

Wise, Sonia

From: James Crimmins [REDACTED]
Sent: Monday, April 17, 2017 2:08 PM
To: Wise, Sonia
Cc: [REDACTED]
Subject: OZ-8624

Dear Ms. Wise,

This is regarding the proposal to develop the site at 420 Fanshawe Pk Rd.

I have already written to you with my objections to this proposal, but allow me to add one further comment. At the meeting at St Jude's Church a couple of weeks ago a comment was made by your colleague to the effect that people who do not respond by sending letters/emails to the City Planning Committee can be assumed to be indifferent or even in favour of the proposal. I responded at the time by saying that as a Political Scientist I thought this was a dubious assumption to make. Here is an illustration of my point: several of my immediate neighbours on Hastings and Donnybrook may not have responded to the proposal in writing. Their first language is not English and I believe that there is a degree of discomfort that may have held them back. They may feel intimidated by the process and unable to inadequately respond in English. However, having spoken with them I do not doubt that they are just as appalled by the prospect of this development as the rest of us.

Finally, I would like to point out that the stress of living with a 2-3 yr construction period is an additional burden placed on the neighbourhood. If this proposal is approved, it will likely drive a good number of us out of the neighbourhood we love. The constant noise and dust associated with the construction of such a large development will no doubt drive out even more.

There is a gross unfairness in such a situation: the financial profit is made by the developer and the City, all the social and health costs are born by the people in the neighbourhood.

Sincerely,
Jim Crimmins
1566 Hastings Drive

James E. Crimmins

Fulbright Fellow

Professor of Political Theory

Huron University College, Western University

1349 Western Road

London, Ontario, Canada N6G 1H3

[REDACTED]

[REDACTED]

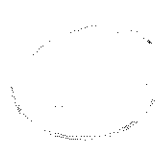
Wise, Sonia

From: Anne L. Cummings [REDACTED]
Sent: Saturday, April 08, 2017 7:37 PM
To: Wise, Sonia
Subject: objection to OZ-8624

Dear Ms. Wise:

I am horrified to discover that there is a proposal for a 142-unit apartment building at 420 Fanshawe Park Rd. E. I live two blocks north of this address and moved to this neighbourhood 26 years ago because there was no commercial development within 8 blocks of our house. We have a large elementary school (Jack Chambers) within two blocks of this address and while the amount of traffic related to a building of this size would have a negative impact on the entire neighbourhood, it would be outright dangerous for the many children walking to school. There plenty of other spaces on north Richmond for such an apartment building. There is no need or logic to placing one in the middle of a residential neighbourhood.

Sincerely,
Anne Cummings
70 Virginia Rd.
N5X 3G2



Wise, Sonia

From: Ian Fulton <[REDACTED]>
Sent: Wednesday, April 05, 2017 3:46 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ-8624

As a homeowner in the Masonville area, I find that the traffic in the area is already ridiculous. The 420 Fanshawe Road East location is just down the street from me and is zoned for single family dwellings. Changing the zoning to allow a 142 unit apartment is just going to increase traffic in the neighborhood. When I bought my house in this area the traffic was reasonable. If I knew that high density housing was going to be part of the neighborhood I may have reconsidered my decision. I grew up in Toronto and I have seen what high density housing can do to a neighborhood and I don't want to see it happening in my neighborhood.

I respectfully ask that you reconsider this idea of spot zoning as it sets a bad precedent and undermines property owners expectations of how their areas will be developed. If you think the spot zoning idea is fair, ask yourself how you would feel if it negatively impacted your neighborhood especially if you bought your home based upon the current zoning at the time of purchase.

Regards,

W. Ian Fulton

1712 Phillbrook Cr.
London, Ontario
N5X 3H5

Wise, Sonia

From: James Crimmins <[REDACTED]>
Sent: Sunday, March 26, 2017 1:30 PM
To: Wise, Sonia
Subject: OZ-8624, 420 Fanshawe Pk Rd. East
Attachments: Comments on 420 Fanshawe proposal (2).doc

Dear Ms Wise,

Please find attached for your consideration a letter concerning the development of the site at 420 Fanshawe Pk Rd West.

Sincerely,
Jim and Johanne Crimmins
1566 Hastings Drive
London N5X 3C6

Dear Ms Wise,

This is with regard to Case No. OZ-8624, the proposal to develop the site at 420 Fanshawe Pk Rd. East. Further to the meeting between representatives of the Stoneybrook neighbourhood and representatives of Westdell Corporation held at St Jude's Church on 22 March 2017, we would like to submit the following comments and observations. These are in addition to our previously submitted comments on the proposal.

Some of the issues arising from the discussion at the meeting:

1. We do not believe the developer has made a serious attempt to understand or address our concerns or those of our neighbours. Comments made at the meeting (such as "I am not hearing anything I have not heard before") underscore the fact that actually listening to our concerns and addressing them in a meaningful way is not a priority.
2. What was demonstrated was an inadequate appreciation of the nature of our neighbourhood or the impact of the proposed development on the nearby properties, including concerns about privacy, light and noise pollution, the water run-off from the site, the routing of traffic around our neighbourhood streets, and the traffic hazards of the Philbrook and Hastings junctions with Fanshawe during peak traffic times.
3. Regarding privacy, the developer seems not to appreciate the invasiveness of what is being proposed. For example, there was talk of removing the 20-25 feet hedge along the Hastings property line and replacing it with a 5-6 feet fence (and perhaps new hedging). This highlights the lack of understanding of the nature of the site at 420 Fanshawe and its environs. Compared to the existing hedge, a 5-6 feet fence offers virtually no privacy protection from the top three storeys of a four storey building, and new hedging will take 15 years to grow to a height comparable to the existing hedging. Moreover, where privacy is addressed in the written proposal it is done so on the basis that the properties on Hastings and Philbrook have long backyards and the houses are far enough away from the proposed apartment building. In other words, the developer is using the back end of our properties as the buffer which supposedly guarantees privacy. The reality, however, is that if this development was to go ahead, the effect would be to severely limit what we will feel comfortable doing in our own backyards -- no one would wish to engage in any activity too close to the property line where they will be exposed completely to the gaze of the occupants of the apartment building, and this includes making use of the several swimming pools in these backyards. This is an entirely unreasonable imposition on our private space.
4. The claim made in the meeting that "the goal of this development is diversification" is not credible. What diversification is offered by selling 142 "upscale condominiums" for a price between \$350,000 and \$450,000 (the figures given at the meeting)? Our neighbourhood is already thoroughly diverse in terms of age levels and backgrounds, and housing diversity has been greatly enhanced in recent years with the addition of townhouses and condos. The only diversification this development will bring is introducing into the neighbourhood an apartment building which will be a jarring presence in our neighbourhood. This is not diversification in any meaningful way.

5. Why this level of intensification? The developer is supposedly offering significant enhancements in order to qualify for the "bonus" of adding more living units to a site which otherwise would permit far fewer residential units. The key enhancement offered is underground parking for 178 vehicles (enhanced landscaping is simply a by-product of putting the parking underground, thus leaving more open space above ground). But this is a dubious reason for the City Planning Committee to agree to the request for a "bonus." The truth of the matter is that without the underground parking the developer knows (and admitted in the meeting) that it could not expect approval for their 142 unit proposal. In other words, it is not a generous offer of "enhancement" but an absolute necessity. Quite simply the proposal could not fly without it.

6. The proposal schedules parking places at a rate of 1.25 per unit, which is the required minimum for these sorts of buildings. However, this is unrealistic. The numbers of cars possessed by people who can afford an upscale condo is likely to exceed this number in total, exacerbating the traffic issues and creating spillover parking in the adjacent streets.

7. In our neighbourhood there are other developments which include townhouses and condos that fit the neighbourhood and offer variety in types of housing. The site at 420 Fanshawe could be used for something similar. It was also suggested at the meeting that the site could accommodate a good number of luxury homes, say 12 with access to this mini estate off Donnybrook, from which the developer could make a reasonable profit. The representatives of the developer at the meeting dismissed these alternatives as "financially not viable." But this is only true in the most facile way; clearly, the developer has a margin of profit in view that makes any lesser profit-making venture "financially not viable." The problem is that this enhanced margin of profit is to be made at our expense.

8. We ask the City Planning Committee to protect the interests of our neighbourhood by ensuring that a clearly inappropriate proposal for the site at 420 Fanshawe is not recommended for approval.

Sincerely,
Jim and Johanne Crimmins
1566 Hastings Drive
London N5X 3C6

Wise, Sonia

From: Phyllis Lodge <[REDACTED]>
Sent: Tuesday, April 04, 2017 10:37 AM
To: Wise, Sonia
Subject: NO TO SPOT REZONING

Dear Sonia,
I was out of town and missed the deadline for writing this letter. However, I felt it necessary to forward my thoughts.

In September 1970, I moved to Stoneybrook when there were still cattle grazing in the fields north of Fanshawe. What a wonderful place to live and raise our family! MANY changes have occurred over the years but the spirit of Stoneybrook has remained the same with many of the original owners still here. We welcomed newcomers into our fold and now 46 1/2 years later our community is celebrating Canada's 150th with a large neighbourhood party including Roland Crescent/Court/Lane on July 1.

I want our neighbourhood to continue to be a quiet safe place for children to play, streets where neighbours can stroll in the evening and mingle and get 'caught up', unencumbered by traffic.

Please understand the value of our neighbourhood remaining a commercial free zone.

What we have here is priceless and in my estimation and leads to a healthier society, physically and mentally. Quiet and calm must not be underestimated in the balance required for healthy, happy, productive citizens.

May common sense prevail.

Yours truly,
Phyllis Lodge

Wise, Sonia

From: Michael Li <[REDACTED]>
Sent: Sunday, April 02, 2017 9:44 AM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ-8624

Hello,

I am writing to express my opinion to object the rezoning of 420 Fanshawe park road east. I have lived in this neighbourhood for more than 5 years and enjoyed this quite safe place. I am aware of a proposed plan to build a 142 unit aprtment building. This is not suitable to this neighbourhood. I am very concerning on this and strongly against this proposal.

Please let me know if there is any question.

Best regards,

Michael Li
Home owner of 6 Virginia road

Wise, Sonia

From: Gordon Watson <[REDACTED]>
Sent: Friday, March 31, 2017 8:33 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ-8624

Dear Ms Wise and Ms Cassidy - I am writing to express my concerns and objection to the proposed spot rezoning proposed for the vacant property on 420 Fanshawe Park Rd. This property is directly across from our backyard and we have been against the concept of multi-storey condominium apartments from the initial expression of the redevelopment proposal. The first design concept would have resulted in apartment dwellers potentially looking directly into our backyard with a serious impairment of our privacy. We agree with other in our neighbourhood and the local community association that this proposed development is ill-suited to our quiet and mature local setting almost entirely composed of single family dwellings. We are equally concerns about the potential impact on traffic patterns along Fanshawe Park Rd (already busy) and on the surrounding streets north of Fanshawe because of the one-direction access and exit for the proposed development property. This latter concept will force cars seeking to travel east on Fanshawe to loop into these streets on the north boundary which includes a public school with bus traffic.

Please take heed of our opposition to this proposal .

Respectfully,

--
Dr. Gordon Watson and Patricia Watson
53 Cumberland Cres.
London ON

Mobile [REDACTED]

Wise, Sonia

From: Kampman, Alexis on behalf of Cassidy, Maureen
Sent: Friday, March 31, 2017 12:07 PM
To: Wise, Sonia
Cc: Kampman, Alexis
Subject: FW: Rezoning of 420 Fanshawe Park Road East



Alexis Kampman
Administrative Assistant
Elected Officials, Councillors' Office
City of London

300 Dufferin Ave, P.O. Box 5035 | London ON, N6A 4L9
P: 519.661.2500 x 4653 | Fax: 519.661.5933
akampman@london.ca | www.london.ca

From: Russell Sawatsky [mailto:████████████████████]
Sent: Wednesday, March 29, 2017 7:23 AM
To: Cassidy, Maureen <mcassidy@london.ca>
Subject: Rezoning of 420 Fanshawe Park Road East

RE: OZ-8624

Dear Maureen,

I am writing to express my concern about the rezoning application for the property at 420 Fanshawe Park Road East. Although I am not in principle opposed to densification of residential housing in London, the scale of the proposed plan is not in keeping with the neighbourhood. Given that the area is zoned for single-family housing, perhaps something along the lines of low-rise townhouses of the same height as nearby two-storey houses would be a reasonable compromise more in keeping with the neighbourhood. Certainly a six-storey building is not the right type of building.

I might also point out the significant increase in traffic, especially as the nature of Fanshawe Park Road in that area would force much of the outbound traffic into the quiet neighbourhood to the north of Fanshawe.

Please oppose the plan as it stands and ask the developers to come back with a smaller-scale proposal.

Sincerely,

Russell Sawatsky
1541 Hastings Drive

Wise, Sonia

From: [REDACTED] behalf of Tim Askerov <[REDACTED]>
Sent: Friday, March 31, 2017 12:13 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Dear Maureen and Sonia,

I only saw the poster about the proposed development at 420 Fanshawe Park Rd. yesterday and decided to write to you anyways even though the deadline for voicing public opinions was March 29.

I would like to add my name to the list of residents from the neighbourhood who are opposed to the rezoning of that site for a multi-story apartment building.

Please keep me in the loop with regards to any future meetings or letters regarding that site.

Thank you,

--

Tim

5 If you have trouble reaching [REDACTED] or [REDACTED] (11111111)

Wise, Sonia

From: Martin McGavin <[REDACTED]>
Sent: Thursday, March 30, 2017 8:03 PM
To: Wise, Sonia
Subject: Fwd: OZ-8624

Dear Sonia;

I am adding to my wife Mary's comments on re-zoning in OZ-8624. We live at 34 Jennifer Gardens just north-west of this proposed re-zoning site, and are close to Jack Chambers public school.

This is a mature and uniform residential neighbourhood. There are no apartment buildings to be seen from anywhere in this neighbourhood, and this is the way it should stay. The proposed development between Donnybrook and Fanshawe will also remove many beautiful old trees that are nice to look at, and act as a barrier to traffic noise and sight for the houses on Donnybrook that face South towards Fanshawe. We live a bit Northwest of this, but as a homeowner in this neighbourhood, I would be incensed at the prospect of having bought a home in a mature developed area of London that was free of apartment buildings, only to have large and mature trees (Forest City?) torn down to make room for a large multi-unit apartment building. This would change the structure of the whole neighbourhood. Jack Chambers public school, which my son attended, is already full beyond capacity. Any expansion would cut into the parkland that surrounds the school. With apartment buildings, there would come pressure to bring in coffee shops, variety stores, etc. I am a professor at UWO, and I purchased a home in this neighbourhood on the basis of it being a quiet, mature neighbourhood comprised entirely of nice residential homes. As a taxpayer, I have no desire to see this change, and believe I have the right and expectation that it should stay this way.

There is continued development and space for multi-unit complexes out of sight to the north of us, along Sunningdale, and also high rise complexes along Sunningdale West of Richmond. These are all new developments, on newly developed land where houses and high rises had not existed until a few years ago. Let the development continue along that corridor, but DO NOT change the structure of mature and developed neighbourhoods by allowing trees to be torn down in front of existing homes, and replaced with multi-unit high rises!!

It is my sincere hope that you will bring these important points to the attention of the city planning commission re: OZ-8624

Sincerely,
Martin J. McGavin

Sent from my iPhone

Begin forwarded message:

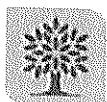
From: "Wise, Sonia" <swise@london.ca>
Date: March 30, 2017 at 2:54:35 PM EDT
To: 'Mary McGavin' <[REDACTED]>
Subject: RE: OZ-8624

Dear Ms. McGavin,

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

Please do not hesitate to contact me for any additional 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

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

From: Mary McGavin [redacted]
Sent: Sunday, March 26, 2017 3:34 PM
To: Wise, Sonia <swise@london.ca>; Cassidy, Maureen <mcassidy@london.ca>
Subject: OZ-8624

Dear Ms. Wise and Ms. Cassidy,

I live in the area where this re-zoning has been applied, OZ-8624. (<https://na01.safelinks.protection.outlook.com/?url=Https%3A%2F%2Fsites.google.com%2Fview%2F420fanshae%2Fhome&data=02%7C01%7Cswise%40london.ca%7C765535b914184ab3160608d4747f09be%7C03bffcd583834ffd80d377de9409d5ca%7C0%7C0%7C636261536367548497&sdata=e7G%2F%2F0KdhiyM%2BuLEwcVICOrNI1llq%2FLhWm0BymXLg6A%3D&reserved=0>).

This re-zoning is inappropriate for a neighbourhood that is comprised of single family homes. There is not the traffic flow to accommodate a 142 unit apartment building. All of the area schools are at overcapacity, where students are sharing 3 to a locker at ABLucas. The public school is also full and there are more homes going in just north of this neighbourhood. For these reasons, it is unreasonable to build such a density intensive building in the middle of an existing single family home development. Furthermore, there is plenty of property to the North that is being developed.

The increase in density in this residential area is unwarranted. The builder could have proposed single family dwellings that suit the neighbourhood. I suspect the profit margin isn't as high when compared to an apartment building and this is the rationale for requesting this zoning change. The increase in traffic and the safety of children already in the neighbourhood, should take precedence over a developer's profits.

Furthermore, the cutting of old trees in this area has also unnecessary and also benefits the builders. The building approved at the south east corner of Richmond and Fanshawe cut an old growth grove of trees, for a parking lot to go with the new building located there.

I think given the taxes we pay to live in this area, we should have a say as to what happens in our neighbourhood. I appose OZ-8624.

Regards,

M.K.H. McGavin, PhD

Sent from my iPad

Martin J. McGavin, Ph.D
Associate Professor
Western University
Schulich School of Medicine and Dentistry
Centre for Human Immunology
Department of Microbiology and Immunology
London, Ontario
N6A 5C1

Office/Lab: Siebens Drake Research Institute, Room 126

Phone: [REDACTED]

Fax: [REDACTED]
[REDACTED]-mmcgavin

Wise, Sonia

From: frank sun <[REDACTED]>
Sent: Thursday, March 30, 2017 11:48 AM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ-8624 rezoning of 420 fanshawe park road east.

Hi:

I'm resident on shawna rd. I'm object to OZ-8624 rezoning of 420 fanshawe park road east proposed 142 unit apartment building.

I suggest it is good for single house or townhouse in 420 fanshawe park road east.

Sincerely

Frank Sun.

Wise, Sonia

From: Charles A. Smith <[REDACTED]>
Sent: Wednesday, March 29, 2017 11:59 PM
To: Wise, Sonia; Cassidy, Maureen
Cc: Diana Smith
Subject: Objection to OZ-8624: Rezoning of 420 Fanshawe Park Road East

Dear Sonia Wise and Maureen Cassidy:

We the residents of 501 Bobbybrook Drive, Charles and Diana Smith, strongly object to OZ-8624 that pertains to the rezoning of 420 Fanshawe Park Road East.

As long time residents of the neighbourhood, since 1992, in lending our support to the no campaign, we are also stating our objections to spot rezoning.

Rezoning to allow for this high density development will have a detrimental impact on this neighbourhood, at the very least, in terms of:

- (1) The dangerous precedent it will set
- (2) The resources of this area not being adequate for this addition
- (3) Increase in traffic congestion
- (4) Increase in noise levels
- (5) This development being completely out of character for this well established neighbourhood.

Much appreciation.

Charles and Diana Smith

Wise, Sonia

From: Lara Staecker <[REDACTED]>
Sent: Wednesday, March 29, 2017 11:22 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Fw: Case No. OZ-8624

Dear Ms. Wise,

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

While the new proposal does scale back the number of units and height of the building from the original plans, it does not address the increased traffic congestion that a building of this size will cause on such a busy main road. With no plan for a turning lane into the property, I for see an increased number of traffic accidents on Fanshawe Park Road. Anyone turning into this property will cause a significant slow down in the flow of traffic on this already busy street.

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 it's residents. I am certainly not against development on this site, but I would expect it do 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: Fang Cao [REDACTED]
Sent: Wednesday, March 29, 2017 11:17 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Re: OZ-8624

Dear Ms. Wise and Mr. Cassidy,

My name is Flora Fang Cao and my husband is Charles Chunbao Xu. Both of us work at Western University, and we are residents on 44 Virginia Cres., London N5X3E8.

Sorry for the late response, as we're very busy indeed recently. But I wrote a lengthy email to you after the first meeting last year, concerning all the problems that might occur once the building was completed on 420 Fanshawe Park Rd. E., problems such as environment, traffic, loss of beautiful trees, impact to residence life of our community etc.... Today, we still strongly dislike the idea to build a rental apartment on this site. I don't want to complain anything on this idea. But just imagine if you live in our community, just if you see quite a few of our old neighbours have already sold their houses and moved to somewhere else, you would realized that it is a bad decision to build an apartment, not on a node of a zone, but right in the north centre of London, where many of the houses/families would be impacted.

Please forgive me for not being able to say more about it (I'm not good at expressing myself in English, too). We sincerely hope you, our city representatives, can feel our feelings and consider the whole thing more carefully and help us on this issue. We know you do. And we hope to see a much better results, instead of just a little change and updates.

Thank you so much for every of your effort on representing our common people living in this community, which we take it as our home. It is appreciated.

Sincerely,

Flora

Wise, Sonia

From: Tim & Catherine Kwiatkowski [REDACTED]
Sent: Wednesday, March 29, 2017 9:07 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: reference OZ 8624

Hello,

I am writing in response to the proposal that 420 Fanshawe Park Road, London, ON be rezoned so that it can accommodate a 142 unit apartment building. **I do not support** this proposal. In my opinion an apartment building of that size, with that many units is just too big for this area. I would support a smaller apartment building with fewer units as this type of housing is better than continuing to spread out and use very good farmland for housing (like they are continuing to do in areas such as Sunningdale Road west...). London has not planned well with respect to establishing integrated and efficient neighborhoods, and infrastructure to support them, but suddenly plopping very large multi-unit apartment buildings into well established neighborhoods may not be the best way to resolve the issues created from decisions made a long time ago, and that still continue today. Starting with smaller buildings will likely be a more successful way to encourage continued multi-unit housing, if in fact the rezoning is being sought with environmental concerns in mind rather than City Hall once again just deciding in favour of business regardless of the numerous way in which this could negatively impact the people in the city/neighbourhood, the infrastructure, the traffic etc.... At this point, **I would vote against the proposal to rezone to allow a 142 unit apartment building at 420 Fanshawe Park Road East, London, Ontario.**

Sincerely,

Catherine Kwiatkowski

Wise, Sonia

From: Keith McCreary [REDACTED]
Sent: Wednesday, March 29, 2017 8:50 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Dear Sonia&Maureen

We built our home in Stoneybrook Heights over 30 years ago. We chose this location because of the absence of commercial properties, and high density dwellings. It is a very desirable single family neighbourhood. The proposed development and rezoning of 420 Fanshawe Park Rd. E. will bring undesirable consequences to this family friendly neighbourhood and potentially devalue our personal property. We strongly oppose this rezoning and urge you and the rest of council to vote against it.

Sincerely
Keith&Gloria McCreary

Wise, Sonia

From: alicia sosa <[REDACTED]>
Sent: Wednesday, March 29, 2017 8:51 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Spot rezoning OZ-8624

Hello we are the Sosa Family living in 487 Jeffreybrook close This is regarding the spot rezoning OZ-8624 . We object to OZ-8624 the rezoning of 420 Fanahawe Park Road East.

Wise, Sonia

From: Rachel Butler <[REDACTED]>
Sent: Wednesday, March 29, 2017 8:01 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Re oz-8624

Sonia and Maureen;

For what it's worth, my husband and I are opposed to the rezoning of 420 Fanshawe Pk Rd E. It is our understanding that it would be beneficial to voice our concerns to you.

Many thanks.

Rachel Peaker

Sent from my Samsung Galaxy smartphone.

Wise, Sonia

From: Nicole Leak [REDACTED]
Sent: Wednesday, March 29, 2017 3:23 PM
To: Wise, Sonia; Cassidy, Maureen; roch.shauna@gmail.com
Subject: 420 Fanshawe Park Road E

Hello,

I am writing to express my concern for the property at 420 Fanshawe Park Road East London, Ontario. 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, a unique scene for London. 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 neighbourhoods privacy. 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 and the lack of heritage and historic homes in London. I feel that London does not care about it's history and is slowly or quickly approving to many demolishings. No need to demolish the wild life that surrounds the natural pond and knock down the trees.

How about respecting the Poole's wishes and to my knowledge Nancy is still alive lets make her proud of London, 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. We can not let investors ruin London and putting a displeasing modern highrise in the middle of high end residential HOMES will be disappointing.

I was also told that I would be invited to The formal or statutory public participation meeting before the Planning and Environment Committee that was suppose to occur later in August or September of 2016 and I never got an response. Show London you do care about our opinions because I feel this email will not make a difference.

Thank you,
Nicole Leak

Wise, Sonia

From: Dennis Barr <[REDACTED]>
Sent: Wednesday, March 29, 2017 1:19 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Rezoning of 420 Fanshawe Park Road East

Hi Ladies

I wish to express my opposition to the spot rezoning of this property . The Stoneybrook Heights (Jack Chambers school) neighbourhood is a highly trafficed area with volumes on Fanshawe Park Road / Masonville/ Sunningdale increasing . Drivers are cutting through the neighbourhood, travelling at speed, using it for U turns etc off these main thoroughfares. This threatens the quality of life and safety in the neighbourhood for all who live here and especially for school children. The addition of a high density residential property on 420 Fanshawe will provide direct access to Donnybrook which will result in increased traffic throughout the entire neighbourhood. It will also add to and restrict traffic on Fanshawe Park Road.

Therefore , I am writing to voice my opposition to this proposal.

Thanks

Dennis

Wise, Sonia

From: Nezhat Arabi <[REDACTED]>
Sent: Wednesday, March 29, 2017 12:39 PM
To: Wise, Sonia

I do not agree to change the zoning of 420 Fanshawe Park Rd East because I would like to keep the green space and preserve old trees in this forest like land.

I understand that there is more monetary value for city to collect property tax from 142 units however, there are functional values of this forest such as delivery of oxygen, shading from UV rays, reduction of air temperature and many other reasons.

Trees naturally remove pollutants from the air, so every tree that's subtracted from a city's ecosystem means some particulate pollution remains that should have been filtered out to provide healthy sustainable community in London

this suggests the need for preservation of this forest like land.

My recommendation is to protect,

this land and monitor London's other forest as well.

to change the zoning of 420 Fanshawe Park Rd East threatens hundreds of trees in this historical precious land.

Wise, Sonia

From: Ron <[REDACTED]>
Sent: Wednesday, March 29, 2017 11:14 AM
To: Wise, Sonia
Subject: Zoning reference OZ-8624 420 Fanshawe Park Road

Dear Ms. Wise,

I object strongly to the proposed 142 multi-residential spot development proposed for the old Poole property at 420 Fanshawe Park Road. This property formerly housed a single dwelling home and cramming a 142 residential complex on the property will be out of character and compromise the integrity of the surrounding neighbourhoods.

Allowing this inappropriate development will lead to other further spot developments in the area further destroying the quiet integrity of the surrounding neighbourhoods. There was a single dwelling on the property and it is only appropriate to keep it zoned for one to a few single dwelling homes.

This is yet another example of a developer wishing to take a parcel of land and cram as many units on it at the lowest price and then leaving with a lucrative profit leaving the surrounding residents to deal with the blight.

I hope the planning department and counsellors of the City of London give this situation the serious thought and consideration it deserves.

Thank you for your attention to my concerns.

Yours truly,
Ron White
159 Meridene Cres W
London N5X 1G3

Wise, Sonia

From: Robert Wilson <[REDACTED]>
Sent: Wednesday, March 29, 2017 11:11 AM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Re: Notice of Revised Application # 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner

Good morning Ms. Wise,

Re: OZ-8624, 420 Fanshawe Park Road East

We have confirmed in two prior emails to the City that we are very opposed to the 142 unit development proposed for the Poole property. This opinion has not changed. We have reviewed the notes from the March 22, 2017 Community Meeting and would comment as follows:

1. We agree to allow our written correspondence to date to be shared with both City Council and the Developer. We trust that the Developer will share their correspondence from residents supporting the proposed development with City Council to put everyone on a level playing basis.
2. We agree with all of the comments made by the Neighbourhood Association at the March 22, 2017 meeting.
3. Ms. Cassidy commented during the meeting that "there is a concerted effort to ensure appropriate development on this property". The proposal is not appropriate for this location. There is no precedent for this type of development in this type of neighbourhood with this level of existing traffic volume and access issues as commented on in our prior emails.
4. Ms. Wiebe noted that "infill is tricky and when designing for a neighbourhood they want to ensure the property has a diversity of uses appealing to a broad group from young families to older retirees. When designing the development they hope to appeal to a broad group of potential buyers. It was mentioned that the plan is to build 142 "upscale condos" to sell between \$350,000 and \$450,000. The smaller units will be approximately 1000 sq. ft. The architect working with the developer mentioned that some purchasers would likely buy two units, and knock a wall out." The average home around the Poole property would range generally from 2,000 sq. ft. up to 2,800 sq. ft. and have a current selling price up to approximately \$450,000. I don't know many people who, in wanting to down size, would pay up to \$1,000,000 plus knock out costs to move from their current home in Stoneybrook with a two car garage to a 2,000 sq. ft condo apartment with one underground parking space, very expensive double monthly condo fees plus traffic volume and access issues.
5. Initially we were told that the median would not be split and then we received a revised development proposal that the median would be split for incoming traffic. It is a huge mistake to split the median, which would in turn, set precedent along this section of Fanshawe Park Road.
6. The Neighbourhood Association came to the table with an open mind and expected openness and reasonableness on the part of the developer as well. That has not happened. The developer has not in our opinion listened to any of the neighbourhood feedback to date. Their Professional Planner has certain professional standards to follow but, in reality, is being paid to promote the proposed development.
7. We feel that the Developer will not accept any proposal by the City to alter the development design and reduce the units and and this all will end up in front of the Ontario Municipal Board.

Thank you,

Robert and Dianne Wilson

On Tuesday, March 14, 2017 2:04 PM, "Wise, Sonia" <swise@london.ca> wrote:

Dear Mr. & Mrs. Wilson,

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

I note in your comments you felt questions raised in your earlier email were not responded to, for which I apologize. I have made comments in red to your earlier correspondence dated July 5, 2016 which contains similar questions as your recent correspondence regarding parking and access, which was as follows:

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

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 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."

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?

I have attached the revised TIA for your information. Based on the findings in the Transportation Impact Assessment, it has been sufficiently demonstrated the proposed access arrangement will have no adverse impacts on the network through the provision of a 'rights-in, rights-out, lefts-in' situation, which the City's transportation department has reviewed and accepted. If you have additional questions related to the TIA, you may wish to follow up directly with the transportation department of the City of London with either Mr. Maged Elmahood, Traffic Planning Engineer, or Mr. Andrew Giesen, Senior Technologist, who can be reached at 519 661 2500.

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. The parking standards are minimum requirements as contained in the Z.-1 Zoning By-law which are based on the type of use (apartment), in Parking Area 3. The minimum number of parking spaces has been achieved by the proposal which provides the required 1.25 spaces per unit. The minimum number of parking spaces recognizes that some units may have more than one vehicle, but also that some units may have one or no vehicle. There are also visitor parking spaces and loading spaces located at grade to accommodate parking for temporary or non-resident uses.

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

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

Sent from Mail for Windows 10

Please do not hesitate to contact me for any additional clarification,

Regards



London
CANADA

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: Robert/Dianne Wilson [mailto:[\[REDACTED\]](mailto:)]
Sent: Thursday, March 02, 2017 1:36 PM
To: Wise, Sonia <swise@london.ca>
Subject: Re: Notice of Revised Application - 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner

Good afternoon Ms. Wise.

Please see attached regarding Application OZ-8624.

Thank you,

Robert and Dianne Wilson

Wise, Sonia

From: Patrick Moloney [REDACTED]
Sent: Wednesday, March 29, 2017 10:21 AM
To: Wise, Sonia
Cc: Stoney Brook; Cassidy, Maureen; 'Annette Markvoort'; 'Markvoort, Annette'
Subject: referencing OZ-8624

referencing OZ-8624

Hello Sonia

I am writing to you to add my voice to the many others in the adjoining neighbourhoods who are opposed to the current proposed development at the old Poole residence on Fanshawe Park Road. I have reviewed the minutes of the March 22 developer's review meeting that I also attended. After this review I find myself in agreement with all of the issues that have been raised by my neighbours. I live on Wendy Crescent and am forced to utilize Donnybrook continuously as the Hasting Street exit is impossible to turn left from at most times. Adding a development of this size and scope will only make the traffic flow on our streets even more unbearable.

To me, increasing traffic to this region is unconscionable. Additional traffic in large numbers would create a significant problem for this area, and its residents. The residents in the surrounding neighbourhoods have legitimate concerns about the increases in traffic and parking challenges this development will bring.

There is an accident waiting to happen.

I understand that development is necessary but something of a smaller scale and more in line with what already exists in the area would be a better fit and welcomed by the people who live in the neighbourhood.

We would like to see the developers and architects redesign this project in recognition of the negative impact the current project will have on our community.

Thanks.
Pat



Pat Moloney
Human Resources Business Partner-Canada
D: [REDACTED]
Ext: [REDACTED]
M: [REDACTED]
E: [REDACTED]

Wise, Sonia

From: Angela Wells [REDACTED]
Sent: Wednesday, March 29, 2017 9:08 AM
To: Wise, Sonia; Cassidy, Maureen
Subject: Zoning concerns: OZ-8624

Dear Sonia Wise and Maureen Cassidy,

My family and I have concerns regarding the proposed spot re-zoning on Fanshawe Park Road. Our neighbourhood does not currently include any commercial properties, and this will set a dangerous precedent for more development in our established area. We purchased our home in this area for a reason; it is a quiet, safe place to raise our children. Please do not allow developers to take over our neighbourhood.

Thank you for taking our concerns into consideration.

Matt and Angela Wells

18 Jennifer Rd.

Wise, Sonia

From: Angie Sarantakos <[REDACTED]>
Sent: Tuesday, March 28, 2017 11:56 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ-8624 Rezoning of 420 Fanshawe Park Road East

Hello,

My family and I would like to voice our objection to OZ-8624 the rezoning of 420 Fanshawe Park Road East. My neighbourhood is a quiet safe place that my children have played happily. Without a lot of traffic or on-street parking. Many a time have the neighbours chatted on our driveways while doing our gardening. It's a beautiful place to live!

My family and I moved from Toronto 19 yrs ago and we love our home, our neighbourhood, our London!! This property will bring busy traffic, on-street parking, a danger to Seniors having their walks in the morning, dog walkers, families pushing their baby carriages and walking toddlers. Also the physically challenged individuals that travel with their wheelchairs!

Angela, Bill, John, Nick, and Sophia Sarantakos

Wise, Sonia

From: [REDACTED]
Sent: Tuesday, March 28, 2017 8:34 PM
To: Wise, Sonia; Cassidy, Maureen
Cc: Tara McElroy
Subject: Reference OZ-8624

Hi Sonia and Maureen,

I'm emailing you as a concerned homeowner in your riding.

The proposed 142 unit apartment building being spot zoned in our quiet developed, mature family friendly neighborhood should be vetoed.

I'm all for growing the city but when it makes no sense like in this case it's your jobs to protect our interests.

The developers are taking advantage of a hot market as it is. They don't need a high rise to make a fair dollar. Luckily London North is not short on land let's steer them in another direction.

Thanks in advance

COLLINS and CHANNER McElroy
4 and 1

All my best,

Ryan McElroy
Chief Executive Officer
Travel Agency Tribes and GTT group of Companies
Direct [REDACTED]
380 Wellington St
London Ontario
6th Floor Tower B

Wise, Sonia

From: lillian Huynh [REDACTED]
Sent: Tuesday, March 28, 2017 8:21 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Hi,

I am writing to voice my concerns with regards to a slated Sartre to building to be built in my neighborhood of 10 years. It would certainly change the dynamics of the neighborhood and stick out like a sore thumb in an area that the all houses. My I inquire as to why this zoning change is being considered? People who have lived in this neighborhood paid the high prices to be in this area. Having a potential apartment being built in a lot that was considered forever single family dwelling is totally unexpected and unacceptable. We were here first. This potential apartment can have a negative affect on the community and the selling prices of our homes which we have paid so much for to begin with.

Regards,

Lillian
Sent from my iPhone

Wise, Sonia

From: Janelle Wittig [REDACTED] <[REDACTED]>
Sent: Tuesday, March 28, 2017 8:13 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

I am a resident of Stoney Brook and strongly oppose the rezoning of 420 Fanshawe Park Road. Although this property is on Fanshawe Park Rd., it is also on a quite single family residential road (Donnybrook). This is an example of corporate greed with no regard for the people of London. Stoney brook is zoned for low density single family homes - I fail to understand why the developers in this case think it appropriate to even ask for rezoning in an established quiet neighbourhood.

Concerns:

- traffic (with a right only entry - more traffic will be diverted along quiet residential roads)
- infrastructure requirements - there is a reason for zoning bylaws!
- how will this sudden influx of density affect an already max capacity school? (Jack Chambers)
- People who have homes in an established single family home neighbourhood in London need to know that they are protected from suddenly having a high density structure erected next door at the whim of developers.

This sort of proposal sets a frightening precedent in London - developers can just tear down house and build high density building in the middle of low density neighbourhoods? Phil Squire is quoted in the LFP (when the original house was destroyed) that re-zoning will be the challenge and near impossible. I hope city council will stick to this sentiment and protect Londoners from greedy and inconsiderate developers. We will fight this development - say NO to rezoning and destroying London neighbourhoods.

Thank you,
Janelle Wittig
(resident: 522 Bobbybrook Drive)

--
Janelle Wittig, MPT
Reg. Physiotherapist
Community NeuroRehab
[REDACTED]

F [REDACTED]

Wise, Sonia

From: Dach Diep <[REDACTED]>
Sent: Tuesday, March 28, 2017 8:07 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Hi,

I live in the Hastings/Chambers's neighborhood and heard that an apartment complex was to be built just around the corner. I've been in the neighborhood for over 12 years and feel greatly concerned that the neighborhood that is all houses to suddenly have an apartment as it will certainly change the dynamics of the neighborhood. May I inquire why the city suddenly feel that it's a good idea to change the zoning?

Greatly concern,

Dach

Wise, Sonia

From: John Galbraith <[REDACTED]>
Sent: Tuesday, March 28, 2017 6:56 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: OZ-8624 Proposed Development 420 Fanshawe Road East

March 28, 2017

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

[REDACTED]
Sonia Wise
Planner
Planning Department
City of London

Sonia,

We are part to the group that met with the developer on March 22, 2017. Based on the information presented and the discussion, we continue to be in firm opposition of the development at 420 Fanshawe Park Road East.

We feel that the following areas were not addressed or misrepresented by the developer and the city.

- 1 Spot rezoning with no consideration to the current nature, zoning or density.
- 2 This infill would not be sensitive to the existing neighbourhood.
- 3 False representation of a survey of current neighbourhood desires for housing.
- 4 Traffic concerns again were not addressed. — There is significant confusion with regards to whether the existing median, on Fanshawe Park Road, could be cut to allow complete access to the proposed development.
- 5 Guess parking spots have been reduced. Where will the over flow parking be ? Donnybrook ?
- 6 Water table and flooding issues were not properly addressed. There have been no water studies done yet.
- 7 The property was sold for approximately 1.2 million dollars. We have learned from the developer that he plans on selling condos for an average price of \$400,000. This would represent at gross of \$57,000,000. Consequently, what would be appropriate

for the area is being seriously jeopardized by his desire for maximum profit. The fact that he has not reduced the number of condo units indicates his motive is solely for profit without consideration for the residents of the neighbourhood.

8 We realize that development is necessary and that the city has a mandate of greater infill; however, it was stated at the meeting and verified, by Maureen Cassidy, that this ward is 10% above the average and already has one of the highest densities within the city.

9 The first proposal positioned the driveway in the middle of the building. The second proposal has the driveway adjacent to the back yards of residents on Phillbrook Drive. We feel that this is a major infringement on their safety, noise levels and privacy.

10 It was suggested that the development should take into consideration the wishes and the agreements made with the Poole family. This development is completely inappropriate in regards to their wishes.

In conclusion, we feel that zoning bylaws and the London plan are completely useless if spot rezoning and bonusing are allowed to drastically change the nature of a neighbourhood. We also feel that this sets a negative precedent for similar inappropriate developments in other residential neighbourhoods. The city has an obligation to protect the interests of existing tax payers.

John and Susan Galbraith

Wise, Sonia

From: Michael Dao <[REDACTED]>
Sent: Tuesday, March 28, 2017 6:15 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Reference number oz-8624

Hi Sonia and Maureen,

I am writing a response to the rezoning of 420 Fanshawe Park road East. My family and I are against the spot rezoning by the city for many reasons. The major reasons are that it will cause a significant disturbance in the community during the construction of the building; once the building is erected, there will be a significant increase of traffic; and as you mentioned in your letter, this will set precedent for more development which, in my opinion, will cause a negative impact on the neighbourhood.

All in all, we are saying NO to this rezoning

Thanks,
Residents of Jennifer Gardens

Wise, Sonia

From: [REDACTED]
Sent: Tuesday, March 28, 2017 5:03 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: OZ-8624

I find it very interesting that this revised proposal is being submitted and open for discussion at a time when I think a lot of the residents in the affected area are away. As a snowbird myself I find the timing suspicious as I feel I can't contribute or participate as I would have liked in this discussion.

Having said that, my opposition to the revised development has not changed. This does not fit into our neighbourhood and if we want our seniors to remain in the neighbourhood that they have lived in a lot of their lives then a complex more suited and similar to the housing they are now in would be more appropriate for this area.

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(NE corner)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

Wise, Sonia

From: [REDACTED]
Sent: Tuesday, March 28, 2017 2:50 PM
To: Wise, Sonia; Cassidy, Maureen
Cc: [REDACTED]
Subject: Reference: OZ-8624

Hello Sonia Wise and Maureen Cassidy,

Here are my concerns:

I think this type of structure will devalue our homes in the area and will increase traffic and school population. The neighborhood school does not have capacity to handle more residents. It would also put a strain on an already full school. Jack chambers school is crowded and it will impact the teachers and kids negatively.
Please re-assess school capacity.

Please convert the land to a park or something similar

Also the road is extremely busy already and this would add an excessive amount of traffic turning on to and off of Fanshawe Park Rd. It would also change the quiet neighbourhood atmosphere of Stoneybrook.

Traffic on Fanshawe Park Road is already congested.

The entrance to this property will negatively impede the flow of traffic, not to mention become a collision zone.

This property will only benefit the builders.

We moved to this area because it offers single family home in a respectable neighbourhood with a low crime rate, good schools and close proximity all amenities necessary for a wonderful quality of life. Now with 142 units, the whole thing is going to change.

And I am saying "NO" to Spot Rezoning of 420 Fanshawe Park Road East

Thank You for Reading my email.

Mala Kurdikeri.

Ph: [REDACTED]

Sent from my iPhone

Wise, Sonia

From: Hazel And Gordon Lane <[REDACTED]>
Sent: Tuesday, March 28, 2017 2:33 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Re OZ-8624

We are totally opposed to the Spot Rezoning
Gordon and Hazel Lane. 1589 Stoneybrook Crescent

Sent from my iPad

Sent from my iPad

Wise, Sonia

From: Barbara C. Murison <[REDACTED]>
Sent: Tuesday, March 28, 2017 1:38 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Dear Sonia and Maureen,

Thank you for drawing the proposed rezoning of 420 Fanshawe Road East to my attention. The proposed construction of a 142 unit apartment building just north of Fanshawe will result in a building completely out of sympathy with the quiet single-family development in which it will be located. The increase in vehicular traffic will be difficult for the area to absorb and will result in still more congestion on Fanshawe Park East and in the streets round about the building. Child safety will be compromised and parking on streets close to the proposed building will have an impact on the area also.

Once one apartment building is built, doubtless others will follow, and the problems increase. My family and I live on Cumberland Crescent in a development south of Fanshawe Road East and very close to the 420 Fanshawe area. As is the case with the inhabitants of the subdivision to the north, we appreciate the child-friendly nature of the area and the calm and quiet in our neighbourhood. 'Spot ReZoning' is the thin end of the wedge. It will spread and spread as profit opportunities beckon, and the end result will be the destruction of the quality of life enjoyed in many quiet, civilised communities. And what is the use of zoning restrictions if they can, apparently, be set aside at the behest of ambitious entrepreneurs?

Please feel free to pass this letter on to where, we hope, it will do good, and thank you for drawing the whole matter to public attention.

Yours sincerely,

Barbara and Leslie Murison

Barbara C. Murison <[REDACTED]>
Dept. of History, University of Western Ontario, London, Ontario, CANADA

Wise, Sonia

From: PATRICK DUNNE [REDACTED]
Sent: Tuesday, March 28, 2017 12:03 PM
To: Wise, Sonia
Subject: Re: OZ 8624 Rezoning.

Dear Ms Wise I have previously corresponded with you regarding the proposed rezoning of the property located at 420 Fanshawe Park Road.

I outlined my objections in that communication. Nothing has changed in the revised proposal that would encourage any movement away from my original position. My objections stand as previously stated and I assume that the aforementioned correspondence will be included in the information package provided to the members of the Planning Committee and to all other members of council.

I am deeply concerned that a multi-level apartment building injected into an established neighbourhood would even merit consideration by the planning committee given that such a project is contrary to the existing provisions in the current city plan.

I have no objection to the need for in-fill. In fact I fully support that strategy as opposed to continuing city sprawl but only structures appropriate to the ambience of the neighbourhood within which they are built should receive approval and this should be the critical defining factor in the approval process for all in-fill projects.

I did not express in my previous communication to you my concern that a well known developer is alleged to have purchased the home on Hastings abutting Fanshawe Park Road and may have purchased or may be in negotiation to purchase the home adjacent to it. I have not personally confirmed that information but if it is true I would be interested in knowing, as I hope that you would, what the end game is going to be. The two properties I refer to have backyards that extend parallel to Fanshawe to the property line of the former Poole estate.

As one who has had a great deal of experience with developers, council members and city hall czars, I am unwilling to rule out the possibility that there may be a connection between the developer seeking the change in zoning and the one who has purchased or is in the process of purchasing the homes on Hastings. A three hundred foot frontage on Fanshawe is an attractive piece of property that could support expansion of apartment buildings or be used for other commercial purposes. I fully expect that in your discussions you will be able to verify the above or discredit it.

In conclusion I would like to remind all members of council that we the taxpayers have elected them to represent our concerns as citizens and in their decision-making process to weigh that responsibility in their consideration of a proposal by a developer who with a little more sensitivity to our community concerns could have received resounding support if he had proposed building a combination of condos/townhouses which would have been more in keeping with the nature of this neighbourhood.

I would like to thank you Ms Wise for keeping us informed and for seeking input from members of our community.
Patrick Dunne.

Wise, Sonia

From: Bob Gauthier <[REDACTED]>
Sent: Tuesday, March 28, 2017 9:59 AM
To: Cassidy, Maureen
Cc: Wise, Sonia
Subject: 420 Fanshawe Park Rd

Dear Ms Cassidy

I have just reviewed the dialogue from the recent meeting you were part of. I just wanted to thank you for your support in an effort to have this site developed in a more appropriate manor than the developer is suggesting.

Sincerely

Bob Gauthier

Wise, Sonia

From: Abby Gardiner [REDACTED]
Sent: Tuesday, March 28, 2017 9:37 AM
To: Wise, Sonia
Subject: Reference OZ-8624

Hi Sonia:

Please include me as one who vehemently **does not want** a commercial property such as this one coming to be. This is a long established neighbourhood. We need our solid neighbourhoods in this city. They are a foundation for a sense of community stability. We do not need this to be 'a dangerous precedent' for future commercial development.

Thank you,

Abby Gardiner

1544 Roland Crescent (Stoneybrook)

London, Ontario

Wise, Sonia

From: [REDACTED]
Sent: Tuesday, March 28, 2017 6:04 AM
To: Wise, Sonia
Subject: OZ-8624

Hello,

There is no need to disrupt a neighbourhood by infilling it with high rise buildings. There are more appropriate ways to develop this property, that would fit with the existing properties. There are significant safety, environmental, traffic and social concerns that would be created with this building, to say nothing about the personal invasion that the taxpayers will feel. This area was meant to be low density and now the developers and City want that to change. If this type of development continues throughout the City, you will significantly change the dynamic that was originally designed.

When a new project is proposed, all aspects of the design are very carefully thought out, including the decision to add all types of housing. Taxpayers move into these area, knowing full well what to expect. When you start working backwards, by infilling with buildings that do not readily fit with the existing area, you are creating a situation that may add so much pressure to families living in that subdivision that moving might be the only option. It is such a shame that children cannot grow up and feel comfortable enough in the area in which they now live, that they move and lose touch with members with whom they have spent most of their formative years.

I suggest that this property is developed using single family homes, or at most, a set of townhouses conform to the existing bylaws and would keep as established neighbourhood just that, a neighbourhood. Deep-pocket developers need to realize what they are destroying and be more willing to work with the homeowners to create a viable alternative to huge high-rise buildings that overpower their surroundings.

Thank you,
Jeanne Anne Goldrick
1261 Hastings Drive,
London, Ontario
N5X 2H8

Wise, Sonia

From: Dave Nenonen <[REDACTED]>
Sent: Monday, March 27, 2017 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; City of
London, Mayor; citycouncillors@london.ca; Cassidy, Maureen
Subject: Notice of Application to Amend the Official Plan & Zoning By-Law – OZ-8624
Attachments: File #OZ-8624 - 420 Fanshawe Park Road East - Comments March2017.pdf

All - please find the attached concerns and questions for your review and consideration.

Thank-you for your time,
Dave Nenonen

David Nenonen
9 Donnybrook Road
London ON N5X 3C7

March 27th, 2017

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;
mcassidy@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 (High) Density Residential.

This letter is based on a review of the Developer's revised proposal and the Developer's Information Meeting held on March 22, 2017. The Developer's proposal does not provide an effective residential density transition and does not integrate positively into the surrounding environment, as required under the City of London Official Plan.

Addendum Urban Design Brief Review:

Page 2: The developer continues to use the "substantial lot depths" of dwellings along Hastings and Phillbrook Drives as part of the Developer's set-back. This is not the Developer's property and local homeowners will lose privacy and use of their backyards due to this development.

Page 4: The new proposal has reduced the number of parking stalls from 233 to 178 vehicles and increased the number of bicycles spaces from 76 to 107. This development is clearly not as described by the Developer as "high-end condominiums" rather it will likely be a student residence. The reduced number of parking stalls will result in a significant number of vehicles parked along Donnybrook Road, which is a narrow road with heavy traffic flow that will be further increased by this development.

Page 6: The only privacy fence shown on the property is along the East side, along the apartment building driveway which will have 73 and 96 tenant automotive trips during peak AM and PM hours (pg 7 of Transportation Assessment), while the exiting traffic along Phillbrook Drive is 198 and 214 trips during these times. Almost half of the volume in front of the homes on Phillbrook Drive will now be along their backyard property line. In addition, with the tenants not having a left-out access to Fanshawe Park Road E., this driveway flow will further add 28 more trips down Hastings-Donnybrook-Phillbrook Drive in order to use the intersection at

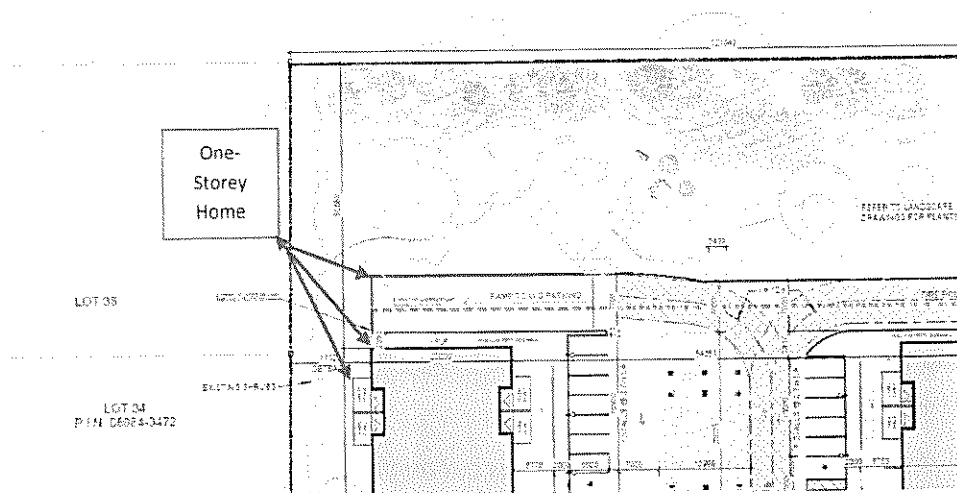
Phillbrook & Fanshawe to travel East. This new traffic flow is unacceptable to the residents on Phillbrook Drive due to increased noise, light, pollution, lost privacy and vehicular safety concerns. The increased flow of traffic along Donnybrook Road is unacceptable to residents due to the already high flow from Uplands access via this route to Fanshawe Park Road. The Transportation Assessment supports these comments with its multiple statements of "which is not necessarily an unacceptable condition...". This assessment supports that the current traffic conditions in this area are marginal.

Page 9: "A large lot which is currently vacant". Please see comments under Unethical Conduct.

The proposed Development does have adverse impact on the character of the area (ie. traffic, density, lost privacy, parking, noise, pollution, safety, etc.) and is clearly not sensitive to the surrounding area.

Urban Design Brief Addendum - Shadow Analysis: Results in June stop at 4pm when the shadows reach the property line. The analysis needs to show 6 and 7 pm when the apartment building shadows will engulf the "substantial lot depths" of local residents on Phillbrook Drive. The shadows from this four storey structure which is actually 14.565m (48 feet) versus 40 feet in height, are not acceptable to the local residents.

Impact to Adjacent Single-Storey Home: The proposed site plan places the parking garage with its estimate 169 trips during peak hours, with more throughout the day/evening, in closer proximity to the rear rooms of this home than the family's own driveway. The negative impact of the sound/noise, lights, pollution, and reduced privacy to not only the backyards of adjacent properties but to the actual homes and interior living spaces make this proposal unacceptable.



Misleading Statements:

The following statements from the Developer are questionable and misleading:

- a. The Developer claims the apartment building described in the proposal is actually a "high-end luxury condominium" with 1000 sq.ft. units that will sell for mid-\$300,000 to low \$400,000. Many buyers may also combine some of these units for additional space for approx. \$700,000.
- b. This development will make our neighborhood more "interesting" and allow for "aging in place", which is described as local homeowners selling their existing homes and moving into the new apartment building.

These statements seem questionable given the property values in the surrounding area and the implication that exiting homeowners may leave their homes to move into this development. These statements appear to be speculation without factual basis given the firm opposition to this development from local residents.

Democratic Representation and City Planning Department Bias:

Although I was pleased to finally hear a City Councillor speak in support of our neighborhood concerns at the small Developer meeting held on March 22nd, we have not had representation throughout this process. Councillor Cassidy even mentioned that at this stage, due to City rules, she is not able to discuss this matter with most other City Councillors. Our interests therefore are not being represented at City Hall.

Prior to Councillor Cassidy's involvement, Councillor Phil Squire's involvement was only to keep this proposal proceeding to development. Other than Councillor Cassidy's comments on March 22nd, I have never heard or read any supporting arguments or questions from Council on this disruptive proposal that places a high density apartment building in the middle of a low density, single detached unit neighborhood.

Similarly, the City Planning Department, which reiterated at the meeting on March 22nd that they make no decisions and only forward recommendations to City Council and that they do not represent the interests of any neighborhood, is clearly biased towards the Developer. My last response to the first proposal received a reply from the Planning Dept. "we will forward your comments to the Developer for consideration". These comments, concerns and questions should have been asked by the City Planning Dept. of the Developer before the residents of the neighborhood needed to review the documentation. The City Planning Department should be questioning the claims and accuracy of developer proposals. Unfortunately they have transferred this responsibility to local residents. The very least that the Planning Dept. could do is to present this feedback and demand clarification from the Developer. At what point is there any responsibility or action from the City of London and its Planning Department, on this matter?

Unethical Conduct:

The Developer, a local business person, purchased this property from a family under the false pretense that he would move into the dwelling located on this property. Following the sale, the buyer immediately applied to have the dwelling demolished. This application was declined by the City, so the buyer left the once magnificent home vacant – no lights, security, upkeep, yard work, etc. The City allowed this dwelling to become dilapidated, no upkeep was forced onto the

new owner, and vagrants and vandals took over the dwelling until there was no choice but to demolish the dwelling as originally planned by the new owner. This new owner is the developer trying to force a zoning change from one dwelling to 142 dwellings under the guise of infill. Dividing the lot from one to eleven units, which is a significant increase in density is falsely claimed as not feasible by the owner even though the property was purchased for only \$1.3 million. Instead an apartment building is proposed as the only feasible development.

Many involved at the City claim and support these actions as legal, but fortunately there are many professionals and organizations involved in this process that are required to conduct themselves ethically. Their conduct will be held to a standard that surpasses legal conduct and denotes behavior that is formed on the basis of moral conscience. The City and local business person have deceived the seller of this property and the local taxpayers, and their unethical conduct will not be acceptable when this matter is appealed at the Provincial level.

Please reconsider the development proposed below which conforms to the existing neighborhood while increasing the density.



David Nenonen, P.Eng.
9 Donnybrook Road
London ON N5X 3C7
Te [REDACTED]
Ema [REDACTED]

Wise, Sonia

From: Sutapa Chakrabarti [REDACTED]
Sent: Monday, March 27, 2017 11:07 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Dear Ms. Wise & Ms. Cassidy

I strongly object to spot rezoning and building of proposed 142 unit apartment on Fanshawe Park Rd. It will completely destroy our peaceful, single dwelling neighbourhood. I would like to request you to put an end to this initiative.

Thanking you
Mrs. Sutapa Chakrabarti
50 Wendy Crescent
London ON

Wise, Sonia

From: Doug Osborne [REDACTED]
Sent: Monday, March 27, 2017 10:01 PM
To: Wise, Sonia; mcassidy@london.ca.
Cc: Doug Osborne
Subject: CASE NO: OZ-8624 Letter from Doug Osborne, 34 Donnybrook Rd

Dear Sir/Madame,

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. I think it is unconscionable that the application for medium density be approved in an established and mature low density surrounding. It simply does not fit in with the surrounding neighbourhood. 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.

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. Something that fits in with the rest of the area.

During the June 29, 2016 meeting, Carol Wiebe said high density is located near the busy streets and low density on the quieter streets further back in a neighbourhood. I can understand this planning strategy if 420 Fanshawe was only accessing Fanshawe Park Rd, however, it is also accessing Donnybrook Rd which should negate that argument. **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.**

One of the main issues will be significant increase in traffic on Donnybrook Road. 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. Unlike the previous application, at least the developer shows their intention to access Donnybrook on this revised application.

Parking could be another potential problem. The proposal is for 142 units. Is MHBC still using a calculation of 1.25 parking spaces per unit. That equals 178 parking spaces. Is that an accurate estimate? I would suspect that most families will have about 1.5 cars per unit. I fear that Donnybrook Road will be used as an overlaod for parking. That creates a greater danger to children in the area and residents on Donnybrook backing out of driveways.

Will the developer find some reason to change the position of the building on the property which changes the shadow forecasting? When the sun is low in the sky during Dec and Jan the shadows come very close to crossing Donnybrook. We did not purchase our property expecting to be shaded from a high rise across the street. What is my recourse if our 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 I believe the planners mandate is not just to increase tax revenue for the city but to also protect the interests of existing property owners. Please keep in mind that your decision will have a direct impact on a 30 year old neighbourhood that has grown under one set of rules and followed those rules.

Sincerely,

Doug Osborne

Property Owner, 34 Donnybrook Rd, London N5X 3C8

Wise, Sonia

From: Barbon, Linda <[REDACTED]>
Sent: Monday, March 27, 2017 9:49 PM
To: Cassidy, Maureen; 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; citycouncillors@london.ca
Subject: Objection to Rezoning 420 Fanshawe Park Rd. (Case No. OZ-8624)
Attachments: Development opposition letter 2.docx

Please find attached my objection to the rezoning of the property at 420 Fanshawe Park Rd. East (Case No. OZ-8624)

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

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March 27, 2017

Linda Barbon
9 Donnybrook Road
London ON N5X 3C7

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

mcassidy@london.ca; 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: Objection to rezoning 420 Fanshawe Park Rd. East - 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 revised proposal for this site. As a resident of Donnybrook Rd. for the last 13 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 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. While this proposal is reduced in height, the number of dwellings within it remains the same as the previous proposal. A development in density of such exponential proportions compared to surrounding properties is not all in keeping with the character of this neighbourhood. The dwellings directly adjacent to this property will be most impacted. Some of these homeowners have already resorted to selling their beloved properties to avoid the risk of such a monstrous development devastating the quiet, private nature that they have come to expect when purchasing a home in this community.

It would be unreasonable to imagine that this property be left undeveloped, however a development that is proposed in an existing neighbourhood should reflect the nature of the community in place as per the City's Official plan. While residents clearly stated reasonable grounds for their rejection of the previous proposed development, the current proposal has not significantly changed from the previous one. It does not reflect an effort in good faith to establish a compromise that would be acceptable to both a developer and to current residents of the neighbourhood. To increase density from a single family dwelling to a construction of 142 units is an extraordinary and unreasonable increase. Such a development is entirely incompatible with the nature of surrounding low-density housing and will have an adverse impact on current residents.

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. Residents of the proposed building who will be unable to make left-hand turns onto Fanshawe Park Rd. to enter/exit will exponentially increase 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.



Furthermore, the number of parking spaces allocated to the proposed development is inadequate to service residents and their guests. Donnybrook will therefore become more congested with vehicles using this street as a parking lane. This will further increase risks of accidents. 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, nor does it reflect an effort to establish an acceptable compromise. In light of the many negative impacts to local residents, I implore 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
Tel. [REDACTED]

Wise, Sonia

From: Kerry Hillis <[REDACTED]>
Sent: Monday, March 27, 2017 9:26 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: OZ-8624

Dear Ms. Wise,

I am writing regarding OZ-8624, the planned development for 420 Fanshawe Park Road East. I reside on Donnybrook Road. I am quite concerned regarding the size of the proposed development. Although I appreciate the developer taking the time to adjust the initial development, the concerns of the neighbourhood were not taken into consideration and the same concerns still apply to the new proposal.

Although the height of the development has been reduced from 6 stories to 4 stories, the number of units remains at 142. This is too large for a low-density community and does not keep with the character of the neighbourhood, which consists of single-family homes.

142 units will cause a significant impact to traffic congestion. Donnybrook Road currently has high-traffic during peak times (morning and evening rush hour). Commuters use this road to cut across to access the lights at Philbrook Road and Fanshawe Park Road East. Many of these commuters speed along this short residential street. Adding traffic of an additional 142 units concerns me. I'm concerned for the safety of my children as they play along the sidewalk. I'm concerned for my safety as I have to cross the street, in the middle of the block, every day to access my mailbox. 142 additional cars on this street is ridiculous and it's putting lives at risk. Carol Wiebe stated at the March 22nd meeting that she understands the communities concerns but not our fears. As a mother of 3 small children, adding the traffic of 142 units to a small residential street is my fear. I hope she can understand that.

If I wanted to raise my family in a high-density area I would have moved to one. I did not. Like all of my neighbours around me, I chose Stoneybrook Heights because it is a low-density neighbourhood. I chose it for its characteristics. I chose it for it's quite residential setting with minimal traffic concerns. I chose it so I would not be disturbed by noise pollution of large buildings. I chose it so I would be familiar with my neighbours, not have strangers looking down on me from their apartments. Changing the zoning of this property will change the whole community and directly affect peoples homes and lives.

While I am in support of development at this site, the height and number of units of the proposed building is not acceptable for the neighbourhood of Stoneybrook Heights. I encourage the city of London to oppose this development and the request for bonusing.

Thank you for your time.
Kerry Hillis
50 Donnybrook Road

Wise, Sonia

From: Bob Sunstrum <[REDACTED]>
Sent: Monday, March 27, 2017 9:17 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Ref: OZ-8624: 420 Fanshawe Park Road East

I appreciate the opportunity to provide my perspective on the proposed development OZ-8624: 420 Fanshawe Park Road East.

I don't expect the developer to care about the impact on a neighbourhood – their goal is to build for maximum profit. But I do expect our City officials and political representatives to be mindful of the need for appropriate development. It's one thing to see a neighbourhood gradually change over time – but the abrupt intrusion of a building total out of character with the neighbourhood is ill advised on many levels as outlined in the meeting of March 22 by the STONEYBROOK HEIGHTS/UPLANDS RESIDENTS ASSOCIATION.

It's very telling that the developer's spokesperson, Carol Wiebe stated during the March 22 meeting ... *“Carol said she has been in planning for 31 years and that she has heard it all before and understands our concerns with changes to a neighbourhood but that she does not understand our fears.”* It speaks volumes of a lack of empathy towards this site and to the people who have lived here for 30 years.

I think the Association has more than tried to meet the developer's needs by suggesting the site could be successful with more appropriate density and building structures in keeping with the neighbourhood. Perhaps the developer over paid for the property and must have this very high level of density to make a profit. But that is the nature of speculation when you buy a property hoping to get the zoning changed. I am confident the OMB would not approve this proposal.
Sincerely

Robert Sunstrum
47 Wendy Crescent
London ON N5X 3J5
[REDACTED]

Wise, Sonia

From: Annette Markvoort <[REDACTED]>
Sent: Monday, March 27, 2017 9:04 PM
To: Wise, Sonia
Cc: Stoney Brook; Cassidy, Maureen; Annette Markvoort
Subject: referencing OZ-8624

referencing OZ-8624

Hello Sonia

I am writing to you to add my voice to the many others in the Stoneybrook Heights/Uplands neighbourhood who are opposed the the current proposed development at the old Poole residence on Fanshawe Park Road. I have just reviewed the minutes of the March 22 meeting and was my self in attendance at the developers meeting last year. I had an opportunity to review the proposed development and find myself in agreement with all of the issues that have been raised by my neighbours. I live on Wendy crescent and am myself guilty of traveling across Donnybrook every morning on my way to work as the Hasting Street exit is impossible to turn left from during heavy even moderate traffic. Adding a development of this size and scope will greatly affect the traffic flow on our streets.

With insufficient parking spots available (i agree that if this is being sold as a high end residence most couples will have 2 vehicles) then I think our streets will also become congested with parked cars.

I am especially sorry for my neighbours who border on this proposed development, this large scale high density building will have a negative affect on the lifestyles they have, for so many years, enjoyed on their quiet streets. I am sure they are also concerned for these changes, if granted, will affect their current property values, - nest eggs for their own retirements.

I understand that development is necessary but something of a smaller scale and more in line with what already exists in the area would be a better fit and welcomed by the people who live in the neighbourhood.

It is time for the developers and architects to go back to the drawing board and listen to the heart of the community.

most sincerely,

Annette Markvoort
31 Wendy Crescent
London, Ontario
N5X3J6

Wise, Sonia

From: Krista Dieker [REDACTED]
Sent: Monday, March 27, 2017 7:42 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OBJECTION TO OZ-8624 -420 FANSHAWE PARK ROAD

OBJECTION TO OZ-8624 -420 FANSHAWE PARK ROAD

Attention: Sonia Wise and Maureen Cassidy (Please share with all council members)

I am writing to express my complete opposition to an application by Westdell to change zoning for the property at 420 Fanshawe Park Road East. The property in question is zoned residential which allows for the building of single family detached homes. There was in fact an existing single family historical home on the property that has since been demolished, mostly due to neglect by the owner. The application seeks to change this official zoning to allow for the construction of an 142 unit apartment building. Permitting this exceptional departure from the current zoning will significantly compromise the ambiance of the area which is characterized by single family homes.

Consider the impact of this development on your constituents who have made their homes in the area. They will have their privacy severely compromised and their property values will be measurably damaged. You only have to look at the substantial opposition to this project by the neighbourhood to realize that the residents in the area would have negatively factored in the presence of such a development into their purchase decision. New potential buyers certainly will.

Allowing the project to proceed will make a mockery of our current zoning system, the purpose of which is to ensure the controlled and appropriate development of our city. There is a credibility issue here that goes well beyond this specific development. If 420 Fanshawe can be changed to medium/high density, what protection does zoning provide to any area in the city including conservation areas.

George Georgopoulos sold the home in 2009 for Nancy and Bill Poole, who were enchanted with the grounds after living on the property 50 years. He said "when they retained me to sell the property we had a great deal of interest from local respected developers and my job was to find a family that wanted to reside there."

What has Westdell done to follow these instructions from the Municipal Council in 2014?

1. That the Chief Building Official be advised that Municipal Council consents to the demolition of this property and does not intend to issue a notice of intent to designate the property under Section 29 of the Ontario Heritage Act.

2. That, prior to a demolition, the owner provides a photographic record of the building and the site.

3. That, as part of the demolition or removal, salvageable heritage materials be conserved for future use where appropriate.

4. That the owner be requested to acknowledge the historic associations of the property in a future redevelopment of the site through interpretive signage or some other manner.

Quote from online lawyer, "The law is real clear that any zoning or rezoning request must be in furtherance of the protection of public health, safety, comfort, welfare and morals. The request to rezone this is for private gain not for public benefit."

"According to the Official Plan zoning or rezoning must be in furtherance of general welfare. I think from a legal standpoint, that is flawed in this request. Unless original zoning legislation is in furtherance of the Official Plan and if it simply singles out a tract for private gain of an individual, it is invalid because it is called spot zoning. Under the case law, as I understand it, this is illegal spot zoning."

We implore you to heed the wishes of your constituents in the area who have contributed so much to the community financially and otherwise. We urge you in the strongest manner to reject this application out of hand and respect to the present zoning currently slated for 420 Fanshawe Park Road East.

There are already several apartment buildings and condominium complexes being built around Adelaide and Sunningdale. There they are a perfect fit for the commercial hub around Tim Hortons. Why do we need more in the middle of our single family homes?

Sincerely,

Krista Dieker

Wise, Sonia

From: Bill Day <[REDACTED]>
Sent: Monday, March 27, 2017 7:17 PM
To: Wise, Sonia; Cassidy, Maureen
Cc: Linda Day
Subject: Spot Rezoning

I would like to express my opposition to the proposed condo building at 420 Fanshawe Park Road (Z-8624). This proposal does not fit with the neighbourhood and opens up the possibility of other similar lots being developed, negatively affecting the feel of the neighbourhood and our property values.

Please do not allow this proposed rezoning to happen.

Sincerely
Bill Day
1277 Hastings Drive

--
Habs Forever

Wise, Sonia

From: Mary Jo Wyatt [REDACTED]
Sent: Monday, March 27, 2017 6:52 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Ref. OZ-8624

Expires: Friday, May 26, 2017 12:00 AM

I am writing with great concern about the prospect of rezoning the property at 420 Fanshawe Park Rd.E. to an apartment building. Our neighbourhood is composed of single-family homes in a mature, established area.

"Spot-zoning" by the city sets a dangerous precedent for more development, which would alter the character of our neighbourhood. I foresee a great increase in traffic, in an area already busy, and the nearby university will expose the area to the possibility of a large student population which could alter the quiet, neat character of our neighbourhood.

Please reject this proposal for rezoning.

Thank you for your consideration,

Mary Jo Wyatt

1534 Hastings Drive

London ON N5X 1B4

Wise, Sonia

From: Jean Walmsley [REDACTED]
Sent: Monday, March 27, 2017 6:15 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: OZ-8624

To Sonia Wise and Maureen Cassidy.

We wish to go on record as being opposed to spot rezoning ANYWHERE in residential areas in London, but especially at 420 Fanshawe Park Road with the edition of another 142 units to an already over populated area. To add 142+ cars to Fanshawe Park Road every morning and afternoon/evening is ludicrous. It is already a speedway with people driving 90-100k along that road as a regular practice. It is very difficult to make even a right hand turn on Fanshawe given this speedway.

We would be most angry should developers start to build other apartment buildings in this area of single family homes which I am sure would happen should zoning rules be changed.

Thank you for drawing our attention to this problem.

Jean and Ken Walmsley. 19 Roland Lane. London. ON. N5X 1E9

Sent from my iPad

Wise, Sonia

From: John [REDACTED]
Sent: Monday, March 27, 2017 5:13 PM
To: Wise, Sonia
Subject: 420 Fanshawe Park Road East

Sonia Wise,

We are strongly opposed to proposed changes in zoning for the property based at 420 Fanshawe Road East.

We purchased our home in this area with the expectation that the neighbourhood would remain an area of single detached dwellings.

The aesthetics and culture of the neighbourhood is single detached dwellings. We realize that change will arrive for the property at 420 Fanshawe Park Road East, but that change should incorporate the building of single detached dwellings on the property.

There is no urgent need for apartment buildings or condominiums in this area of the city. If there should be a need, they should be constructed in newly developed areas of the north end of the city, so that potential new home buyers know what type of neighbourhood they are entering.

We strongly believe that changing the rules for a neighbourhood after we have lived in that neighbourhood for thirty years is both unnecessary and dishonest.

Please do not make the proposed change in zoning for 420 Fanshawe Park Road East !

Sincerely,

John and Jan Ruyppers,

22 Pennybrook Court,

London N5X 2Z6

Wise, Sonia

From: Shirley Lawrence <[REDACTED]>
Sent: Monday, March 27, 2017 4:46 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: SAY NO TO SPOT REZONING

SAY NO
TO
SPOT REZONING

We have lived in the Stoneybrook Subdivision since 1969 (48 years). To now realize that this mature establish development is now in jeopardy is disturbing.

There are two properties on the south side of Fanshawe that have recently been sold. Rumour has it that one of these will soon request zoning for a multi home dwelling with entrance from the subdivision rather than Fanshawe. Just building such a dwelling, let alone the access driveway, impacts on the properties of two Courts! One resident with a small child who purchased a home on Roland Court approximately 18 months ago has already sold his home as a result of the on going requests for zoning changes. Another family with young children, no doubt because of the quiet neighborhood and proximity to an elementary school, may likely follow suit! Yes the Court residents are aging but their homes have had updates and large backyards and are desirable homes for young families. Should the requests for zoning changes come into effect --- just watch the neighbourhood decline!

Down go property values

Animosity between neighbours who sell to developers begins

The privacy and quietness of the affected homes will be impacted.

Many streets and Courts do not have sidewalks and increased traffic will impact on the safety of dog walkers, children on their way to school etc.

The proposed 142 unit apartment building at 420 Fanshawe will open the flood gates and the demise of the Stoneybrook subdivision, both north and south.

Bill & Shirley Lawrence

1512 Roland Court

March 27,2017

Wise, Sonia

From: [REDACTED]
Sent: Monday, March 27, 2017 3:27 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ8624

The thought of such a huge commercial development in a predominantly single family area is shocking to say the least. Please do not let this happen!!!!

We live just south east of 420 Fanshawe off Stoneybrook one block south of Fanshawe on a court known as Kendall Court. We have seen a number of cars wheeling into the court in order to proceed back on to Fanshawe to obviously facilitate a change of direction. We have 4 children in our court who enjoy playing, however the thought of more such traffic is mind boggling as to safety not only of the children but of anyone who happens to be walking in the court such as us.

We are more than concerned about 100 or so vehicles being added to an already heavily travelled Fanshawe Park Road who will be entering and exiting this proposed commercial development causing more traffic confusion and problems.

London The Forest City—and all those trees are going to be a thing of the past!! Developers are doing very well in parts of the city where such Commercial projects are a welcome commodity. **THEY ARE NOT WELCOMED IN A WELL DEVELOPED SINGLE FAMILY DWELLING AREA.** We cherish our privacy, whereas the thought of such a development gazing down into the private property of the single family owners is an infringement of such privacy.

A development of this nature is not wanted or needed in a highly low density area. There are enough projects such as this being developed in more proper areas of the city.

AGAIN PLEASE PUT A STOP TO THIS REZONING PROPOSAL. SPOT ZONING IS HARMFUL TO THE ORDINARY SINGLE FAMILY HOMEOWNER WHEN WE ARE FACED WITH A COMMERCIAL DEVELOPMENT SUCH AS THIS IN A HIGHLY POPULATED SINGLE FAMILY NEIGHBOURHOOD!!

Concerned residents:
Michael & Susan Cash
3 Kendall Court
London, Ontario
N5X1E4

Sent from [Mail](#) for Windows 10

Wise, Sonia

From: JOAN KIERANS [REDACTED]
Sent: Monday, March 27, 2017 1:40 PM
To: Wise, Sonia
Subject: Ref: OZ-8624

I am adamantly opposed to this. The reason we purchased in this area is because of all of the things mentioned (single family homes, safe , pedestrian friendly etc)

Please do not let this happen.

Joan Kierans

Wise, Sonia

From: mmenear mmenear [REDACTED]
Sent: Monday, March 27, 2017 12:28 PM
To: Wise, Sonia
Subject: rezoning reference OZ-8624

Dear Ms. Wise.

I am writing to say that I am opposed to the rezoning of the property 420 Fanshawe Park Road East.

This beautiful property was the site of a single family home for almost 100 years. It is a beautiful treed lot which adds greatly to the residential area.

This should remain as a property for single family homes.

As my representative at city hall please vote against the rezoning of this property. Please guard this space with its mature trees and quiet environment.

The beauty of Fanshawe Park Road is the stately homes and minimal commercial development.

It is paramount that we not have an apartment building located in this development.

Thank you

Debra Menear

Wise, Sonia

From: Karen Folkerson-Walton [REDACTED]
Sent: Monday, March 27, 2017 12:12 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Spot rezoning

Hello Sonia and Maureen;

I received your information in the mail, and I would heartily endorse a NO regarding spot rezoning, in particular the proposed 142 unit apartment building on Fanshawe. the Reference is OZ-8624.

If you need anything else, please contact me .

Thank you for bringing this to my attention.

Karen Folkerson-Walton

Wise, Sonia

From: Renae Didham [REDACTED]
Sent: Monday, March 27, 2017 10:44 AM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: FW: Spot ReZoning OZ-8624

I am totally against this monstrosity going up. Everyone around the area is going to totally lose their privacy. People in the units will be able to look down into our properties. I say no to Spot ReZoning.



Re'Nae Didham | Central Rentals
Homestead Land Holdings Limited
21 King Street, Suite 103, London ON N6A 5H3
[REDACTED] [REDACTED]

Join our team! Visit homestead.ca/careers and start your new career!

Wise, Sonia

From: [REDACTED]
Sent: Sunday, March 26, 2017 5:03 PM
To: Wise, Sonia
Cc: mcassidy@london.com
Subject: zoning objection

Regarding rezoning of 420 Fanshawe Park Road East (OZ-8624):

When we purchased our house in Stonybrook Heights, we invested in and depended on the official plan which designates the area as exclusively single family dwellings. No duplexes no corner stores, etc. and, certainly, no 142 unit apartment buildings!! I suppose it is expected that a land developer would try to maximize the profit from their investment but we fully expect the city planning department to lead the way in defending the citizens of Stonybrook Heights and surroundings from the negative consequences of this proposed spot rezoning. The proposed 142 unit apartment building is the equivalent to adding about five streets the same size as the street that we live on ALL RIGHT NEXT TO already busy Phillbrook and Hastings entrances from and exits to Fanshawe Park Road. This will adversely impact traffic not only here but throughout Stonybrook Heights and on Fanshawe Park as well. There are also negative pressures on such things as schools, noise, parks and recreation. We see great wisdom in the original zoning plan. We urge you not to make a great mistake here and set a bad precedent for the future along this stretch of Fanshawe Park and elsewhere in London.

Sincerely, Kees and hilly Crossen

Wise, Sonia

From: grclarke56 grclarke56 [REDACTED] >
Sent: Sunday, March 26, 2017 7:33 PM
To: Wise, Sonia; grclarke56
Subject: 420 Fanshawe Park Road East

To Residents Concern: March 26/2017

Totally opposed to Any Large Development Complex on said property, only Single Homes for site.

Grant [REDACTED]

Wise, Sonia

From: Mag Schmidt [REDACTED]
Sent: Sunday, March 26, 2017 3:47 PM
To: Wise, Sonia
Subject: OZ-8624

I oject

Wise, Sonia

From: Mary McGavin [REDACTED]
Sent: Sunday, March 26, 2017 3:34 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Dear Ms. Wise and Ms. Cassidy,

I live in the area where this re-zoning has been applied, OZ-8624.
(<https://na01.safelinks.protection.outlook.com/?url=Https%3A%2F%2Fsites.google.com%2Fview%2F420fanshae%2Fhome&data=02%7C01%7Cwise%40london.ca%7C765535b914184ab3160608d4747f09be%7C03bffcd583834ffd80d377de9409d5ca%7C0%7C0%7C636261536367548497&sdata=e7G%2F%2F0KdhiyM%2BuLEwcVICOrNI1llq%2FLhWm0BymXLg6A%3D&reserved=0>).

This re-zoning is inappropriate for a neighbourhood that is comprised of single family homes. There is not the traffic flow to accommodate a 142 unit apartment building. All of the area schools are at overcapacity, where students are sharing 3 to a locker at ABLucas. The public school is also full and there are more homes going in just north of this neighbourhood. For these reasons, it is unreasonable to build such a density intensive building in the middle of an existing single family home development. Furthermore, there is plenty of property to the North that is being developed.

The increase in density in this residential area is unwarranted. The builder could have proposed single family dwellings that suit the neighbourhood. I suspect the profit margin isn't as high when compared to an apartment building and this is the rationale for requesting this zoning change. The increase in traffic and the safety of children already in the neighbourhood, should take precedence over a developer's profits.

Furthermore, the cutting of old trees in this area has also unnecessary and also benefits the builders. The building approved at the south east corner of Richmond and Fanshawe cut an old growth grove of trees, for a parking lot to go with the new building located there.

I think given the taxes we pay to live in this area, we should have a say as to what happens in our neighbourhood. I appose OZ-8624.

Regards,

M.K.H. McGavin, PhD

Sent from my iPad

Wise, Sonia

From: Jim and Rose Squires [REDACTED]
Sent: Sunday, March 26, 2017 9:37 AM
To: Wise, Sonia
Subject: 420 fanshawe park road

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Wise, Sonia

From: Karen Crowe [REDACTED]
Sent: Friday, March 24, 2017 3:40 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: RE: 420 Fanshawe Park Rd Revised Proposal

Good afternoon Ms. Wise,

Regarding the revised proposal for 420 Fanshawe Park Rd. OZ-8624, as we and many of our neighbours have stated previously, this proposed building will have a very negative impact on our neighbourhood. The revised plan is still too high with too much density.

142 units is too many for the lot in question where a maximum density of 24 people would exist in a same size area in the rest of the neighbourhood. There should be no more than 90 units which realistically requires at least 115 parking spaces.

3 storeys would be better than 4 as 4 storeys will ensure the proposed building is an eyesore for the entire area, looming in the sky view of every home for blocks. If it must be 4 stories, that is the absolute maximum.

There must be no further 'bonusing' of any type for any reason. Bonusing is simply not merited for 'enhanced building design, enhanced landscaping, universal accessibility and the provision of underground parking'. Common decency dictates that the building design and landscaping are aesthetically pleasing and the city planning committee is in place to ensure that is carried out. Universal accessibility is required by law and we trust the city council to insist on compliance. Provision of underground parking is normal for buildings of this type all over the City of London, Ontario and a necessity for this particular building as there is not enough space for sufficient above ground parking.

The applicant is not doing anything special with this proposal.

And please advise us exactly what type of building will be erected in Lots 1, 2, 3, 4, 31, 32, 33, 34, 38 and 41 shown in the last diagram in the package, page 5 as these were not shown on previous plans and there does not appear to be any access to these lots.

Sincerely hoping that the planning committee will use good taste and common sense when proceeding with the review of this proposal.

Regards Karen and Doug Crowe

Wise, Sonia

From: James Crimmins [REDACTED]
Sent: Sunday, March 26, 2017 1:30 PM
To: Wise, Sonia
Subject: OZ-8624, 420 Fanshawe Pk Rd. East
Attachments: Comments on 420 Fanshawe proposal (2).doc

Dear Ms Wise,

Please find attached for your consideration a letter concerning the development of the site at 420 Fanshawe Pk Rd West.

Sincerely,
Jim and Johanne Crimmins
1566 Hastings Drive
London N5X 3C6

Dear Ms Wise,

This is with regard to Case No. OZ-8624, the proposal to develop the site at 420 Fanshawe Pk Rd. East. Further to the meeting between representatives of the Stoneybrook neighbourhood and representatives of Westdell Corporation held at St Jude's Church on 22 March 1017, we would like to submit the following comments and observations. These are in addition to our previously submitted comments on the proposal.

Some of the issues arising from the discussion at the meeting:

1. We do not believe the developer has made a serious attempt to understand or address our concerns or those of our neighbours. Comments made at the meeting (such as "I am not hearing anything I have not heard before") underscore the fact that actually listening to our concerns and addressing them in a meaningful way is not a priority.
2. What was demonstrated was an inadequate appreciation of the nature of our neighbourhood or the impact of the proposed development on the nearby properties, including concerns about privacy, light and noise pollution, the water run-off from the site, the routing of traffic around our neighbourhood streets, and the traffic hazards of the Philbrook and Hastings junctions with Fanshawe during peak traffic times.
3. Regarding privacy, the developer seems not to appreciate the invasiveness of what is being proposed. For example, there was talk of removing the 20-25 foot hedge along the Hastings property line and replacing it with a 5-6 foot fence (and perhaps new hedging). This highlights the lack of understanding of the nature of the site at 420 Fanshawe and its environs. Compared to the existing hedge, a 5-6 foot fence offers virtually no privacy protection from the top three storeys of a four storey building, and new hedging will take 15 years to grow to a height comparable to the existing hedging. Moreover, where privacy is addressed in the written proposal it is done so on the basis that the properties on Hastings and Philbrook have long backyards and the houses are far enough away from the proposed apartment building. In other words, the developer is using the back end of our properties as the buffer which supposedly guarantees privacy. The reality, however, is that if this development was to go ahead, the effect would be to severely limit what we will feel comfortable doing in our own backyards -- no one would wish to engage in any activity too close to the property line where they will be exposed completely to the gaze of the occupants of the apartment building, and this includes making use of the several swimming pools in these backyards. This is an entirely unreasonable imposition on our private space.
4. The claim made in the meeting that "the goal of this development is diversification" is not credible. What diversification is offered by selling 142 "upscale condominiums" for a price between \$350,000 and \$450,000 (the figures given at the meeting)? Our neighbourhood is already thoroughly diverse in terms of age levels and backgrounds, and housing diversity has been greatly enhanced in recent years with the addition of townhouses and condos. The only diversification this development will bring is introducing into the neighbourhood an apartment building which will be a jarring presence in our neighbourhood. This is not diversification in any meaningful way.

5. Why this level of intensification? The developer is supposedly offering significant enhancements in order to qualify for the "bonus" of adding more living units to a site which otherwise would permit far fewer residential units. The key enhancement offered is underground parking for 178 vehicles (enhanced landscaping is simply a by-product of putting the parking underground, thus leaving more open space above ground). But this is a dubious reason for the City Planning Committee to agree to the request for a "bonus." The truth of the matter is that without the underground parking the developer knows (and admitted in the meeting) that it could not expect approval for their 142 unit proposal. In other words, it is not a generous offer of "enhancement" but an absolute necessity. Quite simply the proposal could not fly without it.

6. The proposal schedules parking places at a rate of 1.25 per unit, which is the required minimum for these sorts of buildings. However, this is unrealistic. The numbers of cars possessed by people who can afford an upscale condo is likely to exceed this number in total, exacerbating the traffic issues and creating spillover parking in the adjacent streets.

7. In our neighbourhood there are other developments which include townhouses and condos that fit the neighbourhood and offer variety in types of housing. The site at 420 Fanshawe could be used for something similar. It was also suggested at the meeting that the site could accommodate a good number of luxury homes, say 12 with access to this mini estate off Donnybrook, from which the developer could make a reasonable profit. The representatives of the developer at the meeting dismissed these alternatives as "financially not viable." But this is only true in the most facile way; clearly, the developer has a margin of profit in view that makes any lesser profit-making venture "financially not viable." The problem is that this enhanced margin of profit is to be made at our expense.

8. We ask the City Planning Committee to protect the interests of our neighbourhood by ensuring that a clearly inappropriate proposal for the site at 420 Fanshawe is not recommended for approval.

Sincerely,
Jim and Johanne Crimmins
1566 Hastings Drive
London N5X 3C6

Wise, Sonia

From: Ze-Chun Yuan <[REDACTED]>
Sent: Sunday, March 26, 2017 10:53 AM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: concern about OZ-8624

Dear Sonia and Maureen,

Writing this mail, I express my strong concern about the rezoning of 420 Fanshawe park road east, which was proposed many units apartment building.

Please understand: This neighborhood is well developed single family residency area with schools. Please do not rezone the property as it certainly will disrupt the quiet and nice neighborhood.

The city should really consider our opinion, not just for our generation, it is also for the consideration OF OUR CHILDREN AND FUTURE GENERATIONS.

I believe many of my colleagues, faculty members of the University of Western Ontario living in this neighborhood will object to this rezone.

Thank you,
Ze-Chun Yuan, Ph.D
(resident of 77 Jennifer Road).
Dept. of Microbiology and Immunology
University of Western Ontario

Wise, Sonia

From: Jim and Rose Squires [REDACTED]
Sent: Sunday, March 26, 2017 9:37 AM
To: Wise, Sonia
Subject: 420 fanshawe park road

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Wise, Sonia

From: Boyd Dunleavy <[REDACTED]>
Sent: Sunday, March 26, 2017 9:36 AM
To: Cassidy, Maureen; Wise, Sonia
Subject: Reference OZ-8624 420 Fanshawe Park Road East

Greetings!

My wife Denise and I have lived at 86 Jennifer Gardens since the spring of 2006. What attracted us to the neighbourhood was the family atmosphere and the nice homes in the area. We had both lived in and around massive apartment buildings in Toronto and it is part of what brought us to the Forest City.

We have 3 small children and our 6 year old daughter's best friend lives on Donnybrook and would be directly affected by this proposal of putting a 142 unit apartment building. We strongly oppose any changes made to this peaceful neighbourhood we have lived in for 11 years now.

I am on long term medical leave after overcoming 2 bouts of a horrible blood cancer a few years ago and we would have trouble getting financing if we were considering a move which we are not!

Our kids are in a great school, we live close to my wife's work and we are tremendously blessed to be here. Please add our names to the list of those that oppose any changes to this neighbourhood.

Kind regards,

Boyd & Denise Dunleavy
86 Jennifer Gardens

Wise, Sonia

From: Eric Ng <[REDACTED]>
Sent: Saturday, March 25, 2017 9:02 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ-8624

Hello Sonia Wise and Maureen Cassidy,

I am writing to object the rezoning of 420 Fanshawe Park Road East (OZ-8624).

Here are my arguments against Carol Wiebe:

1. There is no lack of choice of different housing options in the neighbourhood. If our neighbours want to downsize, they can look for condo options near Masonville and Sunningdale, which are just minutes from where they live now.
2. The plan will not draw empty nesters as Carol argued. Rather, it will draw more families with children to the neighbourhood, adding further enrolment pressure to Jack Chambers PS. The school has just been rated the best elementary school in London for the last school year. Has the city ever considered this implication?
3. What is the value proposition for empty nesters to live in a mature, quiet neighbourhood? I am seeing none. Rather, the city should help companies like Westdell Corp. develop more condos in downtown, where it is more appealing to this customer group to live.

You may dismiss us on the basis that "People don't like changes". I beg you to reconsider. It is not that we do not like changes; it is the fact the change being proposed is not sensible.

Thank you for your time,

Kwan

Wise, Sonia

From: Brian Blazey <[REDACTED]>
Sent: Saturday, March 25, 2017 8:13 PM
To: Wise, Sonia
Subject: Fwd: Reference OZ-8624

Hello Sonia

This was sent to Maureen Cassidy as well.

Brian Blazey

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

Subject: Reference OZ-8624
From: Brian Blazey <[REDACTED]>
To: mcassidy@london.ca
CC:

Hello Maureen

Our neighborhood is a quiet enclave for hard working citizens who happily patronize the local merchants at North Centre Road and Adelaide Street North. Their residential streets are safe havens for a quite and architecturally pleasant lifestyle of long established single-family homes without the inconsistencies of commercial properties.

I understand the City's desire to build up and not out, but compromising our neighborhood by spot rezoning is not the answer. There are neighborhood- appropriate residential buildings at Fanshawe Park Road and North Centre Road under existing zoning, and again on Adelaide North of Fanshawe.

There are many more London beneficial sites for such a project without insulting the integrity of the existing plan by spot rezoning in the middle of established single-family neighborhoods.

I am sure you care about existing residents.

The rezoning of 420 Fanshawe Park Road East and other Fanshawe Park Road properties between Adelaide and North Centre Road should not take place.

Brian Blazey
Sent from my ASUS MeMO Pad

Wise, Sonia

From: Jennifer McLean [REDACTED]
Sent: Saturday, March 25, 2017 7:26 PM
To: Wise, Sonia
Cc: MaureenCassidy.Ward5@gmail.com
Subject: Hello Sonia,

Hello Sonia,

I was given your address to make comments on the 420 Fanshawe Park Road Revised Proposal. Please forward to the City Counsellors, the Mayor and any other relevant parties.

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:

- The new changes to the driveway will have a dramatic impact on the Philbrook neighbours and headlights will affect Donnybrook homes. The shadowing is also a concern and I am concerned about waste water in our neighbourhood.
- 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 Philbrook to turn left onto Fanshawe. If an entrance/exit is provided of the property onto Donnybrook, this will further increase the traffic and pack the road with parked cars. By my estimation, there will be approximately 250 more cars regularly on Donnybrook. If they pass they will be proceeding past Jack Chambers Public School which is heavily congested.
- Jack Chambers Public School is the third largest public school in the Township. After two additions, and a maximum capacity of portables, where 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.
- 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 4 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.

Send to Councilors ✓

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 a. 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 for decades. I ask you to consider if you would approve a condo with roof top patios directly across the road from your home.

Thank you for your consideration,

Jennifer McLean

Wise, Sonia

From: Randy Freedy [REDACTED]
Sent: Saturday, March 25, 2017 7:16 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ-8624 (Rezoning of 420 Fanshawe Park Rd East)

This note is from Randy Freedy, on behalf of myself and my spouse Jill Freedy, 1502 Hastings Drive (N5X 1B4). Jill and I are opposed to the proposed development of a 142 unit apartment building at 420 Fanshawe Park Road East. We have lived in this neighbourhood for 30 years. It is a relatively quiet neighbourhood of single family homes. It is a safe place for children to play and travel, and is relatively free of heavy traffic and on-street parking. We feel that a development of this size would change the look and feel of this beautiful neighbourhood, resulting in much more traffic, more people, and possibly lead to more commercial development. It would definitely not be consistent with the theme of our neighbourhood. We ask for your support in NOT allowing this development to begin. Thank you for your consideration in this matter.
Randy Freedy

Wise, Sonia

From: Lawrence Meadows <[REDACTED]>
Sent: Saturday, March 25, 2017 5:43 PM
To: Wise, Sonia
Subject: OPPOSE THE REZONING OF 420 FANSHAWE PARK ROAD EAST

Dear Ms. Wise

We are certainly NOT in favour of the Rezoning of 420 Fanshawe Rd., the former Peel estate. #oz-8624. The proposed structure and does not fit with the single family dwellings that make up the neighbourhood. The neighbourhood is already inundated with heavy traffic.

Lawrence and Kathryn Meadows
55 Hammond Crescent,
London, Ontario N5X1A5
[REDACTED]

477

Wise, Sonia

From: JOHN PAPINI [REDACTED]
Sent: Saturday, March 25, 2017 4:12 PM
To: Wise, Sonia
Subject: Spot ReZoning OZ-8624

I live across from the property that will be getting the proposed 142 unit apartment building. I don't want to lose my privacy. It is one thing if the building was only 2 stories like all the other properties around the area, but being that much taller, everyone would get a good view into my yard. I say a big NO to this spot rezoning.

Wise, Sonia

From: John Papini [redacted] >
Sent: Saturday, March 25, 2017 11:07 AM
To: Wise, Sonia
Subject: Oz-8624

I'm against to spot rezoning and so are my parents who live at 11 Genereaux Place

Sent from my Bell Samsung device over Canada's largest network.

Wise, Sonia

From: coledidham <[REDACTED]>
Sent: Saturday, March 25, 2017 4:04 PM
To: Wise, Sonia
Subject: Spot rezoning

Hi

I live on Fanshawe and stoney brook and I received this letter about a proposed 142 unit apartment building and I say no to spot rezoning. Reference # oz-8624

Sent from my Samsung device

Wise, Sonia

From: McKee, Jim [REDACTED]
Sent: Saturday, March 25, 2017 1:31 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: FW: Objection to OZ-8624

From: McKee, Jim
Sent: Saturday, March 25, 2017 1:30 PM
To: 'swise@london.sq' <swise@london.sq>; 'mcassidy@london.ca' <mcassidy@london.ca>
Subject: Objection to OZ-8624

Dear Ms Wise,

this note is to voice my objection to the construction of proposed 142 unit apartment building at 420 Fanshawe Park Road East.

This neighbourhood is composed of homogeneously sized single family homes in a mature quite section of the city and we would like to avoid the construction of proposed apartments.

thank you for your consideration

Jim McKee
1522 Geary Ave
London Ont

Please be advised that this email may contain confidential information. If you are not the intended recipient, please notify us by email by replying to the sender and delete this message. The sender disclaims that the content of this email constitutes an offer to enter into, or the acceptance of, any agreement; provided that the foregoing does not invalidate the binding effect of any digital or other electronic reproduction of a manual signature that is included in any attachment.

Wise, Sonia

From: marc.stewart marc.stewart <[REDACTED]>
Sent: Friday, March 24, 2017 8:49 PM
To: Cassidy, Maureen; Wise, Sonia
Subject: Zoning changes OZ-8624
Attachments: March 24 zoning changes.doc

Regarding property at 420 Fanshawe Park Road East.

March 24, 2017

**Re: Objection to OZ-8624 Zoning change at 420 Fanshawe Park Road
East**

With regard to the proposed zoning change at 420 Fanshawe Park Road East, the existing neighbourhood is composed of single family homes with a public school around the corner on Hastings Drive.

One of our concerns is that a 142 unit building will produce a large amount of traffic on Donneybrook and potentially Philbrook and Hastings Drive, as well as a **considerable amount of noise**. An apartment building of that size will also encourage a transient residential component to a quiet, family centered community with many young children. With a potentially high turnover in occupancy, depending on the type of development that will be built, we have a concern with safety, including theft.

Maintaining the zoning as single family dwellings should be the **only** option considered.

Mary-Anne & Marc Stewart
1585 Hastings Drive
[REDACTED]

Wise, Sonia

From: Subrata Chakrabarti [REDACTED]
Sent: Friday, March 24, 2017 7:42 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Dear Ms. Wise and Cassidy,

This note is to object to spot rezoning and building of proposed 142 unit apartment on Fanshawe Park Rd.

This will completely destroy the single dwelling neighborhood.

I request you to stop this initiative.

Thanking you
Dr. Subrata Chakrabarti.
50 Wendy cres
Lindon, ON.

Sent from my BlackBerry - the most secure mobile device - via the Rogers Network

Wise, Sonia

From: Aleena [REDACTED]
Sent: Friday, March 24, 2017 5:01 PM
To: Cassidy, Maureen; Wise, Sonia
Subject: OBJECTION TO OZ-8624

Hello,

I am emailing regarding the proposed 142 unit apartment building at 420 Fanshawe park road east. We have been living at 1565 Hastings drive for 28 years, and are completely against the new development. This is a safe and quiet neighbourhood composed of single family homes and an apartment building does not belong in this area. As residents of the neighbourhood we should have a say in what is being built in the area, as it directly affects us. We are completely against this idea and know our neighbours feel the same way.

- Mahmoud and Obeida Osman

Wise, Sonia

From: Brandon Lawrence [REDACTED]
Sent: Friday, March 24, 2017 4:47 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

Hello,

We are writing to voice our objection to the spot rezoning of 420 Fanshawe Park Rd E.

This is not something that is a good fit for the neighbourhood.

Thanks,
Brandon Lawrence and Kate Townshend
1518 Hastings Dr
[REDACTED]

Sent from an undisclosed location

Wise, Sonia

From: Pam Watson <[REDACTED]>
Sent: Friday, March 24, 2017 4:45 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Reference OZ-8624

Sonia, Maureen

We received a letter in our mailbox with regards to the "Say No To Spot Rezoning" and we wanted to let you know that we strongly oppose this change.

There will be added traffic volume to the neighbourhood which increases the danger to the children as well as being noisy. It doesn't fit in with the current neighbourhood and will cause an obstruction of views (even sunlight). What about all the trees being cut down? I thought London was supposed to be the Forest City!

What about the storm and sanitary flows that could cause surcharge and get into the existing sewers and possibly cause basements to backup or flood.

There also might be an increase in crime. Not good!

We would like to see the neighbourhood remain single family.

Once again please note that we are opposed to this development.

Thank you

Pam & Bill Watson

Sent from my iPad

Wise, Sonia

From: Janusz Kus [REDACTED]
Sent: Friday, March 24, 2017 1:56 PM
To: Wise, Sonia
Subject: rezoning of 420 Fanshawe Park Road East

Dear Ms Sonia Wise

I strongly object to rezoning of Fanshawe Park Road East (OZ-8624).

Sincerely,

Janusz Kus

Wise, Sonia

From: Kim Jovichevich [REDACTED]
Sent: Friday, March 24, 2017 1:20 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: ReZoning on Fanshawe Rd.-Reference OZ-8624

Hello Sonia and Maureen,

Our family have been a residents of this area for 35 years. Living, children growing up, volunteering, walking, taking kids to school, Halloweening, enjoying the peace of our neighbourhood as it stands now.

The thought of a 142 unit apartment building is absurd. It will demolish the age old trees and the overall flavour of our neighbourhood. The extra traffic alone is ridiculous!!! Rental properties are notorious for noise and with its close proximity to Western, will definitely be a student haven. This neighbourhood does not have and does not need commercial properties. We have enough annoying commercial properties close enough with Masonville Mall, and the other plazas near it. Sobey's and Home Depot, etc. are another eye sore.

Please consider our pleas for re-thinking this proposal. Put yourselves in our shoes. Would you want this next door to you??????

Sincerely,

Kim Jovichevich

Wise, Sonia

From: Emily Hahn-Trnka [REDACTED]
Sent: Friday, March 24, 2017 11:52 AM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ-8624 - Rezoning of 420 Fanshawe Pk Rd E

Dear Ms Wise and Ms Cassidy.

As a home owner and resident on Hastings Dr, we are very concerned about the proposed spot re-zoning of 420 Fanshawe Pk Rd E in order to accommodate the proposed 142 unit apartment building.

We are concerned about the precedent that this would set for our residential neighborhood, traffic overload on Hastings, Donnybrook and Philbrook and school capacity (Chambers is already at > 950 pupils - my son is in a FDK Class that already has 29 pupils. Each FDK class exceeds the Ministry of Education's classroom limit)

We recognize that there is need to develop and clean up this property and transition it to new ownership. However, please consider other neighborhood proposals that would keep this property within current zoning as property for single family residential homes.

Please include us in any further meetings, in order to participate.

Thanks
Emily and Jeremy Trnka
1633 Hastings Dr.
London Ontario
N5X 3E2
[REDACTED]

Wise, Sonia

From: [REDACTED]
Sent: Friday, March 24, 2017 10:42 AM
To: Wise, Sonia
Subject: Ref oz-8624

We are against the plan for multi zoning in our area , traffic is always busy since the uplands was done , always more traffic. we live on Hastingdrive and it is busy now all the time pls help the environment now sincerely the nooyen's

Sent from my iPad

Wise, Sonia

From: Sadegh Zangeneh [REDACTED]
Sent: Friday, March 24, 2017 9:25 AM
To: Wise, Sonia; Cassidy, Maureen; sadegh zangeneh
Subject: Objection to oz-8642

Hello

Family and I not agree to give permission for building apartment at address 420 Fanshawe park road by city of London it is not safe for our children we have already heavy traffic in phillbrook dr and Fanshawe park road

Thanks

Sadegh zangeneh

Masoomeh asiri

Wise, Sonia

From: Margo Christodoulou <[REDACTED]>
Sent: Friday, March 24, 2017 2:59 AM
To: Cassidy, Maureen; Wise, Sonia
Subject: OZ-8624

PLEASE do not approve the spot re-zoning proposed for the property at 420 Fanshawe Park Road East. This proposed 142 unit apartment building goes against the community where there are NO commercial properties. We live in a well established single family home area and the additional traffic would place a horrendous burden on the area surrounding this proposed development. Many people walk the streets here and there are many children walking to and from the community schools- the thoughts of such increased traffic as would be created are horrendous.

Please support your neighbourhood by voting against this rezoning.

Thank you for your consideration and cooperation.

Margo and Alex Christodoulou
1785 Phillbrook Court

Sent from my iPad

Wise, Sonia

From: James Sinclair [REDACTED]
Sent: Thursday, March 23, 2017 6:45 PM
To: Wise, Sonia
Subject: OZ8624 Rezoning of 420 Fanshawe Park Rd. East

Sonia,

Please be advised that I am strongly opposed to the proposed rezoning of the above noted parcel of land.

I have been a taxpaying resident in Stoneybrook Heights for the past 31 years (on Virginia Rd.) and insist that my neighbourhood remain Single Family Residential.

I further request notification of the times and locations for the public hearings on this absolutely absurd proposal.

James Sinclair

Wise, Sonia

From: Jennifer Potts <[REDACTED]>
Sent: Thursday, March 23, 2017 5:58 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

I am writing to express my concern about the proposed 142 unit apartment building. This would be a disaster for our community. The local school is already overcrowded and the streets are too busy for more cars. Traffic safety is already a concern in our area and this building would make it even more dangerous. It is a shame that it is even being considered. I can't think of any positives it will bring to the neighbourhood.

There are many less-busy areas in London where this building could be built. Or, preferably (and more environmentally conscious), people should be encouraged to move to existing apartments and houses closer to the city's core. There are many vacant homes available and many schools with declining enrolment in areas where more people and cars could help revive a community.

Please consider my thoughts and the thoughts of others that have taken the time to write to you.

Sincerely,

Jennifer Potts

Sent from my iPhone

Wise, Sonia

From: Lily Chan <[REDACTED]>
Sent: Wednesday, March 22, 2017 10:09 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624

To whom this may concern:

We are against the proposed spot rezoning in our neighbourhood

Thank You

Wise, Sonia

From: Allan Lloyd [REDACTED]
Sent: Wednesday, March 22, 2017 2:46 PM
To: Wise, Sonia
Subject: No Rez one
Attachments: IMG_0085.JPG; ATT00001.txt

Has it come to this !!! Do we have to organize just to make the city realize that we tax payers do not want this garbage in our neighbourhood !!! No no no no no!!!!!! Al Lloyd

OBJECTION TO OZ-8624
REZONING OF 420 FANSHAWE PARK ROAD EAST

Say No



To Spot ReZoning

*THE NEIGHBOURHOOD IS COMPOSED OF HOMOGENEOUSLY SIZED SINGLE-FAMILY HOMES IN A MATURE, ESTABLISHED DEVELOPMENT.

*IT IS A QUIET SAFE PLACE FOR CHILDREN TO PLAY; PEDESTRIAN FRIENDLY, AND UNENCUMBERED BY TRAFFIC OR ON-STREET PARKING.

*THE NEIGHBOURHOOD DOES NOT INCLUDE ANY COMMERCIAL PROPERTIES.

*SPOT ZONING BY THE CITY SETS A DANGEROUS PRECEDENT FOR MORE DEVELOPMENT -WILL YOUR HOME BE IMPACTED NEXT TIME? IF A DEVELOPER IS INTERESTED IN YOUR NEIGHBOURS' PROPERTY, IT COULD BE YOU!

*PLEASE WRITE A LETTER/EMAIL TO VOICE YOUR OPINION TO SONIA WISE swise@london.ca and Maureen Cassidy mcassidy@london.ca by March 29th. (Include reference OZ-8624)

REFER TO: <https://sites.google.com/view/420fanshawe/home>

Wise, Sonia

From: lynnmorgan lynnmorgan <[REDACTED]>
Sent: Tuesday, March 21, 2017 8:10 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OBJECTION TO OZ-8624 REZONING OF 420 FANSHAWE PARK RD E.

I am very strongly OPPOSED to the proposed development of 142 unit apartment building and would like to register my objection. I would hope Maureen, as our representative, would give us the needed support against this development.

Lynn Morgan

1598 Phillbrook Dr.

Wise, Sonia

From: E S [REDACTED]
Sent: Tuesday, March 21, 2017 7:20 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: Objection to OZ 8624, 420 Fanshawe park Rd

Hello,

We are writing to object the rezoning of 420 Fanshawe Park Road into an apartment building. There are many reasons why we are against it but the following are a few reasons...

- the traffic would be even worse than it already is. My mother was hit by a car on her bike in the busy area of Masonville. It would only get worse with accidents.
- the neighbourhood does not have any commercial properties.
- the people who bought their houses backing into this property bought it being promised that it is not zoned for apartments. Their houses will go down in price. We spent a lot of money on our houses in this area, how can we make sure that our largest investment, our home, will not go down in price either?
- we will never have the quietness that we have now.

Thank you for your time.

Written by Eunika Shantz

Also speaking for

Steele Shantz
Wrigley Shantz
Marta Khomiak
Jaroslav Khomiak

Wise, Sonia

From: Steve Colbert <[REDACTED]>
Sent: Tuesday, March 21, 2017 4:27 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: OZ-8624

Dear Sonia and Maureen

I write to you to voice my objection to the Spot Rezoning for the proposed 142 unit apartment building on 420 Fanshawe Park Road East.

This is a mature single family neighbourhood that is a quiet and safe place to raise a family. The streets are pedestrian friendly and unencumbered by traffic.

I strongly object to defacing this neighbourhood with a huge apartment building that will bring a higher volume of traffic and possibly transient people. The increased traffic will over burden the current infrastructure which can contribute to decreased safety for our children.

Please do not allow the rezoning of this land for what is clearly an unacceptable change to our existing peaceful and safe neighborhood.

--
Steve Colbert
1586 Phillbrook Drive

Wise, Sonia

From: Terry M [REDACTED] >
Sent: Tuesday, March 21, 2017 4:06 PM
To: Cassidy, Maureen; Wise, Sonia
Subject: Objection to OZ-8624 Rezoning of 420 Fanshawe Park Road East

I wish to register that I absolutely object to the rezoning of 420 Fanshawe Park Road East. Mrs. Cassidy, as our ward representative I expect you to support my objection.

Terry Morgan

1598 Phillbrook Drive

Wise, Sonia

From: Youssef Tassi [REDACTED]
Sent: Tuesday, March 21, 2017 3:50 PM
To: Horne, Sharon; Wise, Sonia
Cc: Cassidy, Maureen
Subject: Re: Notice of Revised Application - 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner

Good afternoon Sonia,

I hope all is well.

Thank you for keeping us updated on the revised application for 420 Fanshawe Park Road. Unfortunately even with these slight adjustments, we are still against such a development happening in the current peaceful residential area we've lived in for years now with our young children. The additional traffic and "noise" implications will still be significant and not what we signed up for when we decided to make our sacrifice financially to be in that subdivision and turn it in to our home for the future.

Has any date for that public meeting been set yet to discuss this further?

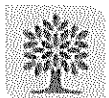
Please let us know.

Thank you for your time.

Youssef & Rima Tassi
467 Billybrook Cr

On Wed, Feb 15, 2017 at 2:24 PM, Horne, Sharon <shorne@london.ca> wrote:

Please see the attached liaison for the above-noted application. **Please contact the Planner listed on the notice if you have any questions.** Thank you.



Sharon Horne

Customer Service Representative

Planning Services

City of London

206 Dundas St., London, ON N6A 1G7
P: 519.661.4980 | Fax: 519.661.5397
shorne@london.ca | www.london.ca



Wise, Sonia

From: Rose Osborne <[REDACTED]>
Sent: Monday, March 20, 2017 11:33 AM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: 420 Fanshawe Park Road proposal - 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 1/2 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 four story 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.

'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, 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

Rose Osborne
Resource Consultant
All Kids Belong
Merrymount Children's Centre



Wise, Sonia

From: Nezhat Arabi [REDACTED]
Sent: Saturday, March 18, 2017 6:42 PM
To: Wise, Sonia

this is about 420 fanshawe proposal
I LIVE IN HASTINGS DR AND IT IS VERY BUSY
FIRSTLY, KIDS ARE WALKING IN THIS ARE AND IS NOT SAFE FOR THEN TO ADD MORE
HOUSING.
SECONDLY, THERE ARE OLD TREES AND THIS LOCATION HAS POTENTIAL FOR PARK.
AS A RESULT YOU MAY CONSIDER TO KEEP THIS HISTORICAL LAND AS IT IS.
NEZHAT ARABI

Wise, Sonia

From: Nezhat Arabi <[REDACTED]>
Sent: Saturday, March 18, 2017 6:48 PM
To: Wise, Sonia
Subject: 420 fanshawe rd

Preservation of green space needs to be part of the long-term official plan for the City of London.

Wise, Sonia

From: Carolyn Denning <[REDACTED]>
Sent: Friday, March 17, 2017 11:54 AM
To: Wise, Sonia
Subject: OZ-8624

The City of London,
Planning Services,
Attention: Sonia Wise
OZ-8624

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 19 years and strongly feel this revised application to amend the official plan and zoning by-law to medium density housing development is still not appropriate and 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 required traffic calming measures to be 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 neighbourhood. Noise level would be of obvious concern related to number of units in this multi-family medium 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
43 Wendy cres.
London
N5X3J6

Wise, Sonia

From: Bob Gauthier [REDACTED]
Sent: Friday, March 17, 2017 11:09 AM
To: Wise, Sonia
Cc: 'Stoney Brook'; Cassidy, Maureen
Subject: 420 Fanshawe Park Rd

Dear Ms Wise

I see that the unit count has pretty much stayed the same but they dropped 2 floors. Smaller units, rentals not luxury condos. This will just make for more negative impact on the area. They suggestion that the traffic will have little impact. Therefore don't route it through the subdivision. There is no reason the traffic can't enter and exit from Fanshawe to this property. There is a driveway that already exists and with vehicle traffic to and from not being a big deal just make the left turn lane a little bigger that is already there, the way you've done all along Fanshawe, including the new road Adelaide to Highbury

Respectfully

Bob Gauthier

504 Jeffreybrook Dr

Wise, Sonia

From: Muna Gharib <[REDACTED]>
Sent: Friday, March 17, 2017 7:53 AM
To: Wise, Sonia
Subject: Re: Comments Regarding Rezoning of 420 Fanshawe Park Rd E (OZ - 8624)
Attachments: OZ-8624 420 Fanshawe Park Rd E Letter to Planner Against Rezoning Mar 16, 2017.pdf

Dear Sonia,

Please find attached my second letter regarding the rezoning of 420 Fanshawe Park Rd (OZ - 8624). The changes the developer has made from the previous application last summer does little to address my initial concerns regarding this large development (see previous email below). Please make these letters part of the public record on this matter. Do not hesitate to contact me if you have any questions and keep me updated about the status of this application.

Thank-you!

Muna Gharib
451 Billybrook Cres

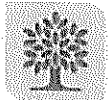
On Fri, Jul 15, 2016 at 2:22 PM, Wise, Sonia <swise@london.ca> wrote:

Dear Muna,

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)

From: Muna Gharib [mailto:]
Sent: Monday, July 11, 2016 12:58 AM
To: Wise, Sonia
Subject: Comments Regarding Rezoning of 420 Fanshawe Park Rd E (OZ - 8624)

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 N5X 2Y7

3/16/2017

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 had previously written you regarding my opposition to the proposed development at 420 Fanshawe Park Road East and after reviewing the latest application (Feb 16, 2017), I am still strongly against it. There has been little change in the requested density of the development, which is completely detached from the current zoning that surrounds the property. I am a reasonable citizen who can understand the benefits of an intensification policy in the city, but the zoning amendment and special provisions requested here are far and above what this policy was meant for. A modest increase in zoning density from single family homes to low level condos or townhomes, as we see up and down Fanshawe Park and Sunningdale roads, would be a reasonable interpretation of this policy. To allow a multi-storey apartment building with 142 units to be inserted smack dab in the middle of well-maintained single family homes will deeply change the character of our neighborhood and is probably unprecedented in the city. This makes me feel that there is a total lack of respect to the tax-paying citizens of this neighborhood by both the developers and the city officials who are recommending this zoning change.

This is not city building, this is nothing more than profiteering off of a popular neighborhood, and in the process, changing it forever. The analogy that comes to mind is "burning the furniture to warm the house" – eventually you run out of furniture (good neighborhoods) to burn. There are few character neighborhoods left in this city, and we must all work to protect what is actually unique about these places, not make them all a mish-mash of uninspired higher and higher

density developments. There are already apartment buildings at all the major intersections along Fanshawe Park Road, and this is where these concrete beasts should remain. Otherwise who is to stop other developers who may buy up other old homes along Fanshawe Park Road and propose similar developments? This is a dangerous precedent which likely cannot be controlled once it starts.

On the basis of this letter and my previous letter (dated July 4, 2016) please reject the proposed zoning change of 420 Fanshawe Park Road and preserve the existing character of the surrounding neighborhood. Due to their potential for disruption, apartment buildings of this magnitude should be reserved for areas designated in the official plan that many planners, consultants and citizens painstakingly devised. Insist that the developer go back to the drawing board to come up with a plan that will fit in with the surrounding single family homes or move this development to an area of the city that was zoned for this purpose.

Sincerely yours,

M. Gharib
Owner - 451 Billybrook Cres

Wise, Sonia



From: C Patry <[REDACTED]>
Sent: Thursday, March 16, 2017 11:39 PM
To: Wise, Sonia; Cassidy, Maureen
Subject: OZ-8624 - 420 Fanshawe Park Road East

Dear Ms. Wise and Ms. Cassidy,

We wanted to include our comments regarding the revised proposal for 420 Fanshawe Park Road East (OZ-8624). It appears that the revision from the developer was only reduced in number of floors for the proposed development and not the number of units. With this change, their goal to have luxury condos for empty nesters seems even less plausible. We strongly feel that our concerns mentioned in a July 7, 2016 email (included below) are still quite valid. The redevelopment of the site is not what we oppose, our concern is that appropriate density, scale and form of development remain compatible with the existing neighbourhood.

Sincerely,
Clayton & Tanja Patry
Concerned Residents
479 Jeffreybrook Close

July 7, 2016 Email:

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: Helene Cagiannos [REDACTED]
Sent: Thursday, March 16, 2017 3:44 PM
To: Wise, Sonia
Subject: 420 Fanshawe Pk Road, Reference number OZ-8624

Re 420 Fanshawe Park Road, Reference Number OZ-8624

Dear Ms. Wise

We are not opposed to the redevelopment of 420 Fanshawe Park Road, but we do believe that the density and scale should be compatible with the existing neighbourhood. As it is, the proposed structure is too massive and the proposed number of units are too many, destroying the low density nature of the area. Moreover, cars making left turns into the property will disrupt traffic along Fanshawe, while those cars heading east along Fanshawe will disrupt traffic along Donnybrook and Phillbrook. Have you also considered the possible U-turns on Hastings as a means of speeding up those left turns? Hastings will also be disrupted. We strongly urge you to rethink this development, and consider scaling it down to make it compatible with and decrease its impact on our neighbourhood.

Thank you
Helene and George Cagiannos

Wise, Sonia

From: John Galbraith
Sent: Thursday, March 16, 2017 3:39 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: OZ-8264 Proposed Development 420 Fanshawe Park Road East

March 16, 2017

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

519 850-0078

Sonia Wise
Planner
Planning Department
City of London

Sonia,

We would like to advise you of our firm opposition in regards to the revised development plan recently put forward in regards to OZ-8264 at 420 Fanshawe Park Road East.

As we have previously mention, this is a low density neighbourhood. The addition of a 142 unit apartment building in a residential block would drastically change the the character of the neighbourhood. We understand that the city has a mandate of greater density op population within the city core; however, we feel this development is not appropriate at this location.

Areas of Concern

- 1 Area is zoned low density.
- 2 Current zoning and the London Plan prevents this type of development
- 3 The proposed development is perhaps appropriate at a commercial node but not in the middle of a residential block.
- 4 Disruption to traffic patterns as the development would have limited entry and exit options.
- 5 The altered traffic patterns would negatively effect and already high accident intersection at Donnybrook and Phillbrook. Our home is located at this intersection. Over the past 20 years, we have witnessed numerous accidents at this corner. The city has introduced a traffic calming area at this intersection with little success. Just recently a car proceeding east on Donnybrook did not stop at the

intersection and proceeded up our driveway and crashed into our garage. Fortunately no one was hurt; however, we have sustained approximately \$10,000. damage to our home.

6 Donnybrook is a quiet residential street that would be negatively effected by the increased traffic from the proposed development.

7 Security concerns are an issue as the development would allow pedestrian access to the residential area north of the development.

9 Noise issues from construction and the resultant increased density of population.

10 Environmental problems from the destruction of the current area and water flow off.

11 We worry about the possibility of direct car access onto Donnybrook after the project is completed at some future date.

12 There are no current examples of this type of development in our immediate area.

We understand that development is necessary, in our city, and that council has a mandate of higher density within the core; however, we feel that development should be the result of good planning. Planning that takes into consideration the basics characteristics and current zoning of neighbourhoods. To increase density so drastically from 1 home to 142 units is not appropriate.

Thank you for your consideration —

John and Susan Galbraith

Wise, Sonia

From: gmcginn-mcteer [REDACTED] >
Sent: Wednesday, March 15, 2017 8:55 PM
To: Wise, Sonia; S Roch
Cc: S Roch
Subject: OZ - 8711 420 Fanshawe Park Rd.

As per discussions to date, the neighbourhood is not opposed to intensification and redevelopment of the above site. Rather, the concern is to ensure appropriate density, scale and form of development of which is compatible with the existing neighbourhood.

Redevelopment of the site needs to be both compatible and integrate with the existing neighbourhood.

The above denotes one of the cornerstones of good planning principles.

Gloria McGinn-McTeer
18-683 Windermere Rd.
London, ON N5X 3T9
[REDACTED]

Wise, Sonia

From: c-m.hulan c-m.hulan [REDACTED]
Sent: Thursday, March 16, 2017 1:52 PM
To: Wise, Sonia; Cassidy, Maureen
Cc: stoneybrookneighbours; 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: RE: OZ-8624
Attachments: 420 Fanshawe letter.doc

Dear Ms. Wise,

We are writing in regards to the proposed development at 420 Fanshawe Park Rad E., File # OZ-8624. In July 2016 we wrote to you when the request for comments was originally requested. While we realize that the developer has made some modifications, we are attaching the letter again as our concerns and opposition to this planned development still exist.

This is a large development for the area and the proposed changes do nothing to address the overall size of the building and the impact this will have on the surrounding neighbourhood and residents. In fact, taking into account that the driveway has been moved to the east side of the building instead of the middle, the trees that they were originally going to try to save will have to come down to make room for the driveway. This loss of trees affects the environment and takes away any buffer between the building and those living along the east side of the property. The streetscape along Fanshawe, between Richmond and Adelaide, is beautiful with all the trees and the way the current development, both commercial and residential, blends together. This building will take away from that.

The traffic issue has not been addressed as it appears that there will still only be right turns allowed to exit and enter the building so the original issue about increased traffic on Phillbrook, Donnybrook and Hastings remains a considerable concern. As well, it was our understanding that the city wanted an entrance and exit onto Donnybrook at the rear of the property. This does not appear on the drawing we received. That will again change the development plan. It is difficult to accept a plan knowing it is not accurate and will change the landscape at the north end of the property.

As we originally stated in our July letter, we are not against infill development. However, decisions about what is the best way for the land to be developed and how changes will affect the existing community cannot be taken lightly. Development must be done in a way that is respectful to the residents of the area and the environment. Due to the size, scale and density of this proposed development, the impact on traffic congestion and flow, the loss of trees and land to plant new ones, and the loss of privacy to those properties bordering 420 Fanshawe and further to the north, south, east and west, we don't believe that this is the right project for this land and we believe it will adversely affect the residents that call this neighbourhood home.

Thank you for taking the time to read our comments and the work you do on behalf of the London community.

Christine and Mark 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: Lori McNicol <[REDACTED]>
Sent: Thursday, March 16, 2017 1:40 PM
To: Wise, Sonia
Cc: Stoney Brook; Cassidy, Maureen
Subject: Re: Case Number: OZ-8624 (420 Fanshawe Park Road Proposed Development)
Attachments: 420 FPR Arborist Review Report Sept 28 2015.pdf

Dear Sonia,

I would like to thank you for responding to my previous concerns related to 420 Fanshawe Park Road East and the re-zoning application that had been put in place then.

I would like it known that I still have similar and grave concerns about the revised application to amend the official plan and zoning by-law for this property. As I am an abutting neighbour to this property (see original email), I am very concerned about the application to rezone this from an R1 to anything of a higher density. I am planning on attending the March 22nd meeting with the developer, but I wanted to get my note in to you today for your attention.

Sincerely,
Lori McNicol
19 Donnybrook Road
Tel [REDACTED]
[REDACTED]

On Monday, July 11, 2016 1:08 PM, "Wise, Sonia" <swise@london.ca> wrote:

Dear Ms. McNicol,

Thank you for your comments, they will be considered as part of the application review. With regards to the concerns you raised below, please see my responses in blue below.

I am sorry for your recent loss, and would like to extend my sympathies to you and your family.

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

Regards

105



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: Lori McNicol [mailto: [REDACTED]]
Sent: Wednesday, July 06, 2016 10:58 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; City of London, Mayor
Cc: [REDACTED]; [REDACTED]
Subject: Case Number: OZ-8624 (420 Fanshawe Park Road Proposed Development)

Dear Planning Committee Members and Mr. Mayor,

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 couple of photos for your perusal.



[Faint, illegible text, likely bleed-through from the reverse side of the page]



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?

This is a construction and building concern which may be discussed further with the building division (see contact details in point below). The Official Plan/Zoning By-law Amendment application that is currently under review is considering whether the proposal is consistent with provincial and municipal

planning legislation and the appropriateness of the general use, intensity and form that is proposed. Any mitigation of the impacts of construction would occur through the Building Permit stage if/when the application receives approval.

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?

The construction of structures greater than 10m² is regulated by the province of Ontario, and required to comply with the Ontario Building Code and obtain a building permit from the City's Building Division. You may wish to contact the Building Division for further discussion of the impacts of construction on existing structures at 519 661 4555.

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. As well, the proposed development as planned would have the back of the building at my back fence line and the west side of the building very close to the property line/hedge line. It would be an absolute tragedy to lose this cedar hedge. What measures are in place to ensure the integrity of this very-well established foliage and the privacy it creates for my family and my neighbours?

The applicant has undertaken a Tree Inventory and indicated desire to maintain mature trees and the cedar hedge (p.12 attached). A Tree Protection Plan and Landscape Plan will be required at the time of Site Plan Approval which will provide greater detail for the preservation of existing trees and the planting of any new landscaping, and the City has requested these items through the Official Plan/Zoning By-law Amendment to help inform the discussion. In the R8-4 zone, there are also setback requirements from the various property boundaries based on the building size ranging from 4.5m for the 3 storey section, to 8.4m for the 6 storey section, and the applicant is providing a setback of 9.3m which provides more land than the minimum setback. The building also has the greatest height oriented towards Fanshawe Park Road East with the remainder of the building transitions down to 3 storeys nearest to Donnybrook Road. There is also an enhanced landscaped open space provision of 59% of the site which exceeds the City minimum requirement of 30%, with the majority of this landscaped space provided at the north of the site nearest to Donnybrook Road.

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

Wise, Sonia

From: Bruce Curtis [REDACTED]
Sent: Thursday, March 16, 2017 1:34 PM
To: Wise, Sonia
Cc: S. Roch; STANLEY BROWN; Fleming, John M.; Tomazincic, Michael; Cassidy, Maureen
Subject: OZ-8624 Revised Application - Response Letter
Attachments: OZ-8624 Rev Response Letter Mar16-17.docx

Dear Ms. Wise:

Please find attached my response to the revised proposal for 420 Fanshawe Park Road East. I would appreciate notice of any future meetings regarding this property. Should you have any questions, please contact me.

Thanks you, Bruce Curtis [REDACTED]

Bruce Curtis
99 Wendy Crescent
London, Ontario
N5X 3K1

March 16, 2017

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 – **Revised Application**

This letter is further to my letter of June 18, 2016, and in response to your notice of revised application regarding the above-noted property and the requested Official Plan amendment and Zoning By-law amendment to permit a four storey apartment building with a total of 142 residential units.

As noted previously, I wish to express my concern and opposition to the requested Official Plan and Zoning By-law amendments. The requested amendments and revised proposal for development represent 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 dense for this location and represents indiscriminate intermixing of density and housing form.

As noted in my previous letter, 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, stable 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 proposed development turns it back on the surrounding neighbourhood and 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 compatible with the existing neighborhood.

Further, with respect to the proponent's consulting planner's "Planning Justification Report", the report purports to use four examples of comparable "local development initiatives". 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.

Another concern with respect to the proposed development is vehicular site access on to Fanshawe Park Road. The easterly access driveway along the rear of the Philbrook Drive properties represents an inappropriate intrusion into the neighbourhood with external effects on the adjacent properties. Further, 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 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 create a significant reduction in the level of service of Fanshawe Park Road and effectively decrease the efficiency of the road to perform its planned function. This is a significant point that further demonstrates the proposed development is an inappropriate scale and form of development at this mid-block location.

It is my request that the proposed development application and the associated 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
John Fleming, Managing Director, Planning and City Planner
Michael Tomazincic, Manager – Current Planning

Wise, Sonia

From: S Roch <[REDACTED]>
Sent: Thursday, March 16, 2017 10:09 AM
To: Wise, Sonia
Cc: Cassidy, Maureen; Stoney Brook; Tomazincic, Michael
Subject: File #OZ-8624

March 16, 2017

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

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

Dear Sonia,

I am writing today to convey my opposition with the revised development proposal under consideration for the property located at 420 Fanshawe Park Rd East which seeks an official plan amendment, and zoning by-law amendment. At first glance the revised proposal appears to take the neighbourhood concerns into consideration by reducing the building height, however, after further analysis it is clear that the neighbourhood's concerns have not been addressed. The building height has been reduced by 5 metres, but the density has remained the same. The setbacks have been reduced, and the re-location of the driveway infringes on the privacy of the neighbours to the East on Phillbrook Drive. The shadow studies show significant shadowing of the backyards on Phillbrook Drive as well. The amendment to the urban design brief notes that 'the proposed development will enhance the overall character in the area', and I could not disagree more.

I reiterate my earlier comments from my letter dated July 5, 2016 that 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. It also gives no consideration to the existing character of the neighbourhood, nor is it sensitive to the established area. The proposal will cause significant impacts on the privacy of the current residents, traffic, and waste water management.

I urge city staff to reject the proposal in its current form, and promote a redevelopment plan that includes a density, scale and form that is appropriate and compatible with the surrounding area.

Sincerely,

A horizontal black bar redacting the signature of the sender.

Shauna Roch

Wise, Sonia

From: Steve Roch [REDACTED]
Sent: Thursday, March 16, 2017 9:38 AM
To: Wise, Sonia
Subject: 420 Fanshawe - File #OZ-8624

Sonia,

I am writing this letter to officially comment on the proposed plan to change the zoning of 420 Fanshawe Park Rd. (OZ-8624) from Residential "R1" to Residential R8 Bonus. Having reviewed both versions of the applicant's proposed dwelling of 142 units, I feel the scale of the development is not in line with the existing neighbourhood feel, nor a feasible option given the traffic and water management issues that will arise from this development. I am concerned that a proper assessment of waste water management including natural run-off, and the inevitable increase in traffic on Donnybrook Rd has not been adequately addressed.

To start, the property under the existing zoning would be ideal for a cul-de-sac style development as seen on Pine Ridge Place or Generaux Place to the west, or Jeffreybrook Close to the east. All three of these cul-de-sac's are in line with the neighbourhood feel and look, and would be a welcome addition to the street, without taxing the water management and traffic infrastructure already in place.

Regarding water management: Donnybrook is known by city engineers (I've had one out to my place) to be on a high water table. With the exception of the driest month in summer, and the coldest month in winter, the sump pumps of the residents on Donnybrook, Philbrook and Hastings go off at regular intervals (during a rainy week, it is not uncommon for my sump pump to run every two minutes). Development of a massive underground parking structure will significantly impede natural run off, and only increase the standing water table, not to mention how the additional waste water will be handled in an already overworked system.

Finally, as all Donnybrook residents know, Donnybrook is currently a "cut-through" street. The residents of Uplands and all other subdivisions off of Hastings who need to travel east, use Donnybrook as a pass through to get to the intersection at Philbrook and Fanshawe. Hastings and Fanshawe does not have a light, and during peak times (in the morning when children are walking to school and adults are off to work, and at 3:30 when children walk home) residents speed down Donnybrook. This type of behaviour will increase exponentially when a 142 unit dwelling (with potentially 244 vehicles) gets developed without east and west access off Fanshawe Park Rd.

The Stoney Brook residents are not against development, in fact, I look forward to something being built on the property, as it's current state is welcome cover for thieves in the night. We have had many break-ins (vehicular), and no doubt, offenders are using the cover of 420 Fanshawe to hide in. The scale of the proposed development just makes no sense to me, and I urge Councillors to reject the zoning change request for 420 Fanshawe Park Rd.

Kindest Regards,

Steve Roch
26 Donnybrook Rd.
London, ON

Steve Roch

"Basically, that being said, at the end of the day, the fact of the matter is, it is what it is"

Wise, Sonia



From: Ruhe Yang [REDACTED]
Sent: Thursday, March 16, 2017 7:12 AM
To: Wise, Sonia; Stoney Brook
Subject: Disagree to revised proposal for 420 Fanshawe Park Road East(Re: Reference No. OZ-8624)

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

March 15, 2017

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

RE: Reference NO: OZ-8624

Disagree to revised proposal for 420 Fanshawe Park Rd. E.

Dear Mr Wise,

My family(my husband and I with 3 children) live in 55 Donnybrook Rd, London ON. We like our neighborhood for the quiet environment, less traffic and building style with only attached houses nearby.

We disagree to the revised proposal for 420 Fanshawe Park Road East.

- The proposed apartment building gives less consideration to the existing character of the neighborhood. The proposed development is not sensitive to the established neighborhood.
- 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 proposed apartment building would result in noise problem and busy traffic problems to our community.

We rely on the city to promote good planning that is compatible with surrounding land. We believe it is imperative to protect the interests of property owners in established neighborhoods.

Sincerely yours,
Shuhui Liu & Ruhe Yang

Wise, Sonia

From: Sean Kellett <[REDACTED]>
Sent: Thursday, March 16, 2017 6:33 AM
To: Wise, Sonia
Subject: Re-OZ-8624

Hello Sonia,

I wanted to convey my concern regarding the proposed development on Fanshawe Park Road between Hastings and Jefferybrook.

I currently live in Hastings Drive and I often witness vehicles travelling at high rates of speed down Hastings. This is troubling as it poses a significant safety issue for pedestrians, cyclists and other speed limit abiding vehicles. Additionally troubling is the fact that these vehicles are travelling at high rates of speed through a school zone (Jack Chambers).

My fear is that the additional development on Fanshawe will increase the cut-through traffic from Sunningdale to Fanshawe as well as the number of opportunities for high speed traffic.

I am hearing from my neighbours that there have been studies performed that indicate that the development on Fanshawe will not increase or impact traffic volumes in our neighbourhood.

I am hoping no that you can share with me the studies to which they are referring.

In addition to this request please consider this to be an official concern regarding the proposed development.

Thank you,

Sean Kellett
1600 Hastings Drive
[REDACTED]
[REDACTED]

Self-serve fax

Cover sheet

Date MARCH 16 2017

Number of pages (including cover sheet) 2

To SONIA WISE

Phone () _____

Fax () [REDACTED]

CC _____

From GEO & Judy Phillips

Phone (519) [REDACTED]

Fax () _____

Remarks Urgent For your review Reply ASAP Please comment

RE: 02-8624

420 FANSHAWE PARK Rd. EAST.

For store use only

Local transmission - SKU: 381623

Long distance transmission - SKU: 475809

International transmission (1st page) - SKU: 381672

International transmission (additional pages) - SKU: 381676

Incoming fax - SKU: 381663

STAPLES

copy&print

March 15, 2017

Sonia Wise

Re : OZ -8624 Property at 420 Fanshawe Park Rd East.

In response to your letter dated February 16, 2017 please be advised

We do not agree with the plan to re-zone this property.

However we would agree with a low density development with NO BONUS.

Some of our concerns are as follow:

Increased traffic on Fanshawe Park Rd which will eventually increase traffic on Donnybrook Rd.

How many people will end up living in a building with 142 units?? ...142....maybe 284 or even 300 plus ??

For the past 50 years or more only two people lived on this property. This certainly will change the noise level and the privacy we have enjoyed for the past 30 years, as residents on Donnybrook Rd

We do not feel that this location is appropriate for what the developer is planning.

Sincerely George and Judy Phillips

PLANNING DIVISION
SCANNED

Wise, Sonia

From: Di Wu <[REDACTED]>
Sent: Wednesday, March 15, 2017 9:13 PM
To: Wise, Sonia
Subject: Re: OZ-8624

Dear Ms. Wise

Please accept comments below regards 420 Fanshawe Park Rd. We are home owner of 43 Donnybrook Rd.

1. Changing the density of this area will bring safety concerns among the community, this area is always a low residential area resides families by home owners with young children. Jack Chambers is one of the biggest elementary schools in London, with the large number of young students walking on the roads everyday. The huge increasing of numbers of rental short term residents, along with increasing traffics in the area will definitely bring risks to the children's safety.
2. The double drive road will be built right along the backyard of 43 Donnybrook Rd and Phillbrook Families back yards. Besides noise and gas pollution hazards, in case of a careless driving happen, and could be seen often among young people those potential residents, even a single chance, break fence? Children play in the backyard could be in dangerous.
3. The privacy of these neighbours are not respected, and potential breathed. A simple camera from higher level of the to-be-built building will easily capture our daily personal life.
4. The new building will provide public access through its parking area to the front yard of 43 Donnybrook Road, we already noticed much more strangers are coming to check the situation after "possible land use change" sign was put up. This brings us serious security risks.
5. The height of the building will definitely block the nature sunlight of 43 Donnybrook Road's backyard.

In conclusion, we strongly are not agree with the proposal.

Regards,

--
Di

Wise, Sonia

From: Dolores <[REDACTED]>
Sent: Wednesday, March 15, 2017 6:13 PM
To: Wise, Sonia
Subject: Revised Application OZ-8624

Dear Ms. Wise,

In reading over the revised application, we unfortunately did not notice much that has changed from the original application submitted. It is still going to change a low density area of family houses to a high density area. The building still has 142 apartments and it does not belong in the midst of single dwindling households. The zoning should remain as a low density area. It does not seem logical to add such a increase in population, traffic and overall volume in the suggested area proposed.

We have lived across (from the land suggested for 31 years), on Donnybrook Road. We have worked hard to acquire property, build a house and provide a safe street for our children who now have children of their own. Donnybrook has never had issue with traffic and has always remained a nice area for young families to enjoy without having to worry about fast speeding cars and traffic volume. That was one of the reasons we originally purchased a house in this development. Before purchasing, we researched, were told and ensured that the area across from our house would never be used to construct a building like that one in question.

We are aware that with time things change. But we feel it is unacceptable for the City and planning committing to allow such a drastic change to take place. The map shows only one exit on Fanshawe Park Road, but we know from previous applications that it will not be allowed to only remain as one entrance/exit because it will cause traffic to congest on such a busy road. Therefore, there will be an additional entrance/exit added on Donnybrook Road. Our small street will not be able to handle an influx 200 cars. Not to mention the parking allotment for potential residents of the property in question does not allow for many visitor spaces. That means that our streets as well as the surrounding streets will have to handle to overflow.

As we are sure you know, our area also has the Jack Chambers School Community to serve and the safety of the children that attend are also in question. Some children walk home, others are bused or dropped off, some picked up by parents with their vehicles. The area is already congested with traffic at the beginning and end of the school day.

Please do not allow the rezoning to change. Do not allow the greed of a corporation to destroy our neighborhood. We are not opposed to houses being build to complete our street. Surely there must be other possibilities that could be considered in the area of question. Is there not opportunity for a building that occupies 142 people to be built elsewhere? As taxpayers and long standing residents of London, we would hope that our continued input counts. We have written letters, attended planning meetings and will continue to be vocal in opposition to this rezoning. If this is not something you would allow in your neighborhood or your parents neighborhood. Than this is not something that should be considered in a treasured 30 year community.

Again we thank you for your continued attention and consideration,

John and Luciana Caranci

30 Donnybrook Rd.

London Ontario

Wise, Sonia

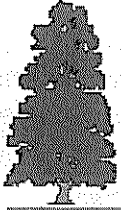
From: [REDACTED]
Sent: Wednesday, March 15, 2017 4:04 PM
To: Wise, Sonia
Subject: OZ-8624
Attachments: SHURA letter re Poole March 15, 2017.doc

Dear Sonia

Attached is my submission re the application by 2431602 Ontario Ltd. Re the 420 Fanshawe Park Road E property. Please let me know when you have received the document.

Thank You

Stan Brown
President
Stoneybrook Heights Uplands Residents Association
Sent from [Mail](#) for Windows 10



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

E-mail: [REDACTED]

March 15, 2017

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 2431602 Ontario Limited. SHURA and its resident members are extremely concerned regarding this 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 2431602 Ontario Limited.

2431602 Ontario Limited'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. 2431602 Ontario Limited 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. 2431602 Ontario Limited also requests that this development be permitted to become high-density based on bonusing (attractive building design, underground parking). 2431602 Ontario Limited'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. 2431602 Ontario Limited'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. 2431602 Ontario Limited 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 2431602 Ontario Limited'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: [REDACTED]
Sent: Wednesday, March 15, 2017 2:00 PM
To: Cassidy, Maureen; Wise, Sonia
Cc: [REDACTED]
Subject: 420 Fanshawe: OZ-8624

Ms. Wise, Ms Cassidy,

While the revised building plan for 420 Fanshawe Park Rd is a step in the right direction, the proposed building does not address the central concerns of our community. The traffic increase already planned with the new developments at the far ends of Fanshawe Park Rd and increased business development at Masonville Mall will make Fanshawe even more traffic congested than it already is. It makes little sense to add an additional 142 Units (with about 2 cars per unit) in the main artery by the proposed new building location. Additionally, the large four story building still has direct sight lines over more than a dozen established swimming pools as you can see from the picture below. There is nothing in the revised plan to address the neighbourhood concerns over privacy for our families.

Please revise the plan once again to take into account the community concerns whom have to live these consequences long after the developer has made their profits and have moved on.



regards,

Ted Frankovic,
10 Fawn Crt, London On

Niki Frankovic
57 Cumberland Cres, London, On

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: Charlotte McCallum <[REDACTED]>
Sent: Wednesday, March 15, 2017 11:00 AM
To: Wise, Sonia
Cc: [REDACTED]; Oldham, Karen; Drenth, Tracy; Bri [REDACTED]
Subject: 420 Fanshawe Park Road
Attachments: CofL letter 420 Fanshawe rezoning proposal 2017.docx; ATT00001.htm

March 15, 2017

Dear Sonia Wise and City Councillors,

This letter is to formally protest a proposed rezoning of 420 Fanshawe Park Road. This is NOT a safe proposal for London residents. This property is located in a quiet single-family dwelling neighbourhood in a highly sought after public school area; already overflowing with students. 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 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 estimated 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 those 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 teenage male, riding a bicycle after school dismissal, collided with a vehicle at the intersection of Hastings and Fanshawe, while travelling along the designated bicycle path. He was sent to hospital by ambulance. 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 very busy Fanshawe Park road, but the proposed apartment building will require trees to be cut down. The additional noise from an estimated 200 or more residents at the property, along with the added noise of vehicle traffic, will exceed acceptable noise limits. City By-laws need to be strictly adhered to and enforced.

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: LAVAL JEWELLERS [REDACTED]
Sent: Wednesday, March 15, 2017 10:57 AM
To: Wise, Sonia
Subject: OBJECTION TO OZ-8624 -420 FANSHAWE PARK ROAD

OBJECTION TO THE REVISED APPLICATION TO AMMEND THE OFFICIAL PLAN OZ-8624 - 420 FANSHAWE PARK ROAD EAST- Applicant 2431602 Ontario Limited

Significant time and resources went into developing the city's Official Plan, including extensive public consultation and provincial approval. Why spend years doing an Official Plan, only to not abide by it? Why is there a lack of accountability on behalf of the city councilors?

Ensuring there are opportunities for changes to bylaws is needed in order to allow cities to advance over time, but an application for a change of designation under the city's Official Plan at the outset of its implementation should not be permitted.

Per the Official Plan, the area was designated as R 1-7/Low Density Single Family Homes. During the 2006 revisions, other designations changed, but this area remained the same. What specific criterion has been used for councilors to permit a designation change at this time?

As a public sector entity, the use of municipal bonusing should not be permitted, particularly when the decision at hand runs directly counter to a city's Official Plan. How specifically is council intending to uphold tenets of the city's Official Plan while negotiating cash and in-kind benefits from a developer looking to build higher and with greater density than is allowed in the zoning?

The use of municipal bonusing by developers as a means to push through rezoning requests not only dilutes fair competition among developers, but is also unfair to surrounding residential constituents and the city's residents at large as it ultimately diminishes the strength and conviction of the city's Official Plan.

Disputes and controversies surrounding Section 37 of the Planning Act have been a familiar staple in the Toronto-area media, where most people equate this practice with bribery. It will not help London's already tenuous reputation to find themselves at the receiving end of yet another media controversy. As well, with the current lack of a city manager, London appears to be lacking the oversight required to properly vet these bonus offers against the constraints the city must adhere to under its Official Plan.

Furthermore, in cases where municipal bonusing is permitted, the Ontario Municipal Board (OMB) insists on a direct connection between the building proposal and the community benefit, such as building a park or playground adjacent to the new development. This key requirement is in place to minimize the impact of the rezoning on the immediate community and is meant to act as a means of compensation to the neighbourhood. At present, there is nothing in the developer's bonus list that indicates any benefit as required by the OMB. As well, there is nothing on the public record to indicate that the OMB has provided an exemption of this obligation. As such, I must request that the city explain why they are considering municipal bonusing that fails to meet the requirements outlined by the administrative justice sector.

The ability of the city to adhere to and abide by the Official Plan has been frequently questioned of late. In this case alone, there are many facts in the current development proposal that are in opposition basic principles of the Official Plan. Among these numerous infractions are the following:

Chapter 3- Residential Land Use Regulations:

3.1.2. LOW DENSITY RESIDENTIAL OBJECTIVES: "Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses (single family homes) are not adversely affected."

3.2.2. SCALE OF DEVELOPMENT: "Development within areas designated Low Density residential shall have a low rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy."

The scale of the proposed development adversely affects the existing surrounding single family homes. In addition to the loss of sunlight over several properties from significant shadowing, the current mid-rise development proposed will result in a total loss of privacy for a number of existing single family homes.

As well, the most recent proposed laneway change directly negatively impacts the current environmental landscape as the trees along the property line will need to be removed in order to accommodate the high-density laneway. This not only dramatically changes the current view of the surrounding properties, but the removal of healthy mature trees also eradicates the currently level of privacy.

"The development of low density residential uses shall be subject appropriate site area and frontage requirements in the Zoning Bylaw. Characteristics of existing or proposed residential uses shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre)."

The current proposed development equates to 75 units per hectare, which is well above the net density range outlined.

3.2.3 RESIDENTIAL INTENSIFICATION; "Residential intensification projects shall use innovative and creative techniques to ensure that character and compatibility with the surrounding neighbourhood are maintained."

The modern character of the current proposed structure is not in keeping with the current look and feel of the surrounding single family homes.

3.2.3.2 DENSITY & FORM: "Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area."

All adjacent land use, with the exception of an elementary school several blocks away, is residential single family homes. A mid-rise high-density development does not reflect the current scale or character of the area.

"Underutilized sites are defined as those sites that can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood."

3.2.3.3. NEIGHBOURHOOD CHARACTER STATEMENT: "The applicant shall be required to provide an adequately detailed statement of the compatibility, where it is clearly demonstrated that

the proposed project is sensitive to, compatible with, and a good fit with the existing surrounding neighbourhood. A well organized and documented understanding of a neighbourhood's character is an effective tool in assessing the appropriateness of a proposed change and the implications the change may have on the character of the neighbourhood."

We have yet to receive this required documentation, where is it clearly demonstrated by the developer that the project is of appropriate compatibility. The fact that the city is continuing to move the proposal forward in absence of this requirement can be perceived as a sign of bad faith.

3.2.3.5. PUBLIC SITE PLAN REVIEW & URBAN DESIGN: "Site plan proposals will be evaluated to ensure: Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas and other features that may impact the use and privacy of such spaces. The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties and the form and design of residential intensification projects should complement and/or enhance significant natural features that forms part of the site or are located adjacent to the site."

Not only has the developer's intention to remove the healthy mature trees from east side of the property well documented, there is no indication that the developer will meet the established requirements around requires additional measures in order to counteract the increases in noise and vehicular pollution, such as the tall barrier fencing that is currently in place adjacent to the property at 420 Fanshawe Park Rd in the current drawing. According to the Plan, it is not unreasonable for the neighbourhood to expect the city to ensuring that the significant natural features are kept in place and that any additional required measures to mitigate impacts of development are formalized in any proposed design documents.

"The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets."

Again, with the current proposed mid-rise building, there will be significant shadowing on the properties directly abutting the east property line of 420 Fanshawe.

"Buildings should be positioned to afford reasonable measure of privacy."

Again, the current mid-rise development proposed will result in a total loss of privacy for a number of existing single family homes as upper floor units will have direct views into the surrounding single family homes.

"Parking and driveways should be located and designed to facilitate maneuverability on sites and between adjacent sites, and to reduce traffic flow disruption to and from the property."

Despite a proposed laneway change, the issues around the anticipated traffic flow through still exist. It is our belief that the traffic flow issue can't be resolved at the current proposed level of density as traffic studies have indicated that Fanshawe Park Rd cannot accommodate left-hand turns at this location and there is not enough distance to accommodate an additional traffic light between the current existing ones.

3.2.3.8. ZONING BYLAW: While residential intensification located within the Low Density Residential designation may be allowed up to a maximum scale permitted under the MultiFamily, Medium Density Residential Designation, 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. It is intended that the

intensification project should meet all Zoning Bylaw regulations; however, there may be instances when a minor variance is warranted.”

The scale of adjacent land uses is single family homes, as such the current proposed scale of development is not compatible and does not reflect a minor variance. It is more than twice the specified upper limit density permitted in a residential single family area.

3.4.2. “The preferred location for Multifamily High Density Residential designation shall include areas near the periphery of the Downtown Commercial Nodes.”

The property at 420 Fanshawe Park Rd fails to meet the above preferred location. Even if bonusing were to be applied, the proposed development exceeds 25% of the density otherwise permitted by the Zoning Bylaw.

3.2.3.7. SUPPORTING INFRASTRUCTURE: Residential intensification will only be permitted where adequate infrastructure exists to support the proposed development, including: 1. off street parking and buffering. 2. Community facilities, with an emphasis on outdoor recreational space. 3. Traffic impacts.

At present, the developer has failed to prove the supporting infrastructure requirements exist. The neighbouring public elementary school Jack Chambers is already overcapacity, Fanshawe Park Road cannot currently accommodate a left-turn from this complex and the recently proposed laneway change is too close to traffic lights, the municipal bus stop and encroaches on the privacy of existing single family homes, while also necessitating the erosion of the current environmental landscape.

The above is again, just a small sample of the many ways in which the proposed development is in direct contradiction to the city’s Official Plan. We feel this adequately demonstrates that this is not a case of nimbyism. We are simply asking the elected officials of this city to make development decisions that are in alignment with the provincially approved city’s Official Plan.

As the city continues to face a number of challenges to their approved Plan, the public’s faith in council’s ability to adhere to the plan is diminished. There is no existing case law, or regulatory loopholes that are forcing the city to revisit the applicability of the Plan in this instance. So we must ask then, what is the value of moving this proposal forward for you, our current elected officials? Is it worth the perceived impropriety by the voting public that expected the Plan would be followed?

We implore you to consider the long term impacts that voluntarily ignoring the regulations established in the Official Plan will have on our city. If rezoning is allowed in this case, one of the first to go forward under the Plan, it will set a legal precedent for other developers moving forward – one that serves private interests at the detriment of the public and the city of London.

Sincerely,

William and Charlotte Merryweather
1559 Phillbrook Drive,
London, ON
Dated: March 14, 2017

Wise, Sonia

From: Zina Atta [REDACTED]
Sent: Wednesday, March 15, 2017 10:22 AM
To: Wise, Sonia
Subject: OZ-8624

Hello,

Our neighbourhood is not opposed to intensification and redevelopment of the site, the concern is to achieve appropriate density, scale and form of development which is compatible with the existing neighbourhood. Re-development of the site needs to be both compatible and integrate with the existing neighbourhood.

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Wise, Sonia

From: Somerville, Jonathan <[REDACTED]>
Sent: Wednesday, March 15, 2017 9:55 AM
To: Wise, Sonia
Subject: re: OZ-8624

Dear Sonia,

In response to file OZ-8624 (429 Fanshawe Park Road East), I would like to forward the following comments in opposition to the revised proposal:

The neighbourhood is not opposed to intensification and redevelopment of the site. The concern is to achieve appropriate density, scale and form of development which is compatible with the existing neighbourhood. Re-development of the site needs to be both compatible and integrate with the existing neighbourhood. High density zoning does not fit with the existing neighbourhood, and as such I would like to see a further revision of the proposal such that density is reduced.

Thank you,

Jonathan & Ashley Somerville

36 Virginia Crescent, London ON, N5X 3E7

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Wise, Sonia

From: [REDACTED]
Sent: Wednesday, March 15, 2017 8:53 AM
To: Wise, Sonia
Subject: OZ-8624

March 15, 2017

This letter is in response to the "Notice of Revised Application to Amend the Official Plan & Zoning By-Law" by 2431602 Ontario Limited for the 420 Fanshawe Park Road East location. I reside at 1558 Phillbrook Drive and am AGAINST the re-zoning of the aforementioned property. Traffic in this neighbourhood is already at a peak and I can't imagine adding another 142 residential units. Several larger properties that front onto Fanshawe Park Road are currently up for sale. If one re-zoning is passed by city council, does that not pave the way for the other properties to achieve re-zoning. Recent studies have been made available to the public regarding the exhaust caused by vehicles and dementia to humans who live within 500 meters of a busy road. Perhaps city council wishes to receive law suits down the road by adding to a situation that has now been brought to light before this re-zoning is passed. Hopefully my city council will take these matters into consideration and turn down the application to re-zone, keeping in mind that we here are striving to maintain our "residential" neighbourhood. Many properties that physically back onto the said property will be directly affected, when originally purchased, these properties had "green space" and one residential unit, therefore making their decisions to purchase and live in that environment. What right does council have to change their environments? Should you not be protecting your citizens? Re-zoning is not progress!

Respectfully

Micheline MacDougall

Wise, Sonia

From: Nic Lanthi <[REDACTED]>
Sent: Wednesday, March 15, 2017 12:47 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
Subject: Case OZ-8624

Dear City of London -

With regards to Case OZ-8624, this project is, very simply, much too dense for this location, and will generate unacceptable levels of noise and traffic congestion, and substantially and permanently alter the nature of the exiting residential neighbourhood. This sort of project should only occur at a "corner Node", and it is really unsuitable to have their parking lot and traffic flow turning a quiet residential street into a very busy thoroughfare. The neighbourhood is not built to accommodate the traffic of an additional 140 plus households "densified" into one lot. This huge additional traffic load will definitely affect residential traffic patterns and noise and congestion, in a very negative way for current residents.

Introducing high noise levels and heavy traffic onto calm residential streets is not in keeping with municipal and provincial planning policies, and so this proposal should be denied. The property owners will suffer, for the benefit of profiteering developers who do not care about the neighbourhood becoming altered into a busy thoroughfare with a very different level of safety and traffic. Please abide by the standards and do not allow such a project in an area that is definitely not a "Node". Such a project might be a useful addition at a Node, but absolutely not on the proposed lot in the area identified.

Sincerely -
Nicole Lanthier

Wise, Sonia

From: [REDACTED]
Sent: Tuesday, March 14, 2017 8:45 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: File #OZ-8624, 420 Fanshawe Park Road East, London

Re: File #OZ-8624
420 Fanshawe Park Road East, London

I understand that there is an application to amend the official plan & zoning by-law relating to the above-mentioned property. I have concerns about these proposed changes. I was born and raised in London and have lived in close proximity to this property for the past 33 years.

I oppose amending the official plan to permit a four storey apartment building with a total of 142 residential units for several reasons. There once was a lovely residence that Bill and Nancy Poole had resided in for many years. The applicant knew at the time of purchase how this property was zoned and that it didn't meet his needs.

It is necessary to upkeep the integrity of the surrounding homes and area. To have the extra noise, traffic congestion, loss of beautiful mature trees and all that goes with this type of development for the financial benefit of one individual/corporation, is unacceptable to me.

Sincerely,

Brenda Shipley
63 Pine Ridge Drive
London, Ontario
N5X 3H2

Sent from [Mail](#) for Windows 10

Wise, Sonia

From: Wendy Bos <[REDACTED]>
Sent: Tuesday, March 14, 2017 4:10 PM
To: Wise, Sonia
Subject: OZ 8624
Attachments: IMG_1213.JPG; ATT00001.txt

March 13, 2017

Attention: Sonia Wise, Planner
City of London

By Email: awise@london.ca

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

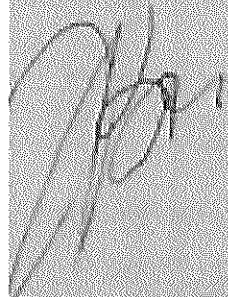
Thank You for forwarding a revised proposal to amend the Official Plan and to rezone the low density residential property at 420 Fanshawe Park Road East.

The amendment appears to be little changed from the proposal for which comments were submitted in June 2016. Please refer to our letter of June 27, 2017.

The amended proposed development continues to conflict with the character of the surrounding neighbourhood (for a radius of at least 600m), with respect to density, scale, height and intensity of use.

We continue to be strongly opposed to rezoning and official plan amendment to permit this proposed development and we believe this opposition to be close to unanimous in our neighbourhood.

As a trade-off, the developer should consider a more compatible and tolerable type of low-rise development such as that at 567 Fanshawe Park Road near the Fanshawe/Adelaide Street "Node".



Wendy & Arie Bos
6 Donnybrook Road
London ON
N6X 3C8

Wise, Sonia

From: z frank <[REDACTED]>
Sent: Tuesday, March 14, 2017 2:05 PM
To: Wise, Sonia
Subject: FILE OZ-8624

Hi Sonia Wise

File OZ-8624

We like to keep the Residential R1(420 Fanshawe Park Rd E) with no bonus ,we do not like high rise at this graceful place.

Thank you.

Xiaopeng Zhang

51 Donnybrook Rd

Wise, Sonia

From: Kurt Fischer <[REDACTED]>
Sent: Tuesday, March 14, 2017 1:27 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 Rd Development Opposition

Dear City of London -

I am a property owner in the Stoneybrook area, quite near to the very large housing development proposed under Case No. OZ-8624

There has been a small revision with the height of this massive building being reduced from 6 stories to 4 stories. While this is a very slight improvement so that this massive and very dense housing project will loom overtop of the neighbourhood slightly less, however, this slight change does nothing to address the extremely real and valid concerns that the traffic and noise generated in a residential single family home area by such a hugely "bonused" project will be radically increased.

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. One reason 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 (likely more) 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. I believe this contravenes London's planning policies whereby quiet residential streets should not suddenly be changed into loud and busy thoroughfares, though this is precisely and predictably what will happen with this plan.

This developer wants to profit richly, while decreasing the quality of residential life, and housing values in the area. Again - no one expects to buy a nice 4 bedroom home and then have people hanging out on their balconies overtop of their yards. This massive 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. Proper planning design in line with the current neighbourhood, would allow for perhaps 10 or so homes, not the traffic and noise of over 140 households!

Introducing high noise levels and heavy traffic onto what are now quiet residential streets filled with hard working families is not in line with municipal and provincial planning policies, and so it must be denied. Please do not make tax paying 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 baking onto people's quiet streets and single family homes, in an area zoned for single family homes.



Case No. OZ-8624

[Redacted text]

Kurt Fischer

[Redacted text]

Wise, Sonia

From: Louise Milligan [REDACTED]
Sent: Tuesday, March 14, 2017 1:08 PM
To: Wise, Sonia
Cc: Cassidy, Maureen; stoneybrookneighbours@gmail.com; Helmer, Jesse; Hopkins, Anna; Turner, Stephen
Subject: Case No. OZ-8624

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

RE: CASE NO: OZ-8624

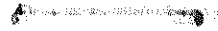
I am writing to express my concerns regarding the proposal for development of 420 Fanshawe Park Rd E. This proposal is seeking significant amendments to both the City of London's Official Plan and Zoning By-Laws.


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 limiting the proposed building to 4 stories. However, the mass and size of the building is NOT sensitive to the neighbourhood, and would create increased traffic flow, especially along Donnybrook Dr, Hastings Rd and Philbrook Dr. The site IS NOT situated in the vicinity of existing medium density residential development, with the closest such density being ~1 km 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 effects 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 improve 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




Louise Milligan, PhD
Associate Professor
Department of Biology
Faculty of Science
Western University
3034 Biological & Geological Sciences Building
London, ON, Canada




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Wise, Sonia

From: robertmoyer <[REDACTED]> ✓
Sent: Tuesday, March 14, 2017 12:35 PM
To: Wise, Sonia
Subject: OZ-8624

I still have concerns about the development of this property. The new plan is proposing a 4 story building but with the same number of units(142). This means to me that each unit will be 1/3 smaller than the original plan or the overall area of the building will increase to accommodate all the units. An increase in the building size will mean more mature trees will have to be removed, which I am not in favour of. I still have concern about the traffic increase on Donnybrook by cars wanting to go east on Fanshawe Rd on exiting the apartment building, as they will be going around the block in order to get to the traffic light on Phillbrook in order to make a left hand turn. This left hand turn off Phillbrook onto Fanshawe is already heavily used by existing traffic.

Wise, Sonia

From: Bal Krishan Sharma <[REDACTED]>
Sent: Tuesday, March 14, 2017 12:28 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Ref: OZ-8624 Comments on Change in official Plan Land use Designation

Changing Official Plan use designation from Low Density Residential to Multifamily Medium Density Residential at 420 Fanshawe Park Road East means **destroying the only forest looking area left on Fanshawe Park Road.**

The way we are changing our Forest City under garb of residential intensification policy, one day it will become concrete city.

If Corporation of city of London is hell bent to go this way, it should **change its Logo too, from a tree to a concrete multi-storey building** and put a mission statement **"Changing Forest City to Concrete City"**

Hoping City of London wouldn't change its official plan

Sincerely

Bal Krishan Sharma
Anupma Sharma
Shruti Sharma
Shivam Sharma

Wise, Sonia

From: Mike St. Denis <[REDACTED]>
Sent: Tuesday, March 14, 2017 12:08 PM
To: Wise, Sonia
Subject: 420 Fanshawe Park Road East

Please do not allow any development at this site to be higher than 2 storeys. We take pride in our neighbourhood and work hard to keep it aesthetically pleasing. Any structure above 2 storeys in this neighbourhood will stand out above the tree lines and ruin the vista.

Mike St. Denis
1563 Stoneybrook Crescent
[REDACTED]

Wise, Sonia

From: Natalie Donders [REDACTED]
Sent: Tuesday, March 14, 2017 8:38 AM
To: Wise, Sonia
Cc: 'sean donders'
Subject: Revised Application OZ-8624 - Concerned Resident regarding Application (N. Donders)

Dear Ms. Wise

I am writing to voice my concern regarding the application of file OZ-8624 at the location of 420 Fanshawe Park Road in London Ontario.

At this time there is an application from the developer to create a multi family medium density residential area at this address.

As a resident of Virginia Crescen,t in a single family home, I feel that this medium density application would negatively impact residents of our neighbourhood, which is single family residential homes.

It would increase traffic flow- which would impact the play areas of many children- including my own 10 year old daughter and 12 year old son. I also foresee an increase of traffic to Donnybrook Road (the street which we back on to)

As well the creation of a multi floor complex will also impact privacy . We purchased our home due to the quiet nature of the area and the privacy we found. It was an ideal location to raise our family with the proximity of the elementary school and many families with young children as well.

My husband and I truly feel that the congestion, noise pollution and growing population will negatively impact a thriving family community.

We sincerely hope you will consider the importance of questioning this proposal and who it will ultimately impact.

I welcome an email response and learning of any future information.

Sincerely,
Natalie Donders
(76 Virginia Crescent- Stoneybrook)

Wise, Sonia

From: L.J. McKenna <[REDACTED]>
Sent: Monday, March 13, 2017 3:35 PM
To: Wise, Sonia
Subject: Re revised application for 420 Fanshawe Park Road East

Dear S Wise

Having view the proposed revised application I believe this would not be a good fit for our neighborhood. The street and surrounding ares would not be enhanced by this radical change. It would not be in character to the street with too large of a development destroying too many trees on the property. In keeping with the surrounding infrastrure a smaller foot print with less units would be more appropriate.

Sincerely
Lawlor McKenna

Wise, Sonia

From: Ron McDougal [REDACTED]
Sent: Monday, March 13, 2017 2:35 PM
To: Wise, Sonia
Subject: OZ-8624 proposal for 420 Fanshawe Park Rd.

Dear Sonia Wise

I have a strong objection to the above proposal for 420 Fanshawe Park Rd. I feel this plan is not in keeping with the community surrounding it and it will lead to unacceptable traffic congestion.

I don't oppose reasonable development in the area but any development must consider the high traffic volumes we see every year during the Christmas shopping season and periodically throughout the rest of the year. This problem will intensify as more development occurs to the east and west of Stoneybrook. We don't need to prematurely add to the problem by a project such as this.

The scale of this project will overpower the surrounding neighbourhood.

I feel the city must reject this proposal and ask the developers to bring back a plan more in keeping with the neighbourhood.

Ron McDougall,

Please support The London Run for Ovarian Cancer. Go to the link below;

 <http://runforovariancancer.ca/>

Wise, Sonia

From: Bruce Curtis <[REDACTED]>
Sent: Monday, March 13, 2017 11:44 AM
To: Fleming, John M.; Tomazincic, Michael; Wise, Sonia
Cc: S Roch; Cassidy, Maureen
Subject: OZ-8624 and OMB Decision PL150687
Attachments: PL150687 - March 6, 2017.pdf; ATT00001.txt

John, Michael and Sonia:

I would like to thank you on behalf of Shauna, myself and the community for taking the time to meet with us last week to discuss our concerns with respect to the revised application for 420 Fanshawe Park Road East. We wish to reiterate that we are not opposed to intensification and redevelopment, we simply want to see development which is compatible and integrates with the existing neighbourhood. Your appropriate consideration of good community planning and compatible neighbourhood fit would be appreciated.

In regard to the above proposed redevelopment, I would like to draw to your attention a very recent OMB decision (just issued last week and attached below) which looks at redevelopment in a neighbourhood in Toronto. The City of Toronto refused an OPA and ZBA, consistent with the concerns of a neighbourhood group. The developer appealed the refusal to the OMB. The OMB decision addresses the issue of "intensification" taking different forms and density, and also the issue of being "compatible" with the existing neighbourhood. The OMB favoured the City and the neighbourhood, reducing the intensity and amount of development. While the details of the existing neighbourhood and the scale and form of the proposed redevelopment are obviously different from the Fanshawe Park Road site, the same principles of intensification and compatibility apply and are worthy of your consideration.

Thank you again for our meeting. Should you have any questions, please feel free to contact me.
Bruce Curtis.

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: March 06, 2017

CASE NO(S): PL150687

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 200 Keewatin Developments Ltd.
Subject: Application to amend Zoning By-law No. 438-86 and 569-2013 - neglect of the City of Toronto to make a decision

Existing Zoning: R1S (By-law 438-86) and R (569-2013)
Proposed Zoning: Site Specific to permit the proposed land use at the intensity proposed

Purpose: To permit two 4-storey stacked townhouse blocks comprised of 80 residential units

Property Address/Description: 200-214 Keewatin Ave.
Municipality: City of Toronto
Municipality File No.: 15 113064 NNY 25 OZ
OMB Case No.: PL150687
OMB File No.: PL150687
OMB Case Name: 200 Keewatin Developments Ltd. v. Toronto (City)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: 200 Keewatin Developments Ltd.
Subject: Request to amend the Official Plan – Refusal of request by the City of Toronto

Existing Designation: Neighbourhoods
Proposed Designation: Neighbourhoods (Site-Specific)

Purpose: To permit two 4-storey stacked townhouse blocks comprised of 80 residential units

Property Address/Description: 200-214 Keewatin Ave.
Municipality: City of Toronto
Approval Authority File No.: 15 180825 NNY 25 OZ
OMB Case No.: PL150687
OMB File No.: PL151156

Heard: October 17 - 21, 2016 in Toronto, Ontario

APPEARANCES:

| <u>Parties</u> | <u>Counsel</u> |
|--------------------------------|------------------|
| 200 Keewatin Developments Ltd. | D. Bronskill |
| City of Toronto | R. Kallio |
| Ron Taylor | Self-represented |

DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER AND ORDER OF THE BOARD

INTRODUCTION

[1] 200 Keewatin Developments Ltd. ("Keewatin") wishes to develop its lands at 200-214 Keewatin Avenue in the City of Toronto ("City"). The proposal is for two four-storey buildings that sit one behind the other with a courtyard between them and consolidated underground parking with a single access point from Keewatin Avenue. The four storeys in each building are made up of two rows of two-storey townhouses that are stacked one on top of the other. In support of this proposal, Keewatin applied for a site-specific official plan amendment ("OPA") and an associated site-specific zoning by-law amendment ("ZBLA"). Keewatin has appealed the refusal of the OPA and the failure of the City to make a decision on the ZBLA to this Board for a hearing.

[2] The City appeared in opposition to Keewatin.

[3] Ron Taylor is a lawyer and is also an area resident. He appeared in opposition to Keewatin. Mr. Taylor advised the Board that he would not be calling any witnesses and did not wish to give evidence himself but did wish to cross-examine and make submissions.

Expert Witnesses

[4] The Board heard from four expert witnesses.

[5] Roland Rom Colthoff, called by Keewatin, and Robert Freedman, called by the City, were both qualified by the Board to provide independent expert opinion evidence in architecture and urban design.

[6] Peter Smith, called by Keewatin, and John Andrews, called by the City, were both qualified by the Board to provide independent expert opinion evidence in land use planning matters.

Participants

[7] At the hearing, the Board heard from seven participants: Vicki Fecteau, Lucio Nerpiti, Marcella Abrams, Nicholas Sion, Keith McLean, Michael Wenban and Frank Gardiner. The Board took in as exhibits the written participant statements of Maral Marclagan, Marc Gelman and Vicky Rados. Ms. Fecteau presented these to the Board and indicated that she supported the points made in these statements.

[8] The participants are all area residents, familiar with the development and redevelopment that has occurred in the areas to the south of the subject site. All of the participants appeared in support of the City and in opposition to Keewatin.

ISSUES, ANALYSIS AND FINDINGS

The Central Issue

[9] The central issue in this hearing is whether the particular proposal is compatible with the neighbourhood context in which it will sit. "Compatible" does not mean "the same" any more than a mature and stable residential community means that it will be static and unchanged.

[10] Compatibility has often been understood to mean "fits harmoniously".

[11] The City Official Plan ("OP") policy 2.3.1.1 captures this thought when it requires development to:

...respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas...

[12] Several characteristics of the proposed development were identified as failing to meet the general requirements of policy 2.3.1.1. Of the matters identified, the Board finds that the impact of the proposed two four-storey, stacked townhouse buildings, rather than one four-storey, stacked townhouse building, rises to the top.

[13] The subject lands are currently designated Neighbourhoods in the OP. While the issue of compatibility is often central to proceedings where development is proposed within an area designated Neighbourhoods, in this case the issue has a sharper edge as a result of the characteristics of the immediate neighbourhood, the cascading tiers of OP designations south from the existing designation on the subject site, and the City's planned and under construction transit infrastructure.

[14] The OP sets the boundary of the Apartment Neighbourhoods designation as the south side of Keewatin Avenue. The OP then sets the north side of Keewatin Avenue as the beginning of the Neighbourhoods designation. It does not set the boundary of the Neighbourhoods designation at the rear of the properties on the north side of Keewatin.

[15] The evidence on compatibility that was in support of the proposed development referenced the need for transition from the Apartment Neighbourhoods designation to the Neighbourhoods designation.

[16] The Board agrees that this transition is essential where there is a boundary between a higher density designation and a lower density designation. The issue then becomes whether the proposal is more appropriate on the Apartment Neighbourhoods side of the boundary as it faces the Neighbourhoods designation across the street or

whether it is appropriate at the front of the Neighbourhoods designation as it faces the Apartment Neighbourhoods designation across the street.

[17] For the reasons set out below, the Board finds that the proposal for two back-to-back rows of two-storey, stacked townhouses within two four-storey buildings is not appropriate for this site and does not conform to the OP. The Board further finds that the proposed OPA does not conform to the policy regime of the OP and the Board will not modify the OP in accordance with the proposed OPA.

[18] As a result, the Board will not approve in principle the proposed development as set out in the plans in Exhibit 8 as filed in these proceedings.

[19] The Board does find, however, that a single row of two-storey, stacked townhouses within a single four-storey building facing Keewatin Avenue would represent an appropriately modest intensification that would be compatible with this neighbourhood if that single row of stacked townhouses is set back substantially further from the rear lot line than the currently proposed north building and is set back somewhat further from the front lot line than the currently proposed south building.

[20] The Board further finds that this reduction in the proposed development represents appropriate regard for matters of provincial interest, as set out in s. 2 of the *Planning Act*, R.S.O. 1990, c. P. 13 ("Act"), particularly s. 2(p) dealing with the appropriate location of growth and development.

[21] The Provincial Policy Statement ("PPS") and the provincial Growth Plan for the Greater Golden Horseshoe ("GGH") both call for the efficient use of land and infrastructure with development and intensification occurring within the built boundary of the settlement area. A reduction in the proposed development is still intensification that is within the built boundary of the settlement area, is on full municipal services and utilizes existing infrastructure. The Board finds that this reduction in the proposed development is consistent with the PPS and conforms to the GGH.

Deep Lots in a Green Neighbourhood

[22] Keewatin Avenue runs east-west. The subject lands are on the north side of Keewatin Avenue. The subject lands are located very close to Mt. Pleasant Road on the east and a long block from Yonge Street on the west. Three blocks south of Keewatin Avenue is Eglinton Avenue East.

[23] North of Keewatin Avenue is Sherwood Avenue. Both Sherwood Avenue and Keewatin Avenue continue east of Mt. Pleasant Road. Keewatin ends at the Mt. Hope Catholic Cemetery, which is immediately south and adjacent to Sherwood Park. Sherwood Avenue ends at Sherwood Park.

[24] The lots on both Keewatin Avenue and Sherwood Avenue are deep. A strong and identifiably mature green tree canopy extends from Sherwood Park west through the rear yards of Keewatin Avenue and Sherwood Avenue. This neighbourhood is overwhelmingly made up of single detached house forms and characterized by extensive greenery. Both the built form and the tree canopy of the neighbourhood in which the subject lands sit are in sharp contrast to the precincts that begin on the south side of Keewatin Avenue and extend further south to Eglinton Avenue East.

Nearby Growth Pressures and Transit

[25] Both the PPS and GGH encourage intensification generally. The extent of the intensification and the type of intensification that is appropriate differs in different contexts. For this area of the City, the OP has identified three separate precincts that differ substantially in the intensification anticipated.

[26] For the area between Yonge Street and Mt. Pleasant Road, the north side of Keewatin Avenue and north is designated Neighbourhoods in the OP. The Neighbourhoods designation suggests modest intensification.

[27] The south side of Keewatin Avenue is designated Apartment Neighbourhoods in the OP. True to its designation, the south side of Keewatin Avenue is filled with apartment buildings of various heights and styles of high-rise buildings.

[28] South of this strip on the south side of Keewatin that is designated Apartment Neighbourhood is the Yonge-Eglinton Urban Growth Centre ("UGC"). This UGC is identified for intensification in the GGH. Development within this UGC has been substantial and dramatic. Existing, under construction, approved and proposed development in this UGC has far exceeded the minimum provincial growth targets set initially for this UGC.

[29] In addition to UGCs, the GGH considers Major Transportation Station Areas ("MTSA") as areas within settlement areas that are to be another focus for intensification.

[30] The subject lands are approximately 800 metres ("m") from the Eglinton subway station on the Yonge Street line and approximately 620 m from the Mt. Pleasant station on the Eglinton LRT line. The GGH defines a MTSA as being generally within an approximately 500 m radius of a transit station, representing about a 10 minute walk.

[31] The subject lands are not within a defined MTSA and are outside the 500 m radius. There was some dispute as to whether the walking time to these higher order transit stations would be within an approximate 10 minute walk or whether such a walk would also place the subject lands outside the intended MTSA.

[32] Whether the subject lands are within or just outside the radius and walking distance for a MTSA, the broader area in which they sit is very well-served by existing and under-construction higher order transit. That transit will continue to serve the far denser high-rise apartment and condominium communities in the Apartment Neighbourhoods area and the UGC precincts to the south of the subject lands on Keewatin Avenue.

The Current Proposal

[33] Originally proposed for 80 units, the proposal was then reduced to 76 units. Keewatin has since agreed to provide a small parkette at the southwest corner of its site. The parkette has resulted in a further reduction in the unit count to 70. The basic form of the proposal remains the same with two, four-storey stacked townhouse buildings that sit one behind the other.

[34] The site itself is made up of several existing lots. The result is a larger lot than common in the low-rise area but the outside perimeter of this new large lot is unchanged from that of the component individual lots. The individual driveways will be closed and a single curb cut will provide access to an underground parking garage.

[35] The proposal is for two, long buildings that run east-west on the site. The buildings are made up of stacked townhouses, each with a separate exterior front entrance. Each townhouse is two storeys, making the buildings four storeys high. The south building faces Keewatin Avenue and has front entrances directly from Keewatin Avenue.

[36] The north building faces a courtyard at the rear of the south building. Only a small portion of the north building can be seen readily from the street and that is at the northwest corner that is more open with the parkette located at the southwest corner. Front entrances to the north building are from the courtyard.

[37] To the west of the subject lands is an institutional use in a house form structure that is set back considerably further from the street than the proposed south building. To the east is a single family home that is also set further back than the proposed south building.

[38] The proposed plans and elevations were filed as Exhibit 8 in these proceedings. Keewatin asked the Board to approve these plans in principle and the plans were the

focus of the evidence on compatibility of the proposed development with the neighbourhood in which it would sit.

[39] The evidence from the architect called by Keewatin, Mr. Rom Colthoff, is that accommodating the two buildings on the site means locating the south building closer to the street than the average setback of its neighbours. The result is a very different interface with the street than is presented by the immediate neighbours, both of which are set further back. The length of the proposed buildings, across several former lots, accentuates this difference.

[40] Locating two buildings on the site also appears to mean that many of the mature trees and much of the greenery that is now in the rear yards of the subject lands, and that form part of the east-west canopy originating in Sherwood Park, will be removed to accommodate the north building.

[41] Each unit will have a private outdoor amenity area. Generally, for those on the bottom, the private area is a sunken patio space. Generally, for those on top, the private area is a rooftop deck. The design also includes balconies, some of which look out and over to the rear yards of the lots on Sherwood Avenue.

Official Plan Policies and Requirements

[42] Various policies in the OP were cited by the witnesses. The ones that the Board found most germane to the issue in these proceedings were those that set out the overarching OP framework for intensification in neighbourhoods, for built form in neighbourhoods, and for the criteria for development in area designated as Neighbourhoods, as is the area in which the subject lands sit.

[43] There are several places in which the OP speaks about neighbourhoods and their place in the City. A consistent theme is that neighbourhoods are stable but not static. Mature neighbourhoods have evolved and will continue to evolve as tastes and investment shift over time.

[44] The overarching policy for development within the Neighbourhoods designation policy 2.3.1.1, which, as set out above, calls for such development to:

...respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas...

[45] Greater detail for the application of this policy is set out in subsequent sections of the OP.

[46] Policy 3.1.2 deals with built form. The first policy, at 3.1.2.1, states:

New development will be located and organized to fit with its existing and/or planned context.

[47] The existing context is an established, mature neighbourhood characterized by extensive greenery. The planned context reflects the existing context with the OP designation of Neighbourhoods.

[48] This policy goes on to say that built form

...will frame and support adjacent streets...by:

- a) generally locating buildings parallel to the street...with a consistent front yard setback...
- b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk...

[49] The proposal meets the requirement of buildings parallel to the street. While the proposal itself has a consistent front yard setback for the south building, the proposed setback does bring the building closer to the street than the average of its neighbours.

[50] The main entrances to the south building are clearly visible and directly accessible from the public sidewalk. The main entrances to the north building are not.

The main entrances to the north building are behind the south building and only visible from certain oblique angles at either end of the south building.

[51] Buildings behind buildings and entrances from courtyards are not new. Stacked townhouses are not new. The OP policy on built form, however, has not changed.

[52] The policy goes on to speak of:

d) preserving existing mature trees wherever possible and incorporating them in to landscaping designs.

[53] The language "wherever possible" leaves open the question of what has primacy: preservation of the existing mature trees or the built form design that requires their removal. Where the existing mature trees are a central element in the existing context of the neighbourhood, then the design should work around the trees.

[54] Policy 3.1.2.2 deals with the location and organization of vehicular parking to minimize the impact on the subject lands and on surrounding properties. This policy is well met. As noted above, the existing several driveways and curb cuts will be reduced to one, providing a longer, continuous pedestrian sidewalk that is unbroken by vehicular crossings.

[55] Policy 4.1.5, setting out criteria for development in Neighbourhoods, repeats the OP's emphasis on respecting and reinforcing the existing physical character of the neighbourhood in several aspects. Of the criteria listed in this policy, the Board finds the following are most relevant:

Policy 4.1.5

Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular...

- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;

- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood;

[56] Several lots are being joined to produce the single lot for the proposed development. While the size of this lot is larger with a different configuration from the majority in the surrounding neighbourhood, the outer perimeter remains the same as that of the constituent lots. The Board finds that the proposed lot does not offend this policy of the OP.

[57] The height, massing, scale, dwelling type and prevailing building type were elements challenged both by the participants and by the City's witnesses.

[58] The Board finds that the height of the proposed stacked townhouses is compatible with the heights in the surrounding Neighbourhoods area. Individually, the dwelling type is a two-storey residential unit. As a dwelling type, it fits the neighbourhood.

[59] The building type is different from the predominant built form in this neighbourhood. The OP specifically mentions townhouses as a built form found in the Neighbourhoods designation. The proposal simply stacks one two-storey townhouse on top of another two-storey townhouse. The resulting four storeys are not out of keeping with a single, four-storey townhouse. Two residential units within a single four-storey module instead of one unit within that same module is a modest form of intensification.

[60] The pattern of buildings along Keewatin is predominantly a traditional one of a house form then a space then a house form then a space, and so on. A string of stacked townhouses within a single building, such as the south building that fronts onto Keewatin Avenue, does not have the pattern of space between the sides of the residential modules. Even without space between the sides of each module, a compatible streetscape with appropriate pedestrian interest is easily provided through design features that identify each module readily to the eye. In addition, this location is an edge condition with the south building directly facing the Apartment Neighbourhoods

designation across the street. Modest intensification with stacked townhouses on the north side of the street is a reasonable and compatible nod to the high-density designation and built form on the south side of the street.

[61] The north building is the issue. This building is all but hidden behind the south building. It is located in the rear yard far closer to the rear lot line than the dominant pattern in the area. Where other lots may have the occasional shed in the rear yard near its rear lot line, such a structure in no way compares to the long, solid row of stacked townhouses that the proposal has positioned in what had been the rear yards of the lots that have made up the subject lands.

[62] With an initial rear yard setback being proposed of 7.5 m, Keewatin has now suggested that the rear yard setback should be smaller still. The initial rear yard setback of 7.5 m is not in keeping with the prevailing pattern. A smaller proposed rear yard setback would be even more out of keeping with the neighbourhood.

[63] This neighbourhood has a special landscape feature and that is the mature tree canopy that extends from Sherwood Park across Mt. Pleasant Road and west through the rear yards between Keewatin Avenue and Sherwood Park. This is not the only neighbourhood in the City that has a substantial, strong and mature tree canopy. The fact that it is not unique in the City as a whole in no way detracts from the centrality of its position as a defining characteristic of this neighbourhood. The proposed location of the north building removes parts of and intrudes upon this special landscape feature.

ORDER

[64] The Board orders that:

- a. The appeal by Keewatin Developments Ltd. of its site-specific Official Plan Amendment is dismissed.

b. The appeal by Keewatin Developments Ltd. of its proposed zoning by-law amendment is allowed in part but the Board's final order with respect to the proposed zoning by-law is withheld until the Board is advised by the City Solicitor that the following items are complete to the satisfaction of the City Solicitor:

- i. revisions have been made to the proposed plans to reflect the Board's findings and requirements regarding front and rear yard setbacks and elimination of the second building;
- ii. any updated reports required as a result of the changes to the proposal arising from this Decision have been completed to the satisfaction of the City; and,
- iii. the final form and content of a zoning by-law amendment has been completed.

"Susan de Avellar Schiller"

SUSAN de AVELLAR SCHILLER
VICE-CHAIR

If there is an attachment referred to in this document,
please visit www.elfo.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elfo.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Wise, Sonia

From: Monica King <[REDACTED]>
Sent: Monday, March 13, 2017 11:06 AM
To: Wise, Sonia
Subject: RE: OZ-8624 - Notice of Opposition to Plan

Dear Sonia,

Please accept this as my official notice of opposition to the proposed amendments to the official plan and zoning by-laws pursuant to the above noted file number.

I have been involved with this case since the original application was filed months ago. I must say I am dismayed at the developers pretense at suggesting that this plan is any 'different' than the original filing. Perhaps the number of stories are different, but the developer is still squeezing the same unmanageable number of units onto a property which in the long run will not be able to accommodate what is essentially a high density development – it is NOT a medium density development as erroneously suggested by the developer.

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 revision of the original development plan and the language used over and over within the proposal itself, it is clear from simply looking at the proposed structure itself that it is still, despite the amendments, 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, even in this revised form, 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 is 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, which essentially this development is.

- 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: Bob Sunstrum <[REDACTED]>
Sent: Monday, March 13, 2017 10:01 AM
To: Wise, Sonia
Cc: 'Stoney Brook' [REDACTED]
Subject: Input Reference OZ-8624

The changes to 420 Fanshawe Park Rd East (reference OZ-8624) to change its designation from low density residential to multi-family medium-density to multifamily is far too disruptive to the neighbourhood. While the London Plan defines such a change could be used to build a 4 or even 6 story apartment, I think judgement needs to be applied to determine if this is appropriate for this particular site. I think most Londoners and certainly people purchasing a home in any neighbourhood, expects the City officials to be sensitive to where "new" large multi-residential buildings are permitted. In this case this proposed building is not consistent with the existing neighbourhood that was established by City Planners 30 years ago. Approving this density would be an unnecessary imposition on a strong neighbourhood. In my opinion a one story townhouse proposal would be a much more logical solution. Developers buy on spec and not all of their bets payoff with a maximum return. In this case, their gain would be at our neighbourhood's expense.

Sincerely,

Robert Sunstrum
47 Wendy Crescent

Wise, Sonia

From: SCOTT MILLS [REDACTED]
Sent: Monday, March 13, 2017 8:38 AM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Re: Potential Stoney Heights Property Rezoning (OZ-8624)
Attachments: OZ-8624 stoney heights rezoning proposal.docx

Please disregard the previous attachment of incomplete thoughts, which I sent in error.

I intended to send this attachment, which was saved under a similar file name.

My apologies for the mix up.

Scott

From: "SCOTT MILLS" <[REDACTED]>
To: swise@London.ca
Cc: "mcassidy" <mcassidy@London.ca>
Sent: Sunday, March 12, 2017 7:11:54 PM
Subject: Potential Stoney Heights Property Rezoning (OZ-8624)

Hello Sonia,

Please find attached a letter voicing my concerns regarding the rezoning proposal of a land developer for the 420 Fanshawe Park Road East property.

Thanks for your consideration.

Regards,

Scott

March 12, 2017

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

Sent via email to: swise@london.ca

Re. Proposed Land Use Designation Change
420 Fanshawe Park Road East
OZ-8624

Dear Ms Wise,

This is to request that the zoning on the above referenced land not be changed from R1 to R8 Bonus, which would permit the construction of an apartment building.

An apartment building is not necessary to achieve residential intensification in the Stoney Heights community. The Stoney Heights area is already "residentially intense". Apartment buildings are situated on the east side of Stoney Heights, and another is currently under construction on the north side. In addition, townhouse style multi-family buildings are present in the north, west and east ends of the subdivision. Therefore, another apartment building is not mandatory to make the decades-old subdivision compliant with current City planning policy. Alternatively, a townhouse or fourplex multi-family development will provide elevated density while ensuring the new building heights are consistent with the adjacent 30 year old single family homes.

When implementing the residential intensification policy, City planning staff and Councillors must be careful not to approve unnecessary zoning changes if existing London home values will be negatively impacted. Changing zoning to permit a 4 or 6 storey apartment building to be built on a lot surrounded by 30 year old single family homes will undermine the value of those homes. The intensification policy should not be a mechanism to knowingly and willingly devalue existing London homes while giving developers carte blanche to maximize their profit margins via "bonus zoning". If residential intensification is invoked without thought and consideration, then it serves to facilitate an indecent transfer of wealth from existing London homeowners to opportunistic land developers.


The Stoney Heights community would be best served if the property in question maintains a building height restriction consistent with its surroundings. Residential intensification is satisfied if townhouse or fourplex multi-family buildings are constructed rather than an intrusive 6 storey apartment tower. A townhouse or fourplex development will not have the same negative impact on the adjacent existing home values.

An apartment building is not suitable, nor is it necessary on this site. To maximize their profits, a land developer will exploit the residential intensification policy and lobby City planners to allow the most extreme density possible. To a developer, this is routine business, and they have no regard for how many existing homeowners are victimized. When considering zoning change proposals, Londoners rely on our City planning staff and Councillors to do the right thing and push back against land development plans which would undermine the interests of neighbouring homeowners.

Thank you for properly weighing the negative impact of this proposed apartment building when deciding whether to approve the R8 Bonus rezoning application.

Regards,

Scott Mills
74 Jennifer Road
London, ON N5X 3K6



CC Maureen Cassidy, Ward 5 City Councillor at: mcassidy@london.ca

Wise, Sonia

From: Ed Lee <[REDACTED]>
Sent: Sunday, March 12, 2017 4:38 PM
To: Wise, Sonia
Subject: 420 Fanshawe Road OZ-8624

I don't think that a multi story - multi unit building creates a pleasant pedestrian experience. In my opinion, it does not enhance the street scape. In fact, it down grades the single family homes feeling and cheapens the neighborhood value, especially for the homes adjacent to the apartment building. The contemporary facade is not compatible with the traditional homes in the neighborhood.

I feel that the size is too big for the location. Although it is 70m + from the homes on the sides, it still impacts privacy for those using their backyard.

The 142 units (people) would increase the traffic, both with vehicles and foot traffic in the area, and is of major concern especially at peak periods. Also the noise from all those residents would increase especially with the amenity areas in the back.

Also of concern, is the noise and mess and inconvenience that would occur during the building phase of such a large building.

Thank you for allowing input in this project.
Brenda

Wise, Sonia

From: Cassidy, Maureen
Sent: Saturday, March 11, 2017 2:53 PM
To: Wise, Sonia
Subject: Fwd: 420 fanshawe park rd

Hi Sonia,

I answered all but the question re ytterbium school. Please see below.

Thanks.

Maureen

Maureen Cassidy
City Councillor, Ward 5
City of London

Sent from my iPhone

Begin forwarded message:

From: Andrew Crowley <[REDACTED]>
Date: March 11, 2017 at 2:50:23 PM EST
To: "Cassidy, Maureen" <mcassidy@london.ca>
Subject: RE: 420 fanshawe park rd

Thank you for the quick reply!

Yes, please forward the Jack Chambers question to Sonia and copy me or let me know the response.

Andrew

On Mar 11, 2017 2:23 PM, "Cassidy, Maureen" <mcassidy@london.ca> wrote:

Hello Mr. Crowley,

From the information in the application, there is only one entrance/exit planned for this proposed development to/from Fanshawe Park Road - a right in, right out and left in (but no left turn out). I believe the plan is for these to be individually owned condominiums and not rental units.

Since Fanshawe Park Road is a main arterial road in the city, the City's Transportation Planning Division has no concerns with the added traffic if this proposal is accepted. In addition this roadway has undergone widening to four lanes over the past couple of years to deal with the added capacity resulting from the many developments taking place in our area of the city. The final stretch, east of Adelaide is scheduled for completion this year.

That said, the application is still only that at the moment - an application. The Planning Staff have been working with the Stoneybrook Heights/Uplands community and with the applicant to try to resolve areas of concern for the community. In May, the application is expected to be presented to City Council's Planning and Environment Committee (PEC) with a recommendation from staff to accept, reject or reject with modifications. I am a member of this committee. PEC will then vote to accept the staff recommendation, reject it or accept with amendments. PEC's recommendation will then go before Council as a whole the following week for a final vote.

The PEC meeting will be a public participation meeting and the community will be given an opportunity to address the committee directly. I know there is a plan for a formal presentation but individuals may also provide their comments to the committee.



May I refer your remaining question regarding Jack Chambers School to the City Planner who has been assigned to this file, Ms. Sonia Wise?

Maureen

Maureen Cassidy
City Councillor, Ward 5

The Corporation of the City of London
P.O. Box 5035
300 Dufferin Avenue
London, ON N6A 4L9
(519) 661-2500, ext. 4005

mcassidy@london.ca

From: Andrew Crowley [redacted]
Sent: March 11, 2017 10:07 AM
To: Cassidy, Maureen
Subject: 420 fanshawe park rd

Hi Maureen

My name is Andrew Crowley and live at 70 Jennifer Road London. I have a few questions regarding the development on 420 Fanshawe Park Road i hope you can clarify.

1. Will there be an entrance/exit from any other street, or only Fanshawe Park Road?
2. What is the predicted affect on Jack Chambers as the school already appears to be at capacity? And what is being done about the predicted affects on the school?
3. Will apartments have individual owners?
4. What is the traffic and road plan for Fanshawe Park Road?

Wise, Sonia

From: Terry Sefton [REDACTED] a> ✓
Sent: Saturday, March 11, 2017 12:30 PM
To: Wise, Sonia; Cassidy, Maureen
Cc: [REDACTED]
Subject: Notice of Revised Application File Number OZ-8624

Dear Ms. Wise,

This letter is to inform you of our opposition to the proposed change of zoning to allow the planned development on Fanshawe Park Road (File Number OZ-8624). This proposed development would severely impact the Stoneybrook neighbourhood as a whole. The location map overview tells the tale of this neighbourhood - which on both sides of Fanshawe Park Road is a neighbourhood of single family houses, elementary schools, and parkland. The insertion of a multi story multi unit development is completely out of scale and incompatible with this neighbourhood, which, although bisected by an Urban Thoroughfare, is a contiguous community. The Conceptual Renderings indicate a vertical mass which, given the location on the north side of Fanshawe Park Road, would cast a shadow on its neighbours to the north east and west. Furthermore, it would impinge on backyard privacy of those same neighbours. The proposed site entrance would create traffic at the rear of multiple homeowners, each of whom purchased their homes with an expectation of security and privacy and substantial old tree growth. This is would have a catastrophic effect on their security, health, privacy, and the market value of their homes. Finally, the impact on sewer and traffic infrastructure will be significant.

Please inform me of any further steps that concerned residents may take to have meaningful input to this decision making process.

Yours truly,

Dr. Terry Sefton
and
Ms. Ruth Mitchell

1585 Stoneybrook Cres.
London, ON
N5X1C9
ph. [REDACTED]

March 6, 2017

CITY OF LONDON
PLANNING SERVICES

RECEIVED

MAR - 9 2017

The City of London, Planning Services
PO Box 5035
London Ontario N6A 4L9
Attention Sonia Wise

FILE NO _____
REFERRED TO _____
SUBSEQUENT REFERRALS _____
 FOR ACTION
 FOR INFORMATION
 FOR REPORT
 FILE
 B.F.
 OTHER

Dear Ms. Wise:

Re: File OZ-8624

420 Fanshawe Park Road East, London, Ontario

Further to my previous correspondence, my wife and I strongly object to the Revised Application to Amend The Official Plan & Zoning By-Law being submitted by 2431602 Ontario Limited to permit a four story apartment building (142 units) on the former Poole property at 420 Fanshawe Park Road East, London.

This proposal is totally out of character with the long established single family residential development in this area. The increased traffic flow from this development, in particular the eastbound traffic flow exiting the apartment building onto Fanshawe Park Road, will route a significant number of cars through our neighborhood onto Hasting Drive, Donnybrook Road and Phillbrook Drive thereby creating additional traffic congestion, noise and safety issues for the nearby residential residents, many of whom have owned their homes since the 1980s. When Mr. & Mrs. Poole sold their property, it was with the intention that it be used for single family homes. It is indeed unfortunate that profit has motivated the current land

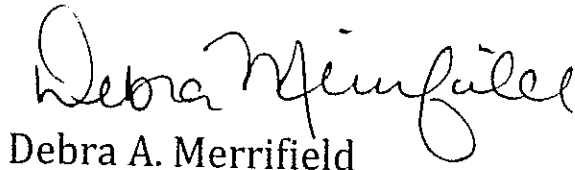
PLANNING DIVISION
SCANNED

owners to pursue a development so out of sync with the
Poole's wishes and the character of our neighborhood.

Please ensure that this letter is considered at the future
meeting of the London Planning and Environment Committee.
Your truly,



Robert J. Merrifield



Debra A. Merrifield

495 Bobbybrook Drive,
London, Ontario N5X 1G8



Wise, Sonia

From: James Crimmins [REDACTED]
Sent: Thursday, March 09, 2017 12:50 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: 420 Fanshawe Pk Rd E. OZ-8624
Attachments: 420 Fanshawe Pk Rd E. complaint.doc

Dear Ms Wise,

My wife and I are writing to you to protest the proposed development of the property at 420 Fanshawe Pk Rd. East. The letter is attached. I have also copied this complaint to our ward 5 councillor Maureen Cassidy.

Please let me know if I need to clarify anything, or add any further information to this letter.

Sincerely,
Jim Crimmins

James E. Crimmins

Fulbright Fellow

Professor of Political Theory

Huron University College, Western University

1349 Western Road

London, Ontario, Canada N6G 1H3

Dear Ms Wise,

We are writing to protest the proposal (by Applicant #2431602) to amend the City's Official Plan and Zoning By-law Z.-1 and allow a 142 unit apartment building to be constructed at 420 Fanshawe Road West.

We live at 1566 Hastings Drive and back on to the property in question. We have lived here with our children happily since 1988. There are several reasons why the proposal is a bad idea for the neighbourhood, the city, and for my family:

1. The design and density of the proposed building is incompatible with the neighbourhood;
2. The design and density will violate the privacy rights of the inhabitants in the existing adjoining properties
3. The proposed density will create unacceptable traffic issues; and
4. The period of construction will place an intolerable burden on the homes closest to the site.

1. *Design and density is incompatible with the neighbourhood*

Recognizing that the developer has put forward a building design which has been reduced from the previous six storeys to four storeys, the total number of units has not been reduced and remains at 142 residential units. Therefore the same density issues apply. Moreover, the new design for the building has pushed it further back into the site, bringing it closer to the adjacent houses on Donnybrook and the end houses on Philbrook and Hastings, and added a driveway to bring cars to the back of the building for parking purposes.

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. The proposed development gives no consideration to the existing character of the neighbourhood and does not enhance the area. 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. There are no similar examples of the proposed scale and density within this low-density neighbourhood; the nearest such building is 800m from the site next to the Shell station on the corner of North Centre Road near Masonville, and it is extremely modest in scale by comparison.

The proposed number of units (142) will create problems for privacy and traffic safety.

2. *Privacy*

The proposed apartment building will put a very large number of additional people on this neighbourhood 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 inhabitants who back on to the site. The privacy issue is exacerbated for the houses that back on to the site on Hastings and Philbrook by the apparent plan to remove the trees and cedar hedging that borders these properties and shields them from the lot at 420 Fanshawe Road.

2.1. *Trees*

The actions of the developer have raised 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 current 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 no one in this neighbourhood believes. With the proposal to move the building further back into the lot towards Donnybrook, we can safely say that none of the trees along the Hastings and Philbrook lots will be retained. It would be extremely naive to think otherwise.

2.2. Hedging

The proposal makes no mention of preserving the hedging that lines the border between the site and the properties on Hastings and Philbrook. Without this hedging, which has been in existence since the first development of the area around the site in the mid-1980s, the back of the houses along Hastings and Philbrook will be visible to the apartments on the 2nd, 3rd and 4th floors of the proposed building, each of which will have a balcony facing these properties. The lack of privacy would be bad enough even if the hedging is retained (so long as it is not reduced in height), since the 3rd and 4th floor apartments will still be staring straight down our back yards, but without the existing hedging matters will be far worse. We do not want to have to view this building at the end of our back yards, and nor do we think it acceptable that a good number of inhabitants in this apartment building should have an unrestricted view of our properties.

3. Traffic

Neither the city planning committee (or the current inhabitants of the neighbourhood) should be complacent about the additional traffic created by the 142 residential units proposed and the potential for road traffic accidents. The addition to traffic volume in an already traffic heavy area will lead to a proportionate increase in traffic accidents. Nor is it a sustainable plan to only allow access to the building from Fanshawe, as the proposal presently indicates. It is likely that 142 additional vehicles (maybe more) will be exiting and returning into the building each day during peak times on Fanshawe. Anyone who has attempted to turn left on Fanshawe from Hastings Drive, where there is no traffic light, will tell you how hazardous this is during peak times. Inevitably, accidents will occur as vehicles attempt to turn out of the proposed apartment building on to Fanshawe. After a few such accidents, the owners of the building and its inhabitants will petition the city on the grounds of safety to permit access to the site from Donnybrook, allowing vehicles to then use Philbrook and Hastings to get to Fanshawe. At that point the City will, no doubt, be inclined to agree to this change in access to the site. It will not matter what was originally promised or what the Council originally approved, faced with the changed circumstances and safety concerns caused by too many traffic accidents the Council will approve access to the site from Donnybrook. This is inevitable, and will result in a massive imposition on the surrounding neighbourhood streets.

4. Construction

Quite apart from the problems caused by the design and density of the proposed building, there is also the two to three years of construction to consider. The vastly increased noise levels associated with the construction of a building, with underground parking and 142 units should not be underestimated, nor should the amount of dust in the air generated by the construction. It will be intolerable for the adjacent properties and no doubt drive some of us out of the neighbourhood.

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. We 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 and Johanne Crimmins
1566 Hastings Drive, London N5X 3C6

Wise, Sonia

From: Arlene <[REDACTED]>
Sent: Wednesday, March 08, 2017 9:43 AM
To: Wise, Sonia
Subject: Re: Notice of Revised Application - 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner

Ms Wise

The changes made to this application do not in any way reduce our concerns, sent in a previous email, about the Application to Amend the Official Plan & Zoning By-Law in order to build an apartment building in the middle of a residential subdivision.

Even though the address reads 420 Fanshawe Road East, this property is in the middle of single family homes on Donnybrook Road.

The 142 units planned will increase traffic and jeopardize safety in the area. This planned complex would be situated not far from school bus pickup and drop off locations.

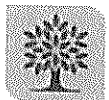
In addition property values for those on Donnybrook in particular but on other nearby streets in the subdivision as well would be affected by the addition of a multi storey apartment building.

Ron and Arlene Rossini
492 Jeffreybrook Drive

Sent from my iPad

On Feb 15, 2017, at 1:43 PM, Horne, Sharon <shorne@London.ca> wrote:

Please see the attached liaison for the above-noted application. **Please contact the Planner listed on the notice if you have any questions.** Thank you.



London
CANADA

Sharon Horne
Customer Service Representative
Planning Services
City of London

206 Dundas St., London, ON N6A 1G7
P: 519.661.4980 | Fax: 519.661.5397
shorne@london.ca | www.london.ca

<OZ-8624 - S. Wise (Revised App.) - 420 Fanshawe Park Rd. E., (Ward 5).pdf>

Wise, Sonia

From: Gerry Malone [REDACTED]
Sent: Wednesday, March 08, 2017 9:32 AM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: OZ-8624 Fanshawe Park Road East
Attachments: Amendment to the City's Official Plan and Zoning By-law.doc

March 8, 2017

To: The City of London, Planning Services.

We are commenting on the Zoning By-law Z.-1 from a Residential R1 (R1-7) Zone to a Residential R8 Bonus (R8-4*B_) Zone, referencing 420 Fanshawe Park Road East.

As residents of 1532 Roland Court in Stoneybrook, since 1971, we are concerned about intensification along Fanshawe Park Road East. It has been assumed over many years that apartments, high-rises and multi-family units would be kept near the intersections of Richmond/Fanshawe and Adelaide/Fanshawe. Between these busy corridors, single family homes would continue to exist. The property at 420 Fanshawe Park Road would be a good example of intensification if stand-alone, up-scale condo units could be built there. This would not appreciably increase the number of vehicles coming onto Fanshawe Park Road as well as maintaining the intensification policies of the official plan.

We hope you will give merit to these positive comments.

Sincerely,

Gerry and Pat Malone,
1532 Roland Court,
London, Ont. N5X 1E8.

Email: 

Wise, Sonia

From: Jo-Ann Gramlich <[REDACTED]>
Sent: Tuesday, March 07, 2017 4:21 PM
To: Wise, Sonia
Subject: re oz-8624

✓

MARCH 6, 2017

DEAR MRS. WISE,

THIS LETTER IS TO LET YOU KNOW OF OUR OBJECTION TO THE POTENTIAL BUILDING OF AN APARTMENT AT 420 FANSHAWE PARK ROAD EAST

WE FEEL THAT THE BUILDING IS TOO HIGH AND TOO DENSE AND THEREFORE TOO MANY PEOPLE AND TOO MANY CARS. IT WOULD MAKE THE TRAFFIC TOO HEAVY ON DONNYBROOK ROAD.

WE ARE ALSO CONCERNED FOR THE SAFETY OF PEOPLE AND CHILDREN WALKING AND PLAYING IN THE AREA.

THIS IS A RESIDENTIAL AREA AND SHOULD BE DEVELOPED AS RESIDENTIAL.

THANK YOU FOR YOUR ATTENTION TO THIS LETTER.

SINCERELY,

TOM AND JO-ANN GRAMLICH
496 BOBBYBROOK DRIVE,
LONDON N5X1G9

Wise, Sonia

From: Anne Salters <[REDACTED]>
Sent: Saturday, March 04, 2017 2:22 PM
To: Wise, Sonia
Subject: 420 Fanshawe Park Road East.Zoning By -law Z-1

I have lived in the area for the past 17 years and enjoyed the neighbourhood as it is. I understand the need for high density but it would not be suited in this area. The neighbourhood is single family dwellings with a school near by. The main entry in and out of this property will not be Fanshawe Rd. but Donnybrook Rd. ,which is a short street, contains single family dwellings, and with children (pedestrians)coming and going to school or the nearby businesses. A high rise of any size would increase vehicle and pedestrian traffic on the neighbouring roads. With increase traffic comes chances of accidents occurring.

I believe the property in question should be kept for single family houses to conform to the area's established neighbourhood. The traffic should be lighter and allow a safer neighbourhood in the area. I believe a better place for development of this size would be best situated away from single family dwellings.

S and A Salters

Sent from my iPad

Wise, Sonia

From: Jennifer Lim <[REDACTED]>
Sent: Saturday, March 04, 2017 12:46 PM
To: Wise, Sonia
Subject: notice of revised application to amend the official plan & zoning by-law (Feb.16,2017)

hi, I have got a letter from you last February that changing zoning.
I am against that plan.
I always have a good feelings whenever I pass by that area.
I like to see those big trees and enjoy the quite and cozy moment.
That is the one of the reason why I have moved here 15 years ago.
I do not know why you are going to change the official residential zoning.
I hope that there will be no change.
Thanks,

Wise, Sonia

From: Lisette Bezner <[REDACTED]>
Sent: Saturday, March 04, 2017 10:43 AM
To: Wise, Sonia
Subject: Re: Petition to oppose the rezoning/and official plan amendment for 420 Fanshawe Park Rd. E. (Case No. OZ-8624)

Hello Sonia:

Thank you for your prompt response.

I appreciate that you would take it into account since I am quite concerned. There are a total of three big lots available within two blocks and by changing the zoning of the area we will end up an education problem.

Schools in the area are already operating over capacity (portables) and by improving London's ability to grow vertically we will create an education gap which is more costly for society. I believe there are other areas where proper planning could create sustainable vertical environment that take into account density.

Kind regards,
Lisette

Sent from my BlackBerry - the most secure mobile device - via the Virgin Mobile Network

From: swise@london.ca
Sent: February 22, 2017 9:50 AM
To: [REDACTED]
Subject: RE: Petition to oppose the rezoning/and official plan amendment for 420 Fanshawe Park Rd. E. (Case No. OZ-8624)

Dear Ms. Bezner,

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

Please do not hesitate to contact me for any additional 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: Lisette Bezner [mailto: [REDACTED]]
Sent: Tuesday, February 21, 2017 11:23 PM
To: Wise, Sonia <swise@london.ca>
Cc: Salih, Mo Mohamed <msalih@london.ca>; Squire, Phil <psquire@london.ca>; Ridley, Virginia <vridley@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Tomazincic, Michael <mtomazin@London.ca>; Usher, Harold <husher@london.ca>; Morgan, Josh <joshmorgan@london.ca>; van Holst, Michael <mvanholst@london.ca>; stoneybrookneighbours@gmail.com; Zaifman, Jared <jzaifman@london.ca>; Hubert, Paul <phubert@london.ca>; Turner, Stephen <sturner@london.ca>; Park, Tanya <tpark@london.ca>
Subject: Fw: Petition to oppose the rezoning/and official plan amendment for 420 Fanshawe Park Rd. E. (Case No. OZ-8624)

Good evening:

I received today a notice of revised application to amend the official plan and zoning by-law.

I would like to confirm that I am opposing this intent and demand that my representatives continue to listen to its citizens. We have repeatedly said no to this plan and will continue to do so.

Furthermore, there are other properties for sale on Fanshawe Road and the amendment in question will result in huge impact to school sizes, and the quality of life in this area.

Please see below letter dated July 5, 2016 for further details.

I kindly request that you decline the request for the change.

Please reply back with your receipt of this email as well as your comments.

Sincerely,
Lisette Bezner

Sent from my BlackBerry - the most secure mobile device - via the Virgin Mobile Network

From: [REDACTED]
Sent: July 5, 2016 11:03 PM
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;
[REDACTED]
Cc: [REDACTED]
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-establish 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

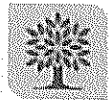
From: Burns, Dawn on behalf of Cassidy, Maureen
Sent: Friday, March 03, 2017 8:23 AM
To: Wise, Sonia
Cc: Cassidy, Maureen; [REDACTED]
Subject: FW: 420 Fanshawe Park Road
Attachments: To Whom It May Concern, Apartment letter mar 2017.docx

Hi Sonia,

Please see the comments attached.

Thanks,

On behalf of Councillor Maureen Cassidy



London
CANADA

Dawn Burns (MacLean)
Executive 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
daburns@london.ca | www.london.ca

From: Bonnie Gurgul [mailto:[REDACTED]]
Sent: Thursday, March 02, 2017 4:51 PM
To: soniawise@london.ca; Cassidy, Maureen <mcassidy@london.ca>
Subject: 420 Fanshawe Park Road

To Whom It May Concern,

My name is Bronislawa Klawrowska and I live on 1563 Phillbrook Drive. I would like to briefly state the concern we have on behalf of the proposed plan, to build the apartment complex on 420 Fanshawe Park Road.

First of all, my main concern is the lack of **privacy**, because since this building is supposed to be four-story's' high with many windows surrounding, there will be absolutely no privacy for any surrounding houses in the area especially those living on Phillbrook Drive. If the plan is succeeded then there **must** be at least a solid **8ft-10ft wooden/wall** fence put in place. Secondly, there is major concern regarding the increased traffic that will happen and that is already happening currently, as there is only one set of stop lights on Phillbrook. Therefore, the amount of traffic and noise has become dramatically increased because of rapid growth in our neighborhood, and has become very busy and overly-crowded by cars. So why not build another set of lights on Hastings, to decrease load of traffic, noise and allow those who live in the Uplands and other surrounding areas to use as well. Also, many of those who live on Glenora Street and Uplands take a short-cut through our neighborhood and want to avoid any traffic, simply because our street has stop lights. Another issue is the new business plaza that is being built on Adelaide and Fanshawe; this will significantly impact the load of traffic heading towards Phillbrook, as there will be more cars/ public transportation approaching, in an already condensed neighborhood.

Lastly, after all the discussions and meetings that have taken place over the course of the past year, why is there still a plan to build a tall complex? When all individuals living in this area has disagreed. . However, if the project is downsized to something smaller and more suitable for this area, that would be a better alternative.

Please take this letter into consideration and the impacts that would affect many.

Sincerely,

Bronislawa Klawrowska

1563 Phillbrook Drive

Wise, Sonia

From: Robert/Dianne Wilson <[REDACTED]>
Sent: Thursday, March 02, 2017 1:36 PM
To: Wise, Sonia
Subject: Re: Notice of Revised Application - 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner
Attachments: Email to City.pdf

Good afternoon Ms. Wise.

Please see attached regarding Application OZ-8624.

Thank you,

Robert and Dianne Wilson

March 2, 2017

(Re: Case No. OZ-8624)

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 school to be built and the essentially 100% single family nature of this neighbourhood, both North and South of Fanshawe Park Road East.

We have read and reviewed the information provided for both the original application and now the revised application. We attended both the neighbourhood and the developer's meetings in 2016.

We are concerned about several issues.

Official Plan and Zoning

The only non single family developments in this 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 along both sides of Fanshawe Park Road with the exception of parks and schools. The subject property is presently zoned R1-7 Residential.

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 Medium Density Residential with bonusing in this area along Fanshawe Road East.

This is a single-family neighbourhood and should be left as such. The high daily traffic count on Fanshawe Park Road is a major concern now without adding to it by allowing this type of fill in development proposed.

The Townhouse Condo units on the North side of Fanshawe Park Road East, East of Adelaide Street are quite attractive and would be quite compatible with the immediate neighbourhood around the subject property.

Traffic

We feel that the potential traffic impact aspect of this proposed development is still critical.

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 original 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.

Why is the City of London looking at now allowing an East Left Turn lane in from Fanshawe Park Road East? We assume that this was probably discussed with the developer after the original rezoning application was submitted and initially reviewed by the City of London

Fanshawe Park Road East already has a heavy traffic flow past the subject property now and this has probably increased with the widening to four lanes from Adelaide Street to Highbury Avenue. The revised development will definitely increase and affect traffic on Fanshawe and adjacent streets.

While the revised application will reduce traffic flow on Donnybrook Road leaving the subject property to go East, homes along that street will still see additional traffic at all hours of the day.

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 a big issue.

Trees

It is our understanding that this property is within the Tree Protection Bylaw Zone. With an 11 M West setback and 19.7 M East setback including driveway, there will be very few mature trees survive this project. We call ourselves the Forest City but allow mature trees to be removed when it suits a developer's needs.

Building Design

The original development proposal asked Stoneybrook neighbours and residents to accept a six-storey building with terracing down to three stories. The proposed application is for a four-storey structure. This is a single-family neighbourhood. Everything in this area is essentially two-storey or lower.

Conclusions

We sincerely believe that this application will set precedent for this area of Fanshawe Park Road East. There are other site owners along Fanshawe in proximity waiting to see what happens with this property.

It is a mistake to split the median. Is the City of London also going to allow other potential development applications on Fanshawe Park Road to split the median.

We do not need any more cross over median traffic on our Urban Thoroughfare. While the speed limit past the subject property is 60 KM, traffic flow regularly moves at 70-80 KM.

Any proposed development should also be based on parking spaces. 1.25 parking spaces per unit will not accommodate the demands of buyers purchasing the proposed units. Most will have two vehicles. How is the City going to deal with overflow vehicles ultimately parked on the three side streets.

In conclusion, we are not against the redevelopment of this Property. We do feel that any development should be based on no bonusing and should conform with the neighbourhood, say up to a two-storey height. Again, there is no precedent for the proposed development.

We responded by email in 2016 to the City of London regarding the first application. We asked specific questions in our letter which were never answered by the City and which was quite disappointing.

Please confirm by return email that the City of London Planning Department and each City Councillor all have received our objections to this proposed development.

Robert and Dianne Wilson

[REDACTED]

[REDACTED]

Wise, Sonia

From: Dana Bergman [REDACTED]
Sent: Thursday, March 02, 2017 4:00 PM
To: Wise, Sonia
Subject: re: OZ-8624

Hello,

I am writing in response to the proposed zoning amendment regarding 420 Fanshawe Park Road East, with the reference number as indicated above.

As with my previous input, I believe this continues to be a matter of 'spot zoning' to the benefit of developers but not the neighbourhood. My backyard backs onto Fanshawe Park Road, and an apartment complex with a proposed height of 14.6 m would eliminate the privacy of my home, decreasing its potential resale value.

My partner and I remain opposed to the scale of this proposed development, and believe it will irrevocably change the nature of our established Stoneybrook neighbourhood.

Thank you for your consideration,
Dana Bergman, MN, NP-PHC
[REDACTED]

Wise, Sonia

From: Yoonhwa Kim [REDACTED]
Sent: Wednesday, March 01, 2017 11:28 AM
To: Wise, Sonia
Subject: OZ-8624

Hello,

I object to this amendment because this area is single detached house area which looks peaceful and quiet. I want this zone to be kept so people who want to live this kind of area can enjoy this beautiful atmosphere in future. 4 storeys apartment building can alter this landscape so we will lose this unique area. High building apartment could be a beautiful structure if it is not close to detached houses and invade privacy, you need to make special land scape for high buildings. Please don't change zoning and keep this area peaceful and beautiful.
Thank you for city's effort.

Yoonhwa Kim

Wise, Sonia

From: BRISTOL [REDACTED]
Sent: Tuesday, February 28, 2017 5:22 PM
To: Wise, Sonia
Subject: OBJECTION TO OZ-8624 420 FANSHAWE PARK ROAD
Attachments: LORRIES OBJECTION FANSHAWE PARK ROAD.docx

SORRY FORGOT MY ATTACHMENT FOR OZ-8624. Thanks Lorrie Bristol

OBJECTION TO OZ-8624 -420 FANSHAWE PARK ROAD

Plans aren't made to be broken or amended, but rather to be carried out to the best of the city's councillors' ability! Why spend years doing an Official Plan, only to not abide by it?

Applying for a bylaw change is one thing, but to apply for a change of designation in the City's Official Plan is insulting!

Councillors obviously felt our entire area should be R 1-7/Low Density Single Family Homes. Other designations changed when the plan was revised in 2006, but ours remained the same. Why should councillors change their mind now? Did they err in their decision over 10 years ago?

BONUSING SHOULD NEVER BE ALLOWED! It is unfair to surrounding residential constituents and developers to not all be treated equally. I understand, depending on what the developers offer, it saves the city a lot of money!!! Bonusing and rezoning just allows developers to complain rigorously and continually until they get what they want. Roger Caranci stated this basic fact in the London Free Press. In lieu of bonusing, is money paid to the city that is supposed to help compensate the area for having a development shoved down their throats? There is nothing in the developers' Bonus list that benefits us and I assume the in lieu money will find a home elsewhere in the city coffers.

The London Plan is obviously in terrible turmoil. The London Free Press dated Saturday, February 25, 2017 summarizes the city's dilemma in implementing such a contentious plan. This plan should not even be mentioned when we are dealing with OZ-86624. All decisions are still based on London's Official Plan. Obviously, when even London's manager jumps ship or is fired, there are major problems.

I have gone through the Official Plan and there are so many facts that contradict the city to even consider this application, that I am only high lighting a few. Overall, this Plan's policies are to promote development which will enhance the character of the residential area!

Chapter 3- Residential of the Official Plan still in effect states:

3.1.2. LOW DENSITY RESIDENTIAL OBJECTIVES: “Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses (single family homes) are not adversely affected.”

3.2.2. SCALE OF DEVELOPMENT: “Development within areas designated Low Density residential shall have a low rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy.” **THERE WILL BE NO LIGHT AT ANY TIME FOR SEVERAL HOMES. AS WELL ALL TREES ARE BEING REMOVED ALONG THE EAST SIDE OF PROPERTY. ANY TREES LEFT STANDING IN ADJACENT YARDS WILL DIE BECAUSE THE ROOT SYSTEMS WILL ALSO BE DESTROYED.**

“The development of low density residential uses shall be subject appropriate site area and frontage requirements in the Zoning Bylaw. Characteristics of existing or proposed residential uses shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre).” **75 UNITS PER HECTARE IS AN INSULT TO ALL RESIDENTS OF STONEYBROOK HEIGHTS!**

3.2.3 RESIDENTIAL INTENSIFICATION; “Residential intensification projects shall use innovative and creative techniques to ensure that character and compatibility with the surrounding neighbourhood are maintained.” **THE CHARACTER OF OUR AREA IS BEING RUINED!**

3.2.3.2 DENSITY & FORM: “Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.” **OUR ENTIRE SUBDIVISION IS SINGLE FAMILY HOMES!**

“Underutilized sites are defined as those sites that can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood.”

3.2.3.3. NEIGHBOURHOOD CHARACTER STATEMENT: “The applicant shall be required to provide an adequately detailed statement of the compatibility, where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood .

“A well organized and documented understanding of a neighbourhood’s character is an effective tool in assessing the

appropriateness of a proposed change and the implications the change may have on the character of the neighbourhood.” **THE CITY IS NOT THINKING AHEAD!**

3.2.3.5. PUBLIC SITE PLAN REVIEW & URBAN DESIGN: “Site plan proposals will be evaluated to ensure: Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas and other features that may impact the use and privacy of such spaces. The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties and the form and design of residential intensification projects should complement and/or enhance significant natural features that forms part of the site or are located adjacent to the site.” **THERE IS NO WAY THIS BUILDING WILL EVER ENHANCE STONEYBROOK!**

“The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets.” **THERE WILL BE NO SUNLIGHT FOR HOMES ALONG PHILLBROOK WHOSE BACKYARDS ABUT THIS BUILDING!**

“Buildings should be positioned to afford reasonable measure of privacy.” **THERE WILL BE NO PRIVACY FOR MANY OF US WITHIN VIEW OF THIS STRUCTURE!**

“Parking and driveways should be located and designed to facilitate maneuverability on sites and between adjacent sites, and to reduce traffic flow disruption to and from the property.” **THE PROPOSED POSITION FOR THE ENTRY ROADWAY IS IMPOSSIBLE! THERE IS NO WAY, WITH THE STOPLIGHT AT FANSHAWE AND PHILLBROOK AND THE BUS STOP, BOTH A STONE’S THROW FROM THE ROADWAY, WILL IT EVER BE VIABLE FOR CARS TO TURN LEFT. THE LANEWAY IS A TOTAL INSULT TO PEOPLE BACKING ONTO IT!**

3.2.3.8. ZONING BYLAW: 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.” **THE ONLY LAND USE IS SINGLE FAMILY HOMES!** It is intended that the intensification project should meet all Zoning Bylaw regulations; however, there

may be instances when a minor variance is warranted.” **THIS IS NOT A MINOR VARIANCE!**

3.4.1. PERMITTED USES: 420 FANSHAWE WAS NOT ONE OF THE AREAS IDENTIFIED TO BE VARIED . THEREFORE, IT SHOULD REMAIN AS DESIGNATED LOW DENSITY RESIDENTIAL.

3.4.2. “The preferred location for Multifamily High Density Residential designation shall include areas near the periphery of the Downtown Commercial Nodes.” **IF BONUSING IS ALLOWED WITH REZONING THIS IS COMPARABLE TO HIGH DENSITY.**

3.2.3.7. **SUPPORTING INFRASTRUCTURE:** “residential Intensification will only be permitted where adequate infrastructure exists to support the proposed development, including: 1. off street parking and buffering.” (Hastings, Donnybrook and already busy Phillbrook Drive should not have visitors parking in front of their houses. There is no way this building can be satisfactorily buffered.) 2. “Community facilities, with an emphasis on outdoor recreational space.” Jack Chambers School is already filled to overcapacity. 3. “Traffic impacts.” Fanshawe Park Road cannot accommodate a left turn from this complex. The obtrusive roadway proposed on the east property line is too close to the traffic lights and bus stop, and encroaches on neighbours’ back yards.

These are only a few samples of policies from London’s Official Plan that totally demonstrate that the proposed development at 420 Fanshawe Park Road East should not be even remotely considered for rezoning. There are lots of other viable alternatives.

If rezoning is allowed and an amendment is passed to change our designation in Ward 5, apartments could start popping up everywhere a house is sold, using 420 Fanshawe as a precedence.

Sincerely,

Lorraine Bristol,
1562 Phillbrook Drive,
London, Ontario.
Dated: February 28, 2017

Wise, Sonia

From: Anwar Abo-Amer <[REDACTED]>
Sent: Tuesday, February 28, 2017 9:14 AM
To: Wise, Sonia
Subject: 2431602

Hi Mrs Wise,

My name is Anwar Abo-Amer and my wife Eman Abu-Jadoua living nearby the new zoning area(420 Fanshawe park road E). We are strongly not accept any changing in our zoning code R1 to R8. This will effect our privacy, quietness, and demographic. Please we came here because of the above reasons and invest our money to buy a house in beautiful and quite area. So by changing zoning code to allow apartment buildings will creat a lot of change to our life. We are against this change.

Regards

Anwar Abo-Amer
My phone is [REDACTED]

Sent from my iPhone

Wise, Sonia

From: Carolyn Wydeven [REDACTED]
Sent: Sunday, February 26, 2017 2:29 PM
To: Wise, Sonia
Subject: re: OZ-8624

Dear Ms. Wise,

As a property owner in this neighborhood. I don't agree with the high density housing proposal right in the middle of a low density neighborhood. Two story condo development would be much more suitable for this area. I think the city needs to look at the needs of all citizens, and make wise choices when re-zoning. A high density in that location to me does not seem appropriate considering it's location. People choose to buy their homes and hope there values remain in tact. However, this rezoning decision would diminish their value and their backyard privacy, and what right does council have to do this. If the land had been zoned high density and home owners bought that's one thing, but when city goes around and re zones to the detriment of surrounding property owners, I think that is appalling. There are better way to rezone this land. The current request is not acceptable.

Regards,
Carolyn Wydeven
35 Pennybrook Crescent

Wise, Sonia

From: BRISTOL [REDACTED]
Sent: Friday, February 24, 2017 9:50 AM
To: Wise, Sonia
Subject: 420 Fanshawe Park Road

As you know Mr. and Mrs. Poole were pro family, parks and recreation and avid environmentalists. They would certainly be very disappointed to see a 142 unit apartment building on their former homestead.

In residential subdivisions they don't allow windows on neighbouring sides because it restricts privacy. Yet, you seemingly would allow bay windows, large balconies and a roadway looking directly into our backyards, many with lovely pools and park-like settings.

By not allowing access onto Donnybrook or Hastings you are pitting neighbours against neighbours, as Phillbrook Drive is now required to accept your proposed roadway access along the East lot line.

We will lose all those tall beautiful trees and gain a high noise level,(cars motorcycles, service vehicles fire and ambulance) and an environmentally negative, street lit roadway which nobody wants so close to our backyards.

There has been no talk of an 8 ft. - 10 ft. wooden fence/wall on the east lot line. Also our homes and yards will experience a huge shadow and reduced sun exposure.

We see operational deficiencies along Fanshawe and view the proposed left turn as dangerous, not to mention the impact the bus stop and very nearby stop light at Phillbrook Drive will have. Also we will be experiencing an increase in traffic along Phillbrook with the new business plaza being built on Phillbrook and Adelaide, which will impact a right turn to an already stressed street light at Phillbrook and Fanshawe.

I think this whole plan should be downsized to a more suitable residential alternative.

Sincerely,
Frank Cammaert,
1562 Phillbrook Drive,
London, N5X 2S4

Wise, Sonia

From: Zcjsport [REDACTED]
Sent: Thursday, February 23, 2017 2:08 PM
To: Wise, Sonia
Subject: Disagree for the project

Dear Mrs. Sonia Wise,
How are you doing? This is Changjie Zhao, the house owner of 43 Cumberland Crescent.
I completely disagree the project of zoning by law (OZ-8624) for the safety reason in my community.

Thank you!

Sincerely,
Changjie

Sent from my iPad

Wise, Sonia

From: BRISTOL [REDACTED]
Sent: Thursday, February 23, 2017 11:50 AM
To: Wise, Sonia
Subject: OZ-8624

The building plan #OZ-8624 has now been revised? The neighborhood's concerns regarding this development, with the strange exception of Hasting and Donnybrook Road, have been largely ignored. There are many viable options for this site that seem more acceptable and appropriate, than this huge ill-fitting apartment complex to be situated in the midst of predominately large single family homes. OZ-8624 could have been a better fit on the church property at the corner of Adelaide and Phillbrook (Grenfell) Drive where apartments, condos and townhouses are already the norm! Instead, an unwanted large business complex has been approved, to back onto an already long-established business area. This complex could have been more suited and desirable if it was being built on the 420 Fanshawe property!

The squeaky wheel gets the grease for both approvals and bonuses. As Roger Caranci was quoted recently in The London Free Press, "It just goes to show that you can come into the city, flout any bylaw you want, do what you want until they change the laws to support you."

Sincerely,
Carole Valliere
601 Grenfell Drive,
Unit 52.

Wise, Sonia

From: Lisette Bezner <[REDACTED]>
Sent: Tuesday, February 21, 2017 11:23 PM
To: Wise, Sonia
Cc: Salih, Mo Mohamed; Squire, Phil; Ridley, Virginia; Armstrong, Bill; Helmer, Jesse; Hopkins, Anna; Tomazincic, Michael; Usher, Harold; Morgan, Josh; van Holst, Michael; [REDACTED]; Zaifman, Jared; Hubert, Paul; Turner, Stephen; Park, Tanya
Subject: Fw: Petition to oppose the rezoning/and official plan amendment for 420 Fanshawe Park Rd. E. (Case No. OZ-8624)

Good evening:

I received today a notice of revised application to amend the official plan and zoning by-law.

I would like to confirm that I am opposing this intent and demand that my representatives continue to listen to its citizens. We have repeatedly said no to this plan and will continue to do so.

Furthermore, there are other properties for sale on Fanshawe Road and the amendment in question will result in huge impact to school sizes, and the quality of life in this area.

Please see below letter dated July 5, 2016 for further details.

I kindly request that you decline the request for the change.

Please reply back with your receipt of this email as well as your comments.

Sincerely,
Lisette Bezner

Sent from my BlackBerry - the most secure mobile device - via the Virgin Mobile Network

From: [REDACTED]
Sent: July 5, 2016 11:03 PM
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; [REDACTED]
Cc: stoneybrookneighbours@gmail.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 Councillors:

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: Bonnie Gurgul <[REDACTED]>
Sent: Tuesday, February 21, 2017 7:33 PM
To: Wise, Sonia
Cc: Cassidy, Maureen
Subject: Revised Application for 420 Fanshawe Park Rd. E. OZ-8624

Good Afternoon Sonia,

My name is Bonnie Gurgul and I reside at 1563 Philbrook Dr. Our property backs onto 420 Fanshawe Park Rd. I am writing to express my concerns about the proposed development.

Firstly, Phillbrook Drive has become incredibly busy especially at peak times such morning and evening rush hour. There are only 2 sets of lights that service this entire neighbourhood - ours and Jennifer Road. With Adelaide St. being only one lane each way, most commuters from the Uplands neighbourhood are cutting through to our set of lights to reach either Adelaide or Richmond St. We even have friends who live in the Glenora neighbourhood who have told us they use Phillbrook Drive as a shortcut daily. During the morning rush, I have a lot of trouble exiting my driveway. I cannot imagine how much busier 142 units will make our street.

Secondly, the increase in traffic increases the noise level significantly especially during the warmer months when Phillbrook Drive is busy all day and night. With 142 additional units and perhaps even with 2 vehicles apiece, the noise level will increase drastically.

Thirdly, we are very concerned about fencing. In reviewing the revised plans, we have yet to see the proposed fencing between our property and the new development. Presently, we have a 4 foot chain link fence in the rear of our yard. Should the revised plan be accepted, we expect the developer to build a fence/barrier similar to that on Fanshawe Park Rd. so that we may maintain the same level of privacy we have now and reduce the amount of noise that will come from the fact the proposed plan has a roadway immediately next to our yard. There are also safety concerns with residents or visitors of the new development trespassing into our yard which has both a pool and a gazebo should a fence/barrier not be built. We certainly will not be building one at our expense. We have heard that the developer intends on keeping the chain link fence and merely planting cedar hedges. This is unacceptable for the reasons I noted above.

Lastly, our biggest concern is water drainage. Our property is the most low lying property of the homes immediately surrounding ours. We have installed a sump pump at our own expense many years ago to deal with the flooding that occurs regularly. I cannot tell you how many hours a day we deal with this issue. With the green space absorbing most of the water, we are able to deal with the flooding without serious damage to our property although this has taken years to figure out and cost tens of thousands of dollars due to our basement flooding multiple times. The sump pump is running 24 hours a day 7 days per week in the spring, summer and fall. We are concerned that with the developed land, the water will not have anywhere else to go and will flood our property, the cost of which we expect will not come out of our pocket.

As for questions, we would like the developer to tell us how many trees they intend on preserving. With green space disappearing everywhere now, this is one of the few areas which has an abundance of trees and wildlife.

Thank you for your time,

Bonnie Gurgul



Wise, Sonia

From: Allan Lloyd [REDACTED]
Sent: Tuesday, February 21, 2017 6:14 PM
To: Wise, Sonia
Subject: Revised application by Ontario limited # 2431602 /file # oz-8624

Dear Sonia Wise

I again received notice of a planed revision for building multi family residences on the former Pool property on 420 Fnnshawe Park road London Ontario I again am objecting to the amended plan to erect high density housing on this site !

The city plan does not allow any thing but single family homes to be built on the said site . I am sure that you are aware of this official plan . I again express dismay to any high density build in this area . I worked hard all of my life to live in an area free from any more high rise or semi high rise residences . Please do not allow this to happen .. Sincerely Allan Lloyd
Sent from my iPhone470 Billybrook Cres . London. N5X2Y8

Wise, Sonia

From: Dinal .Peramune <[REDACTED]>
Sent: Sunday, February 19, 2017 9:42 PM
To: Wise, Sonia
Subject: Fwd: Notice of Revised Application - 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner

Hi Sonia,
I sent this email to your inbox and it got returned.
Trying again

Dinal Peramune.
38, Donnybrook Road
London ON,
N5X3C8.
H - [REDACTED]

----- Forwarded message -----

From: Dinal .Peramune <[REDACTED]>
Date: Sun, Feb 19, 2017 at 12:24 PM
Subject: Re: Notice of Revised Application - 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner
To: "Horne, Sharon" <shorne@london.ca>, soniawise@london.ca, Anna Hopkins <ahopkins@london.ca>, Bill Armstrong <barmstro@london.ca>, Harold Usher <husher@london.ca>, Jared Zaifman <jzaifman@london.ca>, Jesse Helmer <jhelmer@london.ca>, Josh Morgan <joshmorgan@london.ca>, Maureen Cassidy <citycouncillors@london.ca>, Michael van Holst <mvanholst@london.ca>, Mohamed Salih <msalih@london.ca>, Paul Hubert <phubert@london.ca>, Phil Squire <psquire@london.ca>, Stephen Turner <sturner@london.ca>, Tanya Park <tpark@london.ca>, Virginia Ridley <vridley@london.ca>, mayor@london.ca

Mayor Matt Brown, The City Councillors, Sonia and Sharon

I read this new amended application with a mount of dissatisfaction and surprise,

Our objection for the previous application for the development of 420 Fanshawe park Road was build on critical factors that could influence and damage the London City neighbourhoods structure in the Stoneybrook area. Also, the objections were raised with actual facts and a level of decency expecting positive response from the Investor looking in to those concerns with dignity and honesty and the same level of decency that the neighbourhood expressed. The new proposal shows that the Investor has just done a modification to the structure and not adjusted in to the neighbourhoods concerns.

There were Key areas that were expected to be adjusted, if another proposal to be proposed to the city and the neighbourhood and amongst them;

1. Population density (which was a key point). - This property is assigned for single family dwelling, the neighbourhood is assigned for single family dwelling. And in the city planning how could you allow to build a multi residential building in the middle of a single dwelling neighbourhood that do not have the infrastructure to support?

If they are still trying to fill in the same number of units (142) by loading the property in some way to fulfill their business expectations. This new proposal shows the disrespect the investor has shown towards the neighbourhood and even towards the city representatives.

2. Damage to the Equilibrium

With the second proposed 142 units the population will be loaded to a level that could not support the neighbourhood; That will damage the consistency of the livelihood and the lifestyle of the area.

3. Water Bed Issues

In our neighbourhood the waterbed is at a very high level. During the rainy season the sump pumps do work every time to sump out the water still stuck there. However, is it not in a danger level at present as there is no block in the water bed towards south side. If this building is to be erected it will totally block the water from draining toward the south where the river bed is. And this could lead to basement flooding etc. Will the city take responsibility if such happens in the future and will the city take responsibility of the direct and indirect damage to the property value?

I have these concerns and many more that I feel very strongly. I'm sure every other in my neighbourhood has the same, similar or other concerns that the neighbourhood expressed but the Investor has not addressed or even thought to address.

As respectable city representatives, I'm confident that you understand the investor's motive with this second proposal is merely to have as many units as possible to achieve their profitability. It is evident by this proposal that they just are trying to accomplish that only. They do not care about the City, the Neighbourhood, Neighbours' problems, city problems, Nature or anything else. They will build this, sell it and move on. We as residents and you as city representatives will have to live with it.

But, as city representatives I know your commitment is to make the city a better place. While we are not against development, we want it to be reasonable and not to be biased towards one side.

I personally am not against development of this property while preservation of the neighbourhood and its priceless nature value. Ideal development in this property could be single detached or semi detached homes. And I suggest the city to provide this idea to the investor so that we all will be able to agree as decent, respectable mature citizens of City of London.

Thank you!

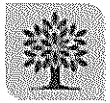
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38, Donnybrook Road
London ON,
N5X3C8.
H [Redacted]

On Wed, Feb 15, 2017 at 1:48 PM, Horne, Sharon <shorne@london.ca> wrote:

Please see the attached liaison for the above-noted application. **Please contact the Planner listed on the notice if you have any questions.** Thank you.



London
CANADA

Sharon Horne

Customer Service Representative

Planning Services

City of London

206 Dundas St., London, ON N6A 1G7

P: [519.661.4980](tel:519.661.4980) | Fax: [519.661.5397](tel:519.661.5397)

shorne@london.ca | www.london.ca

Wise, Sonia

From: [REDACTED]
Sent: Sunday, February 19, 2017 4:32 PM
To: Wise, Sonia
Subject: Applicant 20431602 Ontario Limited (420 Fanshawe Park Road East)

This is an objection to the proposed amendment changing Zoning By-law Z-1 from a Residential R1 (R1-7) Zone permitting single detached dwellings to a Residential R8 Bonus Zone.

It will reduce surrounding property values (where taxes are high) and impede traffic in an area that is at a max limit for traffic flow and collisions.

Sincerely,

Gerald Symonds
35 Nanette Drive
N5X 3L7

Sent from [Mail](#) for Windows 10

Wise, Sonia

From: Cathy Sunstrum <[REDACTED]>
Sent: Wednesday, February 15, 2017 10:08 PM
To: Wise, Sonia
Cc: Cassidy, Maureen; Squire, Phil; Stoney Brook
Subject: FW: Notice of Revised Application - 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner
Attachments: OZ-8624 - S. Wise (Revised App.) - 420 Fanshawe Park Rd. E., (Ward 5).pdf

Hi Sonia,

I have read this new proposal.

We live in a low density neighbourhood with infrastructure to support low density. There is no infrastructure to support this change equitably and safely.

Please see my notes below July 07, 2016 re the previous meetings/discussions. I still have the same objections to this new proposal.

I understand you have to consider all applications but I am disappointed that the city cannot say no to this proposal earlier in the cycle. The residents do not want this change.

I expect my City to represent my neighbourhood well. You know how the residents feel about this amendment. We want to maintain our *low density* designation.

420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Single family homes would be acceptable.

Thank you,
Cathy Sunstrum

APPLICANT:

2431602 Ontario Limited

LOCATION:

420 Fanshawe Park Road East - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to permit a four storey apartment building with a total of 142 residential units.

POSSIBLE AMENDMENT:

Change Official Plan land use designation from Low Density Residential to Multi-family, Medium Density Residential.

Change Zoning By-law Z.-1 from a Residential R1 (R1-7) Zone which permits single detached dwellings, to a Residential R8 Bonus (R8-4* B_) Zone which permits apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior

citizen apartment buildings, emergency care establishments, and continuum of care facilities. A bonus zone is requested to permit an increased density of 100u/ha, and a building height of 14.6m in return for enhanced building design, enhanced landscaping, universal accessibility and the provision of underground parking.

My note from July 07, 2016

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/compliment 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.

From: "Horne, Sharon" <shorne@London.ca>

Date: Wed, 15 Feb 2017 18:48:19 +0000

To: "Wise, Sonia" <swise@london.ca>

Subject: Notice of Revised Application - 420 Fanshawe Park Rd. E. (Ward 5) - OZ-8624 - Sonia Wise, Planner

Please see the attached liaison for the above-noted application. Please contact the Planner listed on the notice if you have any questions. Thank you.



Sharon Horne
Customer Service Representative
Planning Services
City of London

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