

Please post this feedback to the public file for the July 17 - PEC Meeting and provide confirmation.

T. Park & Members of the Planning & Environment Committee - OZ 8053 - This proposed planning feedback is only directed at the SDU's which are consider Accessory Structures in the Planning Doc.

1. **Storm Water Management Leadership Lacking** - a typical primary dwelling in London is 2400 sq ft. and has gross floor area footprint of 1250 to 2400 Sq Ft (1 or 2 storey's) . This puts the proposed limits of the approved accessory SDU structure at 800 to 1500 SQ Ft (1 or 2 storey's) with the 40 % planning total limitation.

>> **Problem** - the additional storm water thrown off by this structure would be 5 to 8 cubic meters of water in a fast storm of 40 MM of rain like last Saturday @ Sunfest - enough to fill a small swimming pool half full. Neighbours to the SDU should not be absorbing this kind of flood risk to promote densification , this should be recognized in the planning document.

>> **Reco** - All site plans approved for Accessory Structure - SDU's should have a master planning direction to absorb and manage their own storm water via - French - passive drains or City approved PDC's on the same property as the Primary dwelling sponsoring the SDU. **Remember** - London is one of the few major cites where the By Law enforcement team does nothing with respect to lot drainage issues and conflicts - an adjacent owner must prove damage and pursue legal action - Fix this with SDU planning doc.

2. SDU's on City Un-assumed Back Lanes - Bill 140 specifically recognizes and cautions municipal planners on placement of SDU's in Flood Prone or areas lacking City services. City of London un-assumed back lanes have ZERO services with respect to lighting (safety) / storm water management / trees / parking control / snow removal or emergency services. A fire truck or ambulance would not have ingress or egress access to almost 100 % of London's 400 back lanes as they are only 12 ft wide and tighter on the corners. Developers will target " Lane Houses " here with this policy.

>> **Problem** - Storm water from accessory SDU's channeled to the back lane would be a disaster (see No # 1) above . These lanes are lower and channel to water to low points on other owners properties. No emergency service access to SDU's is a huge safety risk . The planners are recommending NO ADDED site plan approval on additional parking for these SDU's . This is a huge problem for accessory SDU adjacent these lanes as tenants and visitors will simply park half blocking the lane , which has no parking control . They do this in my back lane regularly.

>> **Reco** - This planning document should be amended to prohibit accessory SDU's adjacent un-assumed back lanes pending further review of the safety and service issues on these lanes **OR** the City of London re- assumes any back lane with the 1st SDU approval on a lane by lane basis and provides full services to support this densification and stops pretending to manage this under the umbrella of Lane BY Law A6168 .

THXS - Chris Butler - 863 Waterloo St - London , Ont - I'll try to make the meeting on Monday - July 17 - 4;30 to clarify the above.

Experience - Bishop Hellmuth - Back Lane Team Lead for 10 years .