

Presentation to Planning Committee

City of London

July 16, 2018

RE: Tricar Proposal Block 7 UWO/Gibbons Wetlands

Our association has followed development for over 20 years, much of which dealt with the above area. Our association covers the block from Richmond Street and Fanshawe Park Rd. north up to Sunningdale Road across to Adelaide Street down to Fanshawe Park Rd. back along to Richmond.

The OMB decision of 1998 stemming from protecting the Area Moraine Wetland Complex, denoted Block 7 would be zoned as Medium Density. No blocks zoned north of North Centre Road were zoned any higher than medium density. High density was in place south of North Centre Road.

The decision reflected the planning principal of gradual increase in densities i.e. high to medium to low, and vice versa.

The Board stepped density accordingly i.e. high residential density along Fanshawe, directly behind the existing commercial development. Then medium density north of North Centre Road leading to the low density residential neighbourhoods already constructed

The developer of the time who held residential high density property requested a reduction to medium density, as the market reflected little uptake of high density residential in this area at the time. His request was granted and the townhouses proceeded. The end result was a density of low to medium, bordering closer to low density.

To our knowledge, within the Assoc. boundaries, there is nothing built therein which is deeper than a standard residential basement.

All commercial buildings were built slab on grade, due to the high water located throughout the block. This includes Sobeys, Home Depot, Jack Chambers School, and all commercial development directly across from Masonville Place i.e. Loblaws, Chapters etc.

This is due to the high water table located with this parcel of land. In addition, some construction ran into bedrock just below the water table. This block was formed partially by glaciers together with aggregate gravel. This mix allows water to move freely, flowing down through the subject site.

We provide this information as it is important this situation of downzoning is not a problem made by the community. It is a problem created by acquiescence by the city to a developer due to market conditions. Rather than hold, the developer chose to build, profit and move on.

We find ourselves in a similar situation now. Market conditions changed so that high density projects are hot, and a developer who purchased the property is requesting upzoning to take advantage of the market.

However, the City's responsibility is good planning, already put in place by the OMB. It is also the obligation of our elected officials to uphold good planning principles. And we know more about this property than 20 years ago.

There has been a lot of talk about the corner of North Centre Road and Richmond Street recently. If one cannot build high density there, then where can it be accommodated?

High density of this scale and proportion can be accommodated somewhere where the proposal does not affect shadowing almost all its neighbours (and right up to Sunningdale); somewhere where an existing community's well water supply will not be at risk; somewhere where the building is not overwhelming to the neighbourhood; somewhere where construction itself will be problematic simply due to get and hydro technical issues, which are well known.

Of critical importance is the reliance of Uplands residents who still rely on well for their water needs.

In an earlier construction activity, some Uplands residents noted some tainting of their wells. Unfortunately, their wells had not been tested prior to the beginning of construction.

While Tricar made efforts to change their footprint, it remains too intrusive in terms of shadowing, privacy and density. In fact, it is more intrusive on the landscape with various steps, which perhaps detrimentally would affect the high water table even more. If any development is approved, ensure the Uplands wells are tested prior to 1 shovel going into the ground, and that appropriate monitoring by the City is established and closely followed.

Our Assoc. does not support the proposal to increase from medium density to high density for this Block.

We request it be referred back to Planning Staff to follow for geotechnical testing, in particular relating to water and bedrock.

If the proposal proceeds as is, significant dewatering is likely, which in turn lowers the water table and places the Uplands water supply at risk. More land involve more intense dewatering occurs.

In areas such as this is i.e. where a high water table is known, and all previous development was predicated w this in mind e.g. slab on grade, nothing higher than 5 stories etc., it is inconceivable Planning Committee would proceed as outlined.

We also do not support approving applications within this block (as per the Poole residence at 420 Fanshawe) subject to geotechnical studies to follow. This block of land screams geotechnical be provided in conjunction with any application of development.

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Stoneybrook Heights/Uplands Residents Association