London, Ontario N6A 1G7
P: 519.661.4980 | Fax: 519.661-5397
jnichols@london.ca | www.london.ca

From: Mich [mailto: [REDACTED]]
Sent: Wednesday, June 22, 2016 12:27 PM
To: Planning
Subject: Notice of Application to Amend the Official Plan & Zoning By-Law for 420 Fanshawe Park Road East

June 22, 2016

Dear Sir/Madam

I am a resident who will be affected should the zoning be altered for the above address (420 Fanshawe Park Road East).

I wish to express my displeasure at such an idiotic idea, this neighbourhood cannot handle the current traffic and the proposal would add another 142 dwellings. If this zoning is allowed, I would imagine that all of the larger properties on Fanshawe will proceed to sell to developers who in turn will then be implanting commercial space as well. How would you like a change such as this to happen to your neighbourhood? This zoning change, if it goes through would allow "lodging house class 2", "stacked townhousing", even "emergency care establishments". These are my concerns! The fact that the developer is proposing an exit right into the heart of the neighbourhood as well is just ridiculous. The young toddlers in their single family homes will have to be trained by traffic police perhaps while excusing the stench from the garbage bins used by 142 residences.

Does the city plan on reimbursing the residents who find the need to purchase their houses up for sale now that the neighbourhood is going commercial. At one time, the city was looking at a ring road to divert traffic in this area, now they wish to enhance the traffic ?

In my opinion, the house that was removed from the site was a part of London's heritage and should never have been allowed to be purchased by a developer. My representative on City Council Ward 5 is Maureen Cassidy who has resigned last week, how will this affect a decision this big for Ward 5 ?

How many traffic surveys have been completed at the intersection of Phillbrook Drive and Fanshawe Park Road ? The city did install sound walls when Fanshawe was widened, perhaps these walls will be around our residences now ? As a taxpayer and home owner, do I have the right to sue the City of London over these proposals ? We are not talking about a 20 unit proposal here, but 142 units, that will surely enhance my sunset view ! Perhaps I should be selling my property to a developer as I am only three houses away from Fanshawe !

I wish to be notified of all information pertaining to this "Notice of Application File #OZ-8624 Planner: Sonia Wise", do I need to send a separate request for information to the City Clerk as well ? I look forward to your response.

Respectfully

Micheline MacDougall
1558 Phillbrook Drive
London, Ontario N5X 2S4



Wise, Sonia

From: Somerville, Jonathan <[REDACTED]>
Sent: Wednesday, June 22, 2016 10:11 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]@gmail.com
Subject: Issues re: Case No. OZ-8624

Dear City Planners and Councilor members,

Firstly, we'd like to thank you for your time and efforts for all that you do to assist our great city of London Ontario. You probably don't get thanked enough and we want to let you know how appreciative we are of your time.

We are residents in the uplands/stoneybrook neighbourhood, residing at 36 Virginia Crescent. The reason for this letter is to share with you our concerns regarding the proposed development at 420 Fanshawe Park Road (Case No OZ-8624). As residents of the house for 6 years and raising two children in the house, we are deeply concerned about maintaining the existing family-oriented community with a focus of low-density zoning and single-family homes. It does not enhance the area contravening s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

We acknowledge and support the need for infill development, however, we strongly urge that such development be done in a way that compliments the existing neighbourhood. The developers concept at 420 Fanshawe is not consistent with the surrounding area with respect to scale and intensity of use.

In accordance with the Official Plan, high-density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads and not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low-density residential area be considered a node, and be developed as high-density. We mention high-density buildings despite the proposal showing for the site to be rezoned to medium-density because of the proposed number of units. Medium-density zoning allows for 75 units per hectare, and with the site being 1.4 hectares this would equate to approximately 100 units. The proposal shows that the site would have 142 units which would only be allowed because of the "bonus-zoning" that may be permitted. We strongly encourage you to reassess the issue of bonus zoning as it in direct contradiction of what zoning by-laws are meant to enforce.

A developer who proposes a "nice" building should simply be allowed to build according to by-laws, and to the contrary a developer who proposes a sub-standard or unattractive building not fitting to the neighbourhood should be penalized by being forced to build below the maximum limits according to the by-law.

As an existing resident of the neighbourhood we are concerned about the effects of the mass and size of the proposed building. The orientation of the tiered roof-top from 6 to 3 stories (south to north) creates the issue of excessive noise levels experienced by unit occupants of the proposed building. According to what the province of Ontario deems to be acceptable noise levels, the unit occupants would experience sound 10 decibels above what is allowed. Furthermore, the tiered roof-top patios of the proposed building would direction sound inward towards the neighbourhood which has a dramatic impact on the privacy rights of the existing neighbourhood.

As residents of London Ontario we rely on the elected city officials to approve responsible intensification in the appropriate locations. Good planning that is compatible with the surrounding land is what has been outlined in the approved city Official Plan, and for the reasons above we do not believe that case No OZ-8624 meets these criteria.

Thank you very much.

Jonathan & Ashley Somerville

Respecting your privacy and preferences for electronic communications is important to us. If you would prefer not to receive emails from me, please reply with "UNSUBSCRIBE" in the subject line or body of the email. If you would also prefer not to receive emails from our firm, please cc: unsubscribeRBCDominionSecurities@rbc.com in your reply. Please note that you will continue to receive messages related to transactions or services that we provide to you. To speak to us about how your preferences are managed, please email: contactRBCDominionSecurities@rbc.com.

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Le respect de votre vie privée et de vos préférences pour les communications électroniques est important pour nous. Si vous ne souhaitez plus que je vous envoie des courriels, veuillez répondre en inscrivant « DÉSABONNER » dans la ligne d'objet ou dans le corps de votre message. Si vous ne voulez non plus recevoir des courriels de notre société, veuillez indiquer : « unsubscribeRBCDominionSecurities@rbc.com » en copie conforme (Cc) dans votre réponse. Veuillez toutefois noter que vous continuerez de recevoir des messages liés aux opérations effectuées ou aux services que nous vous fournissons. Si vous avez des questions sur la façon dont sera géré votre préférence, veuillez nous les envoyer par courriel, à l'adresse contactRBCDominionSecurities@rbc.com.

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Wise, Sonia

From: PATRICK DUNNE [REDACTED] >
Sent: Tuesday, June 21, 2016 1:39 PM
To: Wise, Sonia
Subject: Re: Case No: 8624

Dear Ms. Wise.

I wish to have this communication recorded as my objection to the proposed development at 420 Fanshawe Park Road. In addition I would appreciate a copy of this letter being distributed to all members of council and my request that each member having received it acknowledge that in writing.

It is my understanding that a much smaller development proposed for a site on Fanshawe Park Road on the South side between Hastings and Hastings and about 200 m from 420 Fanshawe Park Road was rejected. The rejection reflects intelligent planning. I am assuming that the precedent set at that time will apply more forcefully in this particular instance.

In truth the precedent ought to be unimportant insofar as the proposed development is in direct conflict with the City's existing Official Plan and is totally insensitive to taxpayers in an established neighbourhood. Further, it does not enhance this residential area and as such it contravenes s.2.4.1, s3.3.1, and s.3.3.2 of the Official Plan.

I am astounded that the developer would claim that this proposed structure is compatible with the surrounding area in terms of scale, intensity of use and most amusingly the rights of surrounding landowners. The brazenness of such a claim suggests that the developer is dreaming in technicolour.

The Official Plan as it now exists, clearly delineates that high density buildings are only permitted in Nodes in the city not in the middle of residential block. Donnybrook Road, a small street with several small families with school age and non school age children, can hardly be considered a Node. It is simply inconceivable that a mid block low density residential area could be viewed as the ideal site for a high density development.

I find it very disturbing that the developer assumes that residents know very little about their surroundings and that you, the City Planners are not familiar with this neighbourhood. There are no examples of the proposed scale and density within this low density area. The nearest are more than 800m from the proposed site and virtually all of these structures are much less than 6 stories. Likewise, the proposed site is not situated in the vicinity of existing medium density residential development. The nearest such density structures are 750m away. Is it typical for developers to make outrageously false claims that cannot be substantiated? Are such misstatements of facts not adequate cause to deny this application for approval? One would hope that such misrepresentation of the facts would trigger an automatic rejection.

There are other issues that should of concern to City Planners aside from the fact that this proposed development is contrary to the Official Plan and as such has no merit. Currently the Fanshawe Road speedway West of Adelaide, has an excessive number of entries and exits and few traffic signals. Currently ambulances, police vehicles and fire engines encounter significant difficulties negotiating passage to emergencies. When Fanshawe Park, East of Adelaide becomes a four lane roadway it is inevitable that the volume of existing traffic will be increased. The junction of Adelaide and Fanshawe is already a disaster area exacerbated by the increasingly large volume of traffic coming from the county and the developments to the North. We do not now have the road structure to handle this situation. Adding to the problem by allowing high density development is not a solution to the problem.

I have not addressed privacy or and such issues exist and will be addresses security issues in a legal context if and when it becomes necessary. It is however, important to alert you to the increased possibility of flooding on Donnybrook Road where sump pumps go continually during storms and winter melts. It seems likely that an underground garage as large as the one proposed is bound to have a detrimental impact on the existing problems.

I would like to conclude this rather lengthy email with two questions:

1. Is your Planning Department required to forward a proposal to the Planning Committee to rezone an area that clearly contravenes the current Official Plan and the Provinces code on acceptable levels of noise or do you have the discretion to reject the developers proposal?
2. If as I have indicated that the developer has misrepresented several aspects related to this development why would such a flawed proposal be even considered?

If you have time to respond to my question I would appreciate it. I recognize that you are busy and may not have that time but please advise members of the council that I expect a response from each one of them.

Thank you for the opportunity to lodge my objection to the proposed development.

From: Patrick Dunne.

15, Donnybrook Road (About 30m from the site)
London,
Ont n5x3c7

Wise, Sonia

From: Ron Porter [REDACTED]
Sent: Tuesday, June 21, 2016 12:21 PM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared
Subject: RE: CASE NO: OZ-8624

Good Afternoon,

I am writing to let you know I am opposed to what the developers are proposing to build on this site.

I grew up in London in this very neighbourhood and our children both attend the local high schools and this proposed development is not sensitive to the established neighbourhood and does not enhance the area in any way!

The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. I am very concerned with this type of high rise building **if approved** would open up everything along Fanshawe park road and would completely destroy the look of the "forest city" as we all know the trees will be the first to go!

There are no examples of the proposed scale and density within this low-density neighbourhood, the examples provided by the developer are more than 800m from the site and most are less than 6 stories in height.

According to the developer's report, the design of the building has been changed to be sensitive to the neighbourhood character by flipping the massing and orientation. However, the mass and size of the building is NOT sensitive, nor is the tiered roof-top patio feature, which will have a dramatic impact on the privacy rights of the neighbourhood, not to mention resulting in a noise level far in excess of what is acceptable by the province.

I rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan.

Furthermore, I believe it is imperative to protect the interests of property owners in established neighbourhoods.

Thank you for your attention to this matter.


Ron Porter
Bobbybrook Dr.

Ron Porter
Director, Global Business Development
Real Random, LLC
606 Bald Eagle Road, Suite 605

Wise, Sonia

From: Skalski, Evelina
Sent: Tuesday, June 21, 2016 10:52 AM
To: Wise, Sonia
Cc: Squire, Phil
Subject: FW: The Old Poole Estate

Good morning, please see below.

 **Evelina Skalski**
Executive Assistant
Elected Officials, Councillors' Office
City of London

P.O. Box 5035 | London, ON, N6A 4L9
P: 519.661.2500 x 4653 | Fax: 519.661.5933
eskalski@london.ca | www.london.ca

From: Jennifer Phelan [mailto: [REDACTED]]
Sent: Tuesday, June 21, 2016 10:45 AM
To: Skalski, Evelina <eskalski@london.ca>
Subject: FW: The Old Poole Estate

Hello, I sent this email to Maureen Cassidy and received your name on her out of office email.

Can you please forward this along to Sonia Wise (I am receiving bounce back's when I try to send to her) and whomever has taken this on for Maureen in her absence.

Thank you,

Jennifer Phelan
Chief Operating Officer | W 519-518-2372



From: Jennifer Phelan
Sent: June-21-16 10:42 AM
To: 'mcassidy@london.ca'
Cc: 'soniawise@london.ca'
Subject: The Old Poole Estate

Hello:

I am writing in response to a Notice of Application to Amend received recently on the above property.

I was travelling and unable to attend the meeting on Tuesday June 14.

I strongly object to the plans for a multi-story apartment unit at this location. I completely understand the owner's desire to develop this beautiful property I don't believe that the proposed plan is consistent with the surroundings. I can't imagine that there isn't a suitable use for this property that would blend in with the neighbourhood and still give the owner a return on their investment. What has been proposed will look completely out of place and will devalue the properties surrounding it.

I appreciate your consideration of not only my opinion, but of all of the people who live in the Stoneybrook community.

Jennifer Phelan

Chief Operating Officer | W [REDACTED]
301 – 252 Pall Mall Street | London, ON N6A 5P6



Connect with us:



Wise, Sonia

From: Bob Merrifield <[REDACTED]>
Sent: Tuesday, June 21, 2016 10:44 AM
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo ✓
Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna;
Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; Stoney
Brook
Subject: RE: CASE NO: OZ-8624

London City Planner and Council Members:

As a life long citizen of the City of London, this is the first time that I have felt compelled to write to our City Planner and London Council Members.

I strongly object to the proposed development and rezoning application being made for the property at 420 Fanshawe Park Road in London. After careful review of the planning documents that have been circulated, there are a number of points that I feel need to be voiced as follows:

- 1) The first point being who in their right mind would approve the construction of a 142 apartment unit complex to be build in the middle of a well established single family residential area ? My wife and I built our home on Bobbybrook Drive in 1984 and have enjoyed many years of peaceful residence despite the rapid increase in traffic flow along Fanshawe Road. The road traffic and noise in this residential area will only become worse if London Council and our City Planner approves this rezoning application. According to the developer's proposal, the proposed building would result in a noise level far in excess of what is acceptable by the province.
- 2) The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. In accordance with the Official Plan, high density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.
- 3) Contrary to the developer's report, the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away. We rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore, we believe it is imperative to protect the interests of property owners in established neighbourhoods.

When the London Planning Committee issued the Demolition Permit in 2010 to Dr. Chiu, there was an understanding that a single detached dwelling would be built on this heritage designated property. The property is zoned Residential R1-2 which permits single, detached dwellings. Now 2431602 Ontario Limited (C/O Westdell Development Corp) has submitted a Preliminary Development Plan Proposal and Zoning By-Law amendment to allow construction of a totally inappropriate apartment building in the middle of our neighbourhood. Our City of London Planning Committee and Council Members need to deny this application and hold the developer to the original intended use for this property.

I ask that our Planning Committee take action which would do justice to the outstanding legacy of the Poole Family.

Yours truly,

Robert & Debra Merrifield
Bobbybrook Drive,
London, Ontario

Wise, Sonia

From: Grace Li <[REDACTED]>
Sent: Monday, June 20, 2016 5:03 PM ✓
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; [REDACTED]
Subject: Case No.OZ_8624

Hi, there,

We received the Notice from the city of London about the possible change official plan land use at "420 Fanshawe Park Road East". We strongly oppose this change for the following reasons.

1. The change will increase the traffic significantly in Hastings Drive, Phillbrook Drive. Currently, in winter, high traffic period, the intersection of Wendy Land & Hastings Drive is often blocked by lots of traffic. If there are 142 units to be built at this area, can't imagine how horrible the traffic situations will be!
2. The Jack Chamber Elementary is located at Hastings Drive; times of traffic in the future will increase the unsafe factor of pedestrians, especially for kids, and produce more accidents at intersections.
3. The change means that there are more people, more traffic, this will absolutely increase environmental noise, worsen the air quality, and decrease the living quality around this area.
4. The change will cut lots of huge trees at the planned land, this departs from the spirit of "Forest City", we are proud of this call, please don't ruin it.
5. We support developments of our beautiful city leading by the city government, but please don't give the existing areas negative effects; don't disturb our peaceful life because of the new development; don't sacrifice anything to develop the city. It isn't worth to do it.
6. There are lots of available lands in London, why build a high density building at the existing, mature low density area, this is not a smart and reasonable decision.

Based on the above reasons, our family object this change firmly, please think about our opinions. Your consideration will be appreciated sincerely.

We are looking forward to hearing from you soon.

Best,

Wise, Sonia

From: Susan Hodgins [REDACTED]
Sent: Monday, June 20, 2016 10:46 AM
To: Wise, Sonia
Subject: 420 Fanshawe Park Road East - OZ-8624

Good morning,

We acknowledge receipt of the above proposed zoning change and site plan confirming vehicle access from Fanshawe Park Road.

Can you confirm if this Fanshawe street access will be a full access or right in/right out only?

Thank you,

Regards,

Vito Frijia, President/Owner
Southside Group

Southside Group
75 Blackfriars Street
London, Ontario N6H 1K8
Telephone: [REDACTED]
[REDACTED]
[REDACTED]

Wise, Sonia

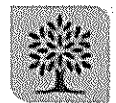
From: Griffiths, Ashleigh
Sent: Monday, June 20, 2016 9:19 AM
To: 'James Crimmins'
Cc: Wise, Sonia; Griffiths, Ashleigh
Subject: RE: CASE NO: OZ-8624

Good Morning James:

Thank you for the email. I see that you have sent the email directly to Councillor Zaifman. It would appear that the email address for planner Sonia Wise was spelt incorrectly – swise@london.ca. I have copied Sonia on this email so that she has received your comments below.

Sincerely,

On behalf of Councillor Jared Zaifman,



Ashleigh Griffiths
Administrative Assistant
Elected Officials, Councillors' Office
City of London

London
CANADA

300 Dufferin Ave, P.O. Box 5035 | London, ON, N6A 4L9
P: 519.661.5095 | Fax: 519.661.5933
www.london.ca

From: James Crimmins [REDACTED]
Sent: Sunday, June 19, 2016 6:18 PM
To: Griffiths, Ashleigh <agriffit@london.ca>
Subject: Fw: CASE NO: OZ-8624

For the attention of Jared Zaifman

From: James Crimmins
Sent: June 19, 2016 5:14 PM
To: wise@london.ca
Cc: mvanholst@london.ca; mtomazin@london.ca; barmstro@london.ca; msalih@london.ca; jhelmer@london.ca; psquire@london.ca; joshmorgan@london.ca; phubert@london.ca; ahopkins@london.ca; vridley@london.ca; sturner@london.ca; husher@london.ca; tpark@london.ca; jzaifman@london.ca; [REDACTED]
Subject: RE: CASE NO: OZ-8624

Dear Ms Wise,

I am writing to protest the proposal to re-zone the property at 420 Fanshawe Road West from low density to mid-density housing and to amend the City's Official Plan to allow this to occur. I live at 1566 Hastings Drive and back on to the property in question. I have lived here with my wife and children since 1988.

There are numerous reasons why the proposal is a bad idea for the neighbourhood, the city, and for my family.

First, the proposed development gives no consideration to the existing character of the neighbourhood and does not enhance the area, contravening secs. 2.4.1, 3.3.1 and 3.3.2 of the Official Plan. The developer's concept is not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. The Official Plan stipulates that higher density buildings are only permitted in Nodes in the city, usually appearing at the corner of arterial roads, NOT in the middle of a residential block. It is not reasonable, nor acceptable, that a mid-block, low-density residential area be considered a node, and be developed to a higher density than the rest of the neighbourhood. Contrary to the developer's statements in the proposal provided, there are no similar examples of the proposed scale and density within this low-density neighborhood. The examples cited by the developer are more than 800m from the site, and most are less than 6 stories in height. Contrary to the developer's assertions, the site IS NOT situated in the vicinity of existing medium density residential development. It is also clear that "Bonusing" based on the design is unreasonable as it would result in a structure not compatible with the Official Plan.

Second, according to the developer's proposal, the design of the building has been adjusted to be sensitive to the neighbourhood's character. However, the mass and size of the building is NOT sensitive, nor is the tiered design away from the front of the building. The design is a monstrosity and will put a very large number of people on a site, a good number of whom will be in apartments overlooking the backyards and windows of the surrounding houses. This will have a dramatic impact on the privacy rights of the neighbourhood, most notably my own and my nearest neighbours who also back on to the site.

CONFIDENTIAL - NOT FOR RELEASE

Third, the actions of the developer thus far raise serious questions about the integrity of what they are planning for this site. Having deliberately allowed a perfectly good house (the old Poole house) to remain empty for several years so that it reached the point of becoming derelict and unsafe, and thus had to be torn down, the proposal is replete with vague promises about maintaining the trees on the site (to the maximum possible? as many as is practical? as many as it is possible to keep?), statements which none of us believe. Further, a couple of months ago the developer purchased the first house on Hastings Drive (no. 1554) backing on to the site, leaving the house empty. Via a third party real estate agent, the developer has also put inordinate pressure to sell his house on my neighbour in the second house on Hastings Drive (no. 1558), also backing on to the site. This case is now before the courts, with both parties suing each other, and the real estate agent involved has been reported for his irregular activities to the Ontario Real Estate Board. What plans does the developer have for these properties? The present proposal contains no mention of these properties, but the suspicion is that if 420 Fanshawe is rezoned and the Official Plan amended to allow the building proposed, then it will be amended at some future point to expand into the properties on Hastings Drive.

The residents of Stoneybrook rely on the city to approve responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. Furthermore,

we believe it is imperative to protect the interests of property owners in established neighbourhoods. I hope very much that you and your colleagues on the Planning Committee and on Council agree with us and support us in resisting this threat to our neighbourhood.

Sincerely,

Jim Crimmins

1566 Hastings Drive

London,

Ontario N5X 3C6

Wise, Sonia

From: James Crimmins [REDACTED]
Sent: Sunday, June 19, 2016 10:00 PM
To: Wise, Sonia; van Holst, Michael; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared ✓
Cc: [REDACTED]
Subject: RE: CASE NO: OZ-8624

Dear Ms Wise,

I am writing to protest the proposal to re-zone the property at 420 Fanshawe Road West from low density to mid-density housing and to amend the City's Official Plan to allow this to occur. I live at 1566 Hastings Drive and back on to the property in question. I have lived here with my husband and children since 1988.

I do not believe the developer's proposal is at all consistent with either the neighbourhood in which I live or the intentions of the City's Official Plan (notably secs. 2.4.1, 3.3.1 and 3.3.2).

The scale and intensity of the developer's plan contradicts completely the rights of the surrounding landowners. Contrary to the developer's statements, there are no similar examples of the proposed scale and density within this low-density neighborhood. The examples cited by the developer are more than 800m from the site, and most are less than 6 stories in height. Contrary to the developers assertions, the site IS NOT situated in the vicinity of medium density residential development.

Nor am I persuaded that the tiered design of the building is sensitive to the neighbourhood's character. The proposed building will house a large number of people, many of whom will be in apartments overlooking the backyards and windows of the surrounding houses, thereby negatively impacting my privacy and that of my neighbours who also back on to the site. Moreover, it appears that the noise level associated with a building of this size will contravene provincial standards for residential areas.

Even if I were not so opposed to this development proposal, I would not trust this developer. The ongoing dispute between the developer and his proxy (a real estate agent) over the purchase of 1558 Hastings Drive, after already purchasing the house at 1554 Hastings Drive (now empty), suggests that there is more to this development than presently meets the eye.

As a resident of the neighbourhood most impacted by this proposal, and one who pays almost \$5000.00 in property taxes each year, I expect the city to not approve anything other than what the area is presently zoned for, low-density housing so that it remains compatible with surrounding properties in which the residents have invested so much time, effort and love. I hope we can count on the officials and members of council to support us in resisting this monstrous threat to our neighbourhood.

Sincerely,
Johanne Lapensee-Crimmins
1566 Hastings Drive

Wise, Sonia

From: cathy trocchi <[REDACTED]>
Sent: Sunday, June 19, 2016 11:48 AM ✓
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; stoneybrookneighbours@gmail.com
Subject: RE: CASE NO: OZ-8624

As a resident of this neighbourhood for more than 10 years, I am concerned about a proposal being brought forward-CASE NO: **OZ-8624** . This includes a request to change the zoning and amend the current building plan. I have lived in a number of neighbourhoods in the city- both high, medium and low density. I paid taxes according to the area chosen and the price of my home was also reflective of this choice. My taxes are supporting my choice to live in a low density neighbourhood and my right for peaceful enjoyment of my property. I bought and built in this neighbourhood based upon this existing zoning and plan. A new development should not have a detrimental impact to an existing neighbourhood - it should enhance, not negatively affect an existing development.

I moved from a previous residence on Grenfell Drive after my neighbour erected a drive shed in his backyard. That structure blocked the light to my yard because of its size and height. The proposed 6 storey structure would do the same thing. It would diminish the view to all the surrounding neighbours from as far away as Sunningdale Road to the far side of Fanshawe and Old Stoneybrook. Traffic issues on Fanshawe, Hastings and Phillbrook undoubtedly will worsen - leaving the subdivision is already challenging with the existing level of traffic much less adding 500+ additional vehicles. The frustration associated with this will lead to an even greater risk of people speeding through the subdivision. and the rate of accidents on the main thoroughfare. The proposed open patios and roof deck violate the privacy people rightly expect in their own yards, in a single family home subdivision. Even quiet conversation becomes disruptive when multiplied many times over- noise amplification. There is insufficient buffer zone between the development and existing homes to ensure privacy is maintained and respected.

This proposal does not fit in with the existing plan. The proposed development would have a negative impact on the existing development. The intrusion in the middle of a single dwelling neighbourhood should not be permitted.

Thank you for your diligent consideration of this matter.

Cathy and John Trocchi and family

Wise, Sonia

From: Nic Lanthier <[REDACTED]>
Sent: Sunday, June 19, 2016 10:50 AM ✓
To: van Holst, Michael; Wise, Sonia; Tomazincic, Michael; Armstrong, Bill; Salih, Mo Mohamed; Helmer, Jesse; Squire, Phil; Morgan, Josh; Hubert, Paul; Hopkins, Anna; Ridley, Virginia; Turner, Stephen; Usher, Harold; Park, Tanya; Zaifman, Jared; stoneybrookneighbours@gmail.com; kurt fischer
Subject: CASE NO: OZ-8624

RE: CASE NO: OZ-8624

Dear City of London Councillors -

I have been a hardworking, contributing member of the city of London for nearly 20 years. Like most of you, I work hard to build a good life for my family. The biggest investment in my life, both financially, and as it relates to the quality of life for my family, is my home. I took a long time to search for the home and neighbourhood that would be the right fit for my family, and I take great pride in maintaining my home and enjoying the neighbourhood filled with other like-minded hardworking people who also take pride in caring for their homes and their neighbourhood. I am sure that for most of my neighbours, their homes are also the biggest single investment of their lives.

I am absolutely shocked at the recent proposal for CASE NO: OZ-8624. This is clearly intended to create profit for a few developers while reducing the quality of life and home value for hundreds of tax paying Stoneybrook citizens. This proposal does NOT respect the existing character of the neighbourhood. The proposed development is not sensitive to the established neighbourhood, and does not enhance the area (exactly the opposite, in fact), and this clearly contravenes s. 2.4.1, s. 3.3.1 and s. 3.3.2 of the Official Plan.

The developer's concept is absolutely not compatible with the surrounding area in terms of scale, intensity of use, and the rights of surrounding landowners. The scale of this, and natures of this, is very wrong and very harmful to the existing neighbourhood. London's Official Plan, allows high density buildings to occur only at permitted in Nodes in the city, usually appearing at the corner of arterial roads, not in the middle of a residential block. It is ridiculous and not reasonable, nor acceptable, that a mid-block, low density residential area be considered a node, and be developed as high density.

There are no examples of the proposed scale and density within this low-density neighborhood. Examples provided by the developer are nearly a kilometer from the site, and most are less than 6 stories in height, which is radically different that this proposal. The proposal is deliberately very misleading in this respect. The size of the proposed building is NOT sensitive to an established neighbourhood, nor is the tiered roof-top patio feature. This will have a huge and permanent negative impact on the privacy rights of the neighbourhood. Please note also, that the developers report is blatantly incorrect, as the site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being 750m away. Interestingly, there seem to be a numbers of "errors" in the proposal, all of them strongly in favour of the developers. As submitted in the developer's proposal, the proposed building would result in a noise level much higher and more disruptive than what is acceptable by the province.

It is the rightful role, and in fact the ethical duty of the City of London to approve only responsible intensification in the right locations, to promote good planning that is compatible with surrounding land and as outlined in the Official Plan. The interests of property owners in established neighbourhoods must be strongly considered and respected, rather than favouring the rights of

profit-minded developers, with no doubt, do not live in the area that plan to degrade with over-intensification, and will not suffer the ongoing ramifications of their actions. Please do not allow such blatant profiteering at the financial and emotional expense of the neighbourhood's homeowners.

Sincerely -
Nicole Lanthier

Wise, Sonia

From: K Chuang <[REDACTED]>
Sent: Saturday, June 18, 2016 10:03 PM
To: Wise, Sonia
Subject: Re: OZ-8624 – 420 Fanshawe Park Road East

Hi Sonia,

My name is K.J. Zhang, the owner of the house located on 56 Virginia Crescent in London.

Recently we have received a letter from the city pertinent to possible rezoning 420 Fanshawe Park Road East. Our family is against such a proposal and ask to stop rezoning.

First of all, the surrounding area is an area designated for low density, single detached dwellings. We are open minded and understand everyone should help save and make effective use of the land. However, it is a huge leap to change from a single detached house to a high rise building that provides 142 residential units. If this area is designated to be an area for single detached houses, any dwellings to be built need to be designed to match the appearance and functions of the surrounding area. For example, it will not be an appropriate plan to build houses surrounded by factories. So, it is import to consider the surrounding area designation when it comes to a plan development. Build high rise building in areas designated to be medium or high density areas. This will make our city looks more organized and well-planned.

Secondly, it is important to consider the environment impact. There are so many mature trees in the property. The construction, the building foundation and underground parking in particular, will damage tree roots. Eventually those mature trees will die. We call our city, the Forest City. We are so proud to live in this city who cares about our wetland and trees. However, if we keep cutting trees down and replace with concrete buildings whenever there is a possible spot, our city will eventually become a concrete forest city. Let's protect the environment! Let's keep our Forest City title!

Thirdly, the proposed change will also have high impact to the surrounding traffic and will put cyclists and those students who walk to Jack Chamber public school and Lucas S.S. in a more dangerous situation. Those cars entering the building or turning on to Fanshawe Park Road will jam traffic. This is against the city goal to improve transportation efficiency. This property is not a good location for the proposed new building.

Lastly, the higher noise level due to this proposed building (car noise, heating and cooling system noise etc.) can also affect people's health like sleep quality etc. Again, build the proposed building in the area that is designed to accommodate such type of building.

In summary, we are against this rezoning and Official Plan amendment proposal. We also urge the city not to approve this proposal.

Thank you for reading our opinions. Please kindly confirm that you have received this email when you have a moment. Thank you!

Best regards,

KJ Zhang

Wise, Sonia

From: syhwan wan [REDACTED]
Sent: Wednesday, June 15, 2016 11:15 AM
To: Wise, Sonia
Subject: Stop Rezoning 420 Fanshawe Park Rd. E. OZ-8624

Dear Ms Wise,

I am the residence of 458 Billybrook Crescent, half a block from 420 Fanshawe Park Road East, the city is trying to rezone the beautiful low density residential area into a high density area, I totally disagree with your planning of this area.

STOP REZONING 420 FANSHAWE PARK ROAD EAST, KEEP IT AS IT IS NOW, A LOW DENSITY RESIDENTIAL AREA.

Steven Wan

Max [redacted] ✓

Yoonhwa Kim, Taejoong Kim
1582 Hastings Dr. London ON N5X3C6

June 15,2016

Objection to OZ-8624


Hello Sonia,

I disagree your plan for zoning amendment on 420 Fanshawe Park Rd.E.

It will give huge impact on our neighbour's privacy and quiet living environment.

Please don't approve zoning change and support our neighbors' wishes to live in a quiet, beautiful area.

Thanks,

Yoonhwa 

Wise, Sonia

From: L.J. McKenna <[REDACTED]>
Sent: Tuesday, June 14, 2016 7:39 PM
To: Wise, Sonia
Subject: Ref. OZ-8624
Attachments: To City of London devFanshawe OZ-8624.docx

Please find my attached protest to this development. Please acknowledge my letter.

Lawlor J. McKenna

To City of London

swise@london.ca

I am writing to protest the proposed high rise building at 420 Fanshawe Park Road.

REF #oz-8624.

Please send back an acknowledgement of receiving my protest at

[REDACTED]

I wish to be informed by email all meetings and advisements in his matter.

My reasoning for the my protest is when you buy into an existing mature subdivision you expect that the area will remain in the zoning that is in that neighborhood. Affects of this proposal will impact lifestyle for my area, house values, increase conjection on overly busy strrets as we have all the north streets already coming down on Hastings or Phibrook. Impedes and shades the adjacent properties and can create a far hostile environment that may also include security ,peace of mind

L.J. McKenna.

Wise, Sonia

From: Karen Crowe [REDACTED]
Sent: Tuesday, June 14, 2016 3:54 PM
To: Wise, Sonia ✓
Subject: Comments against the proposed condo highrise at 420 Fanshawe Park Road East

To S. Wise

As residents of Stoneybrook Heights for 26 years, we strongly object to the application by 2431602 Ontario Limited to build a 6 storey high rise condominium at 420 Fanshawe Park Road East, London, Ontario, file number OZ-8624. This proposed property is in violation of the zoning regulations for height and density. It will probably devalue the existing properties resulting in a decrease in property values and smaller city tax revenues. This eyesore will have a negative impact on the population density of the area schools. There will be increased traffic on Fanshawe Park Road, and Hastings which are already busy streets, leading to the strong possibility of more vehicular accidents. We are appalled by our city rubber stamping projects of this type with no consideration of the existing inhabitants, the existing community or the adverse affect on schools, traffic and tax revenue. The land which was obtained under false pretenses from the Poole family, can be put to condo use without building a multi storey monstrosity. Sincerely, Karen and Doug Crowe
33 Virginia Crescent, London, ON, N5X 3E4

420 Fanshawe Park Rd, East

The city of London, Planning Services

June 14, 2016

Nicole Leak

Dear Sonia Wise,

Thank you for your email with the attached letter stating recent news on the 420 fanshawe park road lot. I feel my opinion is useless as the historic house has already been demolished. I feel the public's opinion was unworthy when trying to save the house. I was informed that Dr. Derek Chan had no plans to build on this lot as he was more concerned on demolishing the "unsafe house". I'm sure that was his plan from the beginning back when he purchased this house from the Pool's, was to leave the perfectly beautiful home to rot so that there would be no choice but to demolish it. Most of the street is residential with beautiful big lot homes. Putting a huge high rise in will bring down the value of the surrounding homes. Why change the look of the street with a big 142 resident apartment building that will now over look surrounding homes back yards. Having this high rise will invade the neighbourhood. There are houses all around the huge lot, if anything put two story town houses in so that people in the high rise aren't overlooking everyone's private backyards. I hope this lot will stay residential and not commercial. The most valuable choice for the city of London to do would be putting in a few detached family homes so that it matches the neighbourhood's surroundings. No need to demolish the wild life that surrounds the natural pond and knock down the trees. Make it a public park, a historic museum telling the story of the three families that ever lived in that gorgeous white house, display Nancy pool's artwork. Keep it a green space without damaging any of the wildlife and trees. We are called Forest city for a reason.

Wise, Sonia

From: Wise, Sonia
Sent: Friday, June 10, 2016 11:35 AM
To: 'vasudha mohan'; my address
Subject: RE: OZ-8624 420 Fanshawe Park rd east proposed midrise building in a residential single family home neighborhood
Attachments: 420 FPE East_Planning_Report_April 7, 2016.pdf; 13198A_420 Fanshawe Park Road _Community Meeting Notice_FINAL.pdf; CONCEPT PLAN _FEB 12 2016_11X17 _NTS COLOUR.pdf

Dear Ms. Mohan,

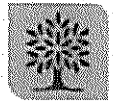
Thank you for your comments, they will be considered as part of the application review.

As discussed earlier, please note the following:

- 1) If there are neighbours (or any members of the public) that have an interest in this file, a request can be made to the City for a copy of the notice or to further discuss the details of the application.
- 2) I have attached the invitation to attend the meeting on June 29th arranged by the applicant to discuss the details of the proposal. The formal or statutory public participation meeting before the Planning and Environment Committee will occur later this August or September, and you will receive a separate notice (from the City) inviting you to attend once it has been scheduled
- 3) The Councillor contact is no longer Maureen Cassidy, and all correspondence should be addressed to Phil Squire instead
- 4) I have attached an electronic copy of the site plan for your information, as well as the Planning Justification Report
- 5) The contact details we have for the Stoneybrook Heights/Uplands Community Organization is Dr. Stan Brown

If you require any additional information, please do not hesitate to contact me

Regards



Sonia Wise
Planner II, Current Planning
Planning Services
City of London

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

From: vasudha mohan [mailto: [REDACTED]]
Sent: Thursday, June 09, 2016 7:33 PM
To: Wise, Sonia; my address
Subject: OZ-8624 420 Fanshawe Park rd east proposed midrise building in a residential single family home neighborhood

Hi Sonia,

Let me please introduce myself as Vasu Mohan a very concerned owner of 1 Wendy crescent London On . As you may be aware our neighborhood is one of exclusively single family homes several of which are occupied by Senior residents who have no access to internet . Some of them have approached me to bring it to your attention that we have serious concerns and want to record our objection to the proposed rezoning for 420 Fanshawepark rd east .

As it is with the Bus routes recently introduced and the development of Chambers avenue and uplands area and expansion of Jack chambers school , Hastings drive has become a very busy connecting artery . Traffic congestion in morning hours while we wait to enter Fanshawe Pk Rd is un believable .

A mid rise building literally means quadrupling the traffic diverted into Hastings Dr and the accompanying noise and environmental pollution

My house 1 Wendy crescent backs on to Fanshawe rd and will completely lose its privacy both in the back yard as well as front .

Over the weekend we are doing a door to door awareness initiative so that residents are aware of the proposal . We are also hoping to have a signature campaign to records our objection to this proposal .

I will really appreciate it if you could confirm receiving this email by corresponding to both this email address as well as my official one by sending reply all . I will be seeking your guidance in proceeding with this matter.

Thanks and regards

Vasu Mohan ([REDACTED])
[REDACTED]

Wise, Sonia

From: Mohan, Vasu [REDACTED]
Sent: Friday, June 10, 2016 11:26 AM
To: Wise, Sonia
Cc: vasudha mohan
Subject: RE: OZ-8624 : objection to prposed rezoning
Attachments: Neighbourhood impact statement per resident.docx

Sorry forgot the attachment☺

From: Mohan, Vasu
Sent: June 10, 2016 11:24 AM
To: 'swise@London.ca'
Cc: 'vasudha mohan'
Subject: OZ-8624 : objection to prposed rezoning

Hi Sonia,
Thank you very much for responding to email/ call. Please note in your records that I would like to be contacted by email in case of any future meetings / developments . Please include the attached impact statement as a record of objection to the prposed rezoning in your files and confirm. I look forward to receiving the additional documentation that you indicated in connection with this project.
Regards

Vasu Mohan CPA CGA CA
[REDACTED]
[REDACTED]

Neighbourhood impact statement per resident's pf Hastings Drive, Donnybrook, Wendy Crescent, Wendy lane and Philbrook

**Proposed rezoning of property 420 Fanshawe Park Rd East OZ-8624
(Planner Sonia Wise City of London, swise@london.ca)**

Proposal to permit building a Midrise apartment complex with 100+ dwelling units.

Dear Sir/ Madam,

We the residents of the above neighborhood actively oppose the proposed re zoning and bring to your attention that this proposed rezoning will have serious and far reaching negative impact in the lives of the residents of this neighborhood. We have brought some (but not all) of the issues that cannot be mitigated in any manner. Kindly take these into your consideration and heed our request not to sacrifice the quality of our lives and the spirit of this neighborhood to corporate greed. **We trust you will give impartial 360 degree consideration to this proposed rezoning and abandon it in the interest of larger good.**

IMPACT ON THE NEIGHBOURHOOD:

1. Transgression of personal privacy in our residence:

Serious and significant transgression of privacy to existing residents of single family homes: As you may be aware the entire mature neighborhood (30+ years) is exclusively composed of single family residences. A high rise in this area literally means all front and back yards as well as bedroom windows of several properties flanking the proposed construction are now exposed to view from the second floor and above of the midrise building. Our peaceful enjoyment of the properties that were purchased several years ago with the understanding that we will be permitted to use them in such state is now threatened.

2. Impact of Increased traffic in this residential neighborhood:

With the introduction of bus routes Hastings Drive has already become a connector highway between Fanshawe park road and the Chambers avenue upland area neighborhood. This has resulted in increased traffic and chocking at the point where Wendy crescent meets Hastings drive. It takes up to 10 minutes or more just to turn into Fanshawe park rd. from Hastings Drive as it is. There have already been several serious accidents at this junction in the past few years and traffic studies were done to our knowledge but no outcome. With the proposed addition of 100+plus dwelling units which this Midrise will entail the situation can only become a nightmare and a complete Hazard to public safety.

3. Impact on schooling - Jack Chambers school:

Please also consider that Jack Chambers one or London's largest school is on Hastings Drive with many children cycling to school as well as school buses using the Hastings rd.

The school itself was expanded in recent years to house the influx of students from the newer subdivisions and is at full capacity with no room for further expansion. The quality of education experience for the children of the neighborhood will deteriorate with overcrowding in classes.

4. Environmental degradation:

This is an old neighborhood with mature trees lovingly tended by the current residents. The environmental impact will be disastrous while the monstrosity of a Midrise apartment complex is built. Any option by the proposed builders to plant multiple trees for a tree cut down is not an acceptable option. It has taken several decades for the trees to be what they are today and razing them to the ground would be a callous and mindless action of environmental degradation that is contrary to our environmental commitment as a country.

5. Decreased Quality of life:

We urge you to analyse the demographics of the residents of this area. We assure you the average age of the house owner will be ranging from early 60's to the 80's. The sound of ambulance is a common one in our neighborhood. Traffic congestion can only complicate help reaching them on time.

As it is, we are contending with the noise of traffic from Fanshawe Park rd. as well as Hastings drive and the buses starting from the wee hours of the morning till late night. Any increase to this noise level will push the residents to the brink of complete hopelessness.

We understand that progress and expansion are inevitable but that should not be at the cost of existing tax payers who have diligently contributed to the neighborhood being what it is now. Any such development can be made in open areas of the city with minimal impact and disruption to existing residents and not right in the middle of a fully developed neighborhood.

With this we the undersigned residents record our protest and refusal to accept any rezoning that may be in the works.

Wise, Sonia

From: Mohan, Vasu <[REDACTED]>
Sent: Friday, June 10, 2016 11:24 AM
To: Wise, Sonia
Cc: vasudha mohan
Subject: OZ-8624 : objection to proposed rezoning

Hi Sonia,

Thank you very much for responding to email/ call. Please note in your records that I would like to be contacted by email in case of any future meetings / developments . Please include the attached impact statement as a record of objection to the proposed rezoning in your files and confirm. I look forward to receiving the additional documentation that you indicated in connection with this project.

Regards

Vasu Mohan CPA CGA CA

[REDACTED]

[REDACTED]

[REDACTED]

Wise, Sonia

From: Somerville, Jonathan <j[REDACTED]>
Sent: Friday, June 10, 2016 11:22 AM
To: Wise, Sonia
Subject: re: OZ-8624

Hi Sonia,

I am a neighbour in Stoneybrook and have a question about the proposed development at 420 Fanshawe Park Road. Are you able to tell me the number of units legally allowable under medium density residential zoning for 1.4ha? This is the size of the land on 420 Fanshawe Park Road so that is where I've come up with that figure. I'm unsure what the laws are for such a space but was hoping you could clarify.

Thank you very much for your time.

Jonathan Somerville

Respecting your privacy and preferences for electronic communications is important to us. If you would prefer not to receive emails from me, please reply with "UNSUBSCRIBE" in the subject line or body of the email. If you would also prefer not to receive emails from our firm, please cc: unsubscribeRBCDominionSecurities@rbc.com in your reply. Please note that you will continue to receive messages related to transactions or services that we provide to you. To speak to us about how your preferences are managed, please email: contactRBCDominionSecurities@rbc.com.

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Le respect de votre vie privée et de vos préférences pour les communications électroniques est important pour nous. Si vous ne souhaitez plus que je vous envoie des courriels, veuillez répondre en inscrivant « DÉSABONNER » dans la ligne d'objet ou dans le corps de votre message. Si vous ne voulez non plus recevoir des courriels de notre société, veuillez indiquer : « unsubscribeRBCDominionSecurities@rbc.com » en copie conforme (Cc) dans votre réponse. Veuillez toutefois noter que vous continuerez de recevoir des messages liés aux opérations effectuées ou aux services que nous vous fournissons. Si vous avez des questions sur la façon dont sera géré votre préférence, veuillez nous les envoyer par courriel, à l'adresse contactRBCDominionSecurities@rbc.com.

Ce courrier électronique est confidentiel et protégé. L'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre que le (les) destinataire(s) désigné(s) est interdite. Si vous recevez ce courrier électronique par erreur, veuillez m'en aviser immédiatement, par retour de courrier électronique ou par un autre moyen.

Wise, Sonia

From: vasudha mohan [REDACTED]
Sent: Thursday, June 09, 2016 7:33 PM
To: Wise, Sonia; my address
Subject: OZ-8624 420 Fanshawe Park rd east proposed midrise building in a residential single family home neighborhood

Hi Sonia,

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As it with the Bus routes recently introduced and the development of Chambers avenue and uplands area and expansion of Jack chambers school , Hastings drive has become a very busy connecting artery . Traffic congestion in morning hours while we wait to enter Fanshawe Pk Rd is un believable .

A mid rise building literally means quadrupling the traffic diverted into Hastings Dr and the accompanying noise and environmental pollution

My house 1 Wendy crescent backs on to Fanshawe rd and will completely lose its privacy both in the back yard as well as front .

Over the weekend we are doing a door to door awareness initiative so that residents are aware of the proposal . We are also hoping to have a signature campaign to records our objection to this proposal .

I will really appreciate it if you could confirm receiving this email by corresponding to both this email address as well as my official one by sending reply all . I will be seeking your guidance in proceeding with this matter.

Thanks and regards

Vasu Mohan ([REDACTED])
[REDACTED]



Canada
Revenue Agency

Agence
du revenu du Canada

Vasu Mohan, CGA CPA CA

Manager, Appeals CPP/EI

London Tax Services Office

451 Talbot Street, P.O. Box 5548

London, Ontario N6A 4R3

P [REDACTED]

*personal
all*

Canada™

Wise, Sonia

From: Wise, Sonia
Sent: Wednesday, June 08, 2016 4:05 PM
To: 'Zina Atta'
Subject: RE: 420 Fanshawe Park Road
Attachments: OZ-8624 Notice of Application (Revised).pdf; 13198A_420 Fanshawe Park Road
_Community Meeting Notice_FINAL.pdf

Dear Ms. Atta,

Thank you for your comments, they will be considered as part of the application review.

My apologies that the Notice of Application did not correctly identify my email address; however a revised notice with the correct email address has been mailed out to everyone that received the original (see attached). You should receive the revised notice within the next day or two if you haven't already.

I have also attached the invitation to attend the applicant's information meeting which may be of interest to you. This is an informal meeting arranged by the applicant to discuss the details of the proposal. The formal or statutory public participation meeting before the Planning and Environment Committee will occur later this August or September, and you will receive a separate notice inviting you to attend once it has been scheduled.

Please do not hesitate to contact me for any further information,

Regards



Sonia Wise
Planner II, Current Planning
Planning Services
City of London

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

From: Zina Atta [mailto: [REDACTED]]
Sent: Wednesday, June 08, 2016 3:57 PM
To: Wise, Sonia
Subject: 420 Fanshawe Park Road

Hello Sonia,

I received a Notice regarding an Application to Amend the Official Plan & zoning by-law for the above address and have emailed you several times to have found out it was published with the wrong email address?

I myself and many in the neighbourhood strictly appose this change. And with this email I would like to note that firmly.

I am told that an possible tear down of a home just purchased on Hastings that backs onto this property is about to take place? How does that happen, does someone have to get permission to tear down a home or can they just do it?

And we were also in agreement with the zoning that was applicable at that time to build single detached houses, that allow the trees to be preserved is now in danger of being changed.

I would not want a multi story structure being built in my neighbourhood at all. The reasons are below;

1. Everywhere else in the city, by law does not approve changes to the neighbourhood look. And this is a single detached family dwelling neighbourhood. With what policy changes that city could change its policies only to this property? - This may lead to major media coverage(National)
2. Building a multi story structure requires serious digging in the property and heavy machinery usage. Ex: High level cranes and lifts. This could really endanger and disturb our neighbourhood living
3. It will destroy the current greenery , At least with single dwellings it could be preserved
4. The density of the population will increase in the neighbourhood which may not support many services.

This information is directed in confidence solely to the person named above and may contain confidential and/or privileged material. This information may not otherwise be distributed, copied or disclosed. If you have received this e-mail in error, please notify the sender immediately via a return e-mail and destroy original message. Thank you for your cooperation.



Hello Sonia,

I received a Notice regarding an Application to Amend the Official Plan & zoning by-law for the above address and have emailed you several times to have found out it was published with the wrong email address?

I myself and many in the neighbourhood strictly appose this change. And with this email I would like to note that firmly.

I am told that an possible tear down of a home just purchased on Hastings that backs onto this property is about to take place? How does that happen, does someone have to get permission to tear down a home or can they just do it?

And we were also in agreement with the zoning that was applicable at that time to build single detached houses, that allow the trees to be preserved is now in danger of being changed.

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Wise, Sonia

From: lesley vondehn [REDACTED]@com>
Sent: Thursday, June 09, 2016 11:53 AM
To: Wise, Sonia
Subject: 420 Fanshawe (OZ-8624)

To whom it may concern

I am deeply opposed to the request to amend the official plan and zoning as presently requested.

I currently live north of Fanshawe Park Road and know how difficult it can be to make a left (heading east) when leaving the subdivision. My main concern is that tenants of this development who want to travel north or east will find themselves turning right (west) on Fanshawe and cutting through the single family neighbourhood (Stoneybrook heights) to get to their destination. This increases subdivision traffic including in front of Jack Chambers Public School. Secondary concerns would be noise and potential loss of privacy for neighbouring homes.

I am all for development and intensification, however I find this request to be excessive. The apartment zoning is fine (R8) less any bonus. 13 meters in height and 75u/ha is a lot already for the area and would be a big change. There is no reason to provide the developer any bonus because his building looks nice. If he makes it look nice they'll make more regardless. The design as such is nice, but should be at a lower height and density, with continued tapering to the sides and rear.

Here is a recent development on Fanshawe that I copied from the developers report. It is for the development on Fanshawe Park Rd E, just across from the McDonalds. The development at 420 Fanshawe should not be any higher in my opinion.



Newer developments along Fanshawe Park Road, including these stacked townhouses to the west of the Site, have been designed to face the streetscape.

Thanks,
Rob von Dehn
53 Virginia Crt

Wise, Sonia

From: Dinal .Peramune <dinal.peramune@gmail.com>
Sent: Tuesday, June 07, 2016 1:15 PM
To: Wise, Sonia
Subject: Fwd: Objection to change the Zoning - 420 Fanshawe Park Road East

Hi Sonia,
I sent you the below email on Sunday which got returned. I used the email address you had on the letter which I believe was incorrect. It's better to send a note to everyone who received your letter. They may also be trying to contact you like me. Please take my letter as a very serious objection and will call you soon as I'm in meetings these couple of days and would not find time to call you during your work hours.

Thank you
Dinal

----- Forwarded message -----

From: "Dinal .Peramune" <[REDACTED]>
Date: Jun 4, 2016 6:50 PM
Subject: Objection to change the Zoning - 420 Fanshawe Park Road East
To: <[REDACTED]>
Cc: "Shauna Roch" <[REDACTED]>, "Wajira M Ranasinghe" <[REDACTED]>

Hello Sonia,
I received a Notice regarding an Application to Amend the Official Plan & zoning by-law for the above address.

I live right behind this Property and at the address given below. First of all I should say, what is already done to this property is a masscure of history of this city. Who ever has bought this property purposely let it go down so they could make their own commecial objective possible. If anyone kept their eyes open they would have realized it. So far the owner has been able to make what ever he wanted, may be the city is greedy for the money. If an individual apply for a small change the city would make a major issue of the neighbourhood and property changes. Our question to you is how come this company get these things so easility, I would also love to learn the trick.

Instead of looking at the overall satisfaction of the people in the neighbourhood and the damage it may cause to the nebourhood of installing a 6 story building???? This letter shows how far that the city has moves with the proposal by this applicant.

I myself and many in the neighbourhood strictly appose this change. And with this email I would like to note that firmly.

We thought that its our right to talk and appose at least to some changes that would effect our personal lives in this neighbourhood. I purchased this propwerty to live peacefully mainly becuase of this matured old trees infront of my property. Im sure its the same with many of the other residents in the neighbourhood.

Despite of our voice but making justifications to what the owner required, city went ahead to give the approval to demolish the victorian house. We were agreeable with the descision took, but we voiced our opinion on the trees that these trees should not to be cut or removed, and should be preserved.


And we were also in agreement with the zoning that was applicable at that time to build single detached houses, that allow the trees to be preserved is now in danger of being changed.

I would not want a multi story structure being built in my neighbourhood at all. The reasons are below;

1. Everywhere else in the city, by law does not approve changes to the neighbourhood look. And this is a single detached family dwelling neighbourhood. With what policy changes that city could change its policies only to this property? - This may lead to major media coverage(Nantional)
2. Buidlding a multi story structure requires serious digging in the property and heavy machinery usage. Ex: High level cranes and lifts. This could really endanger and disturb our neighbourhood living
3. It will destroy the current greenary , At least with single dwellings it could be preserved
4. The density of the population will increase in the neighbourhood which may not support many services.

The way this is moving, Is highly suspicious in nature. It feels like the normal city guidelines, rules and neighbour rights are being broken or are to be broken by the city representatives in order to support this project. Im writing with a heavy heart on this matter and I would like you to consider this email very seriously. And hope that the application is rejected and only allow the applicant to build Single dwellings which we will happily accept. Thank you!

Dinal
Dinal Peramune.
38. Domybrook Road
London ON,
N5X3C8.



Wise, Sonia

From: Wise, Sonia
Sent: Monday, June 06, 2016 11:09 AM
To: [REDACTED]
Subject: OZ-8624 - 420 Fanshawe Park Road East
Attachments: 13198A_420 Fanshawe Park Road _Community Meeting Notice_FINAL.PDF; CONCEPT PLAN _FEB 12 2016_11X17 _NTS COLOUR.pdf; EMAIL_420 FANSHAWE - TOPO BASE PLAN_DEC 02 2015_24X36 AT 1TO500.pdf

Dear Ms. McGuire,

Thank you for you taking the time to visit the planning offices to discuss the application at 420 Fanshawe Park Road East.

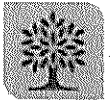

As noted earlier, please see the attached invitation to attend a community information meeting arranged by the applicant to discuss the details of the proposal. Please note, this is an informal meeting led by the developer and a separate public participation meeting before the Planning and Environment Committee will be scheduled later this summer around August or September. This is the formal or statutory public meeting, and the City will send a separate notice to you once it has been scheduled.

I have also attached the site concept plan in black and white and colour for your consideration.

Please feel free to share this information with your neighbours, and do not hesitate to contact me to provide any comments, concerns, or for any further clarification.

Regards

Sonia

 **Sonia Wise**
Planner II, Current Planning
Planning Services
 City of London

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

Wise, Sonia

From: Bonnie Gurgul <[REDACTED]>
Sent: Sunday, June 05, 2016 2:26 PM
To: Wise, Sonia
Subject: File no.: OZ-8624, 420 Fanshawe Park Rd. E.

Hello Ms. Wise,

I just wanted to advise that your email has been stated incorrectly on the Notice of Application to Amend the Official Plan & Zoning By-Law.

It is indicated as soniawise@london.ca, not swise@london.ca. Our original email bounced back and it's likely many others are encountering this same issue.

Thank you for your time,

Bonnie Gurgul

Wise, Sonia

From: Bonnie Gurgul <[REDACTED]>
Sent: Sunday, June 05, 2016 2:21 PM
To: Wise, Sonia
Subject: File no.: OZ-8624, 420 Fanshawe Park Rd. E. ✓

Hello Ms. Wise,

I reside at 1563 Phillbrook Dr. and have now had the opportunity to review the Notice of Application to Amend the Official Plan & Zoning By-Law.

While the actual building plans aren't as concerning given the style of building proposed, the proposed direction of traffic is. From my understanding, vehicles exiting the property will not be able to turn east on Fanshawe Pk. Rd., they will need to turn north onto Hastings, east onto Donnybrook and then south onto Phillbrook to reach the traffic lights at the end of my street. At this moment in time, Phillbrook Dr. is acting as the main artery to Fanshawe Pk. Rd. and is incredibly congested; I have problems exiting my driveway due to the volume and speed of vehicles travelling down my street.

In discussing these plans with different neighbours, the volume of traffic appears not only to be coming from our neighbourhood but also from Uplands as well Grenfell and Stoneycreek neighbourhoods. The reason is that there is only Adelaide Rd. and Jennifer Rd. that offer traffic lights onto Fanshawe Pk. Rd. on this stretch of road (there is also Richmond St. and Trossacks Ave. but these roads are not applicable in this situation). My daughter goes to Medway High School, and from my experience, Adelaide can get backed up from Fanshawe Pk. Rd. to Sunningdale Rd. in the morning given there is only one lane each way.

I would be interested in understanding how this traffic issue will be dealt with given the safety issues of that many additional vehicles using these traffic lights in the neighbourhood.

We would also like to know if these apartments are intended as rentals or are being sold.

Thank you for your time,

Bonnie Gurgul

Wise, Sonia

From: Wise, Sonia
Sent: Tuesday, May 31, 2016 8:24 AM
To: 'Dave Nenonen'
Subject: RE: Development at 420 FAnshawe Park Road East

Dear Mr. Nenonen,


Thank you for your comments they will be considered as part of the application review.

An application has recently been accepted by the City to amend the Official Plan and Zoning By-law for the lands at 420 Fanshawe Park Road East. A Notice of Application is intended to be distributed to property owners within 120m of the subject site on Wednesday, June 1, 2016, and a sign will be posted on the property advising of a possible land use change.

Your property is within 120m of the subject site, so you will be receiving a hard copy of the notice in the mail. I will also provide you with an electronic copy as I now have your email address, and will endeavour to keep you updated throughout the application review process.

Please do not hesitate to contact me for additional information, or to provide additional comments once you receive the details of the proposed development.

Regards


Sonia Wise
Planner II, Current Planning
Planning Services
City of London

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

From: Dave Nenonen [mailto:]
Sent: Monday, May 30, 2016 10:21 PM
To: City of London, Mayor; City Councillors; Wise, Sonia
Subject: Development at 420 FAnshawe Park Road East

Dear Mayor Brown, Councillor Maureen Cassidy and Sonia Wise,

It was recently brought to my attention that a high rise apartment building is being planned for 420 Fanshawe Park Road East, a development that will tower over my home at 9 Donnybrook Road.

I am very disappointed by this development and it's many negative impacts to our neighborhood:

1. loss of privacy to homes;
2. increased traffic and service trucks;

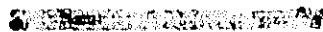
3. high density housing and lower income residences in a single detached community;
4. significantly lower property value due to this development; and
5. loss of large mature trees in the Forest City

The City of London's handling of this property since its sale has allowed for a historic building and heavily treed lot to become dilapidated and eventually destroyed. Why would the City not at the very least require a developer to only build similar single detached homes to match the surrounding neighborhood? I assume this is driven by increased developer profits, which should not be influencing the City's decisions when in conflict with the expectations of local tax payers.

Please respect the views of the neighborhood surrounding this site and discontinue these development plans.

Thank-you for your time and consideration.

Dave Nenonen
9 Donnybrook Road
London ON N5X3C7



✓
Wise, Sonia

From: Wise, Sonia
Sent: Tuesday, May 24, 2016 8:32 AM
To: 'Bonnie Gurgul'
Subject: RE: Development at 420 Fanshawe Park Road East, file OZ-8624

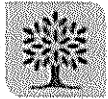
Dear Ms. Gurgul,

Thank you for your comments, they will be considered as part of the application review.

As you noted below, the formal notice will be circulated next week which will provide additional details of the proposed development and outline the changes to the Official Plan and Zoning by-law. As your property is abutting the subject site you will receive a hard copy of the notice in the mail, and I will endeavour to email you a copy as well.

Please do not hesitate to contact me for any further clarification, or to provide additional comments.

Regards



Sonia Wise
Planner II, Current Planning
Planning Services
City of London

London
CANADA

P.O. Box 5035, 206 Dundas Street, London ON N6A 4L9
P: 519.661.2500 x 5887 | Fax: 519.661.5397
swise@london.ca | www.london.ca

From: Bonnie Gurgul [mailto: [REDACTED]]
Sent: Sunday, May 22, 2016 9:57 AM
To: Wise, Sonia
Subject: Development at 420 Fanshawe Park Road East, file OZ-8624

Hello Ms. Wise,

My name is Bonnie Gurgul and I reside at 1563 Phillbrook Drive. My property backs onto 420 Fanshawe Park Road East. One of my neighbours on Hastings Drive, Zina Atta, visited yesterday with an email regarding the proposed development.

I am writing you today to voice my objection to a 6 storey apartment building being built. I have lived at my address since 1997 and have enjoyed the beautiful landscape immensely over the course of the last 19 years. With a 6 storey apartment building being built right behind us, the noise level will increase significantly, and who knows for how long while construction is happening, and then, depending on how many units are in the building, will create added noise volume from the sheer number of tenants in such a small area; not to mention the fact that this building will be looming over us with very little privacy left in our yards. I am further

concerned about my property value and how much it will decrease with such a monstrosity right outside my backyard. Frankly, it's going to be an eyesore.

While we understand that this land will likely be developed for some purpose, a 6 storey apartment building in the middle of a residential neighbourhood will leave everyone surrounding it very unhappy.

Sonia advised that the electronic notice version of the notice will be available June 1st or 2nd so perhaps my email is premature, however I did want to make my opinion known and will continue to do so over the course of the proposal.

Thank you for your time Ms. Wise,

Bonnie Gurgul