

From: Gordon Payne

Sent: Saturday, January 05, 2019 7:45 PM

To: Lysynski, Heather <hlysynsk@London.ca>

Subject: Re: Z-8945 for 536 and 542 Windermere Rd. - Please include in the PEC agenda

Dear Ms. Lysynski,

My family and I have lived on Orkney Crescent since 1991. It is a pleasant neighbourhood that has matured since we have lived here and has developed a pleasing aesthetic with several tall trees and well-kept properties. We are very concerned about the negative impact this development will have on our quiet neighbourhood.

One of the reasons we selected this area to live was the lack of proximity to any tall buildings or commercial centres. No one could have imagined that our City would even remotely entertain the idea of levelling two homes in our neighbourhood with beautiful and well-treed lots in favour of the proposed development. Very clearly, this is an ill-conceived idea that should never have even been considered. The fact that this proposal was not refused outright has caused undue angst and stress for the many residents in our area.

A cynic would say that the City's mouth is watering over the prospect of those huge development fees and is willing to overlook the obvious flaws of the development and the concerns of the local residents. I hope this is not the case, although I've heard many of my neighbours echo the concern.

The proposed development seems more like a thinly-veiled university residence than the family-friendly complex that it is being pitched as. Where does one begin to describe the obvious flaws with this development? Here are some of our major concerns:

Concept

Placing something like this immediately adjacent to several London homeowners is just wrong. Those nice people will see their property values plummet and that is highly unjust. They will no longer see a quiet property with trees next door - they will see concrete walls and cars. They will no longer be able to open their windows at night. They will no longer see the morning sun. They will no longer hear birds - they will hear student parties. These buildings are too big and too high for the available property and there is inadequate buffer space in the proposal.

We all know that there must be progress and that London needs more housing, but the decisions on where these developments are built need to be tempered with good judgement and common sense. I wonder if you would want this eyesore built beside your home? If you would not, then why would anyone else?

Nature

The stand of mature trees on the properties in question are the home to many birds and animals in our neighbourhood. I have documented over 80 species of birds in our immediate area. Great Horned Owls roost in the tall spruce trees on the westernmost property and I have seen and heard several species of songbirds in that yard while walking over to pick up my mail. Those will be wiped out by this development. A sad statement for the Forest City.

Parking

It is certain that many of the residents will have cars, as will their visiting guests, totalling a number far in excess of the number estimated in the submission. According to the proposal, "A total of 25 surface parking spaces are proposed." Where will all of these cars be parked? I cannot understand how the City can entertain such a ridiculous proposal.

When I built my dental office in 2015 on Adelaide Street, I was required by the City to have 27 parking spaces, even though no more than 10 spaces are ever required at any given time. So, my dental office would actually have more parking spaces than this proposed development.

Where will all of these extra vehicles be parked overnight? Let's look at the options:

- 1) Along Windermere Road – No parking allowed there.
- 2) Ivey Spencer Leadership parking lot – That will likely be the first place, but UWO will likely put a stop to that fairly quickly.
- 3) Scouts Canada parking lot – Not likely to be tolerated there either.
- 4) Orkney Crescent, Angus Road and Brussels Road with access via two walkways onto Windermere Rd.

As I live on Orkney Crescent, I do not wish to have vehicles constantly parked in front of my home, nor do my neighbours. Myself and other residents are concerned for the following reasons:

- 1) Those areas are meant for our own occasional guests – day or night.
- 2) Parked cars will prevent proper personal and City of London snow removal in the winter.
- 3) Several parked cars also pose a threat for playing children, as driver visibility will be reduced.
- 4) Parked cars also interfere with garbage pick-up, lawn-cutting, etc.
- 5) People walking to and from their cars late at night will cause unnecessary noise and be a disturbance for homeowners, especially those whose homes are proximate to the walkways.

The developer has, in fact stated that, "Given that there is no on-street parking on Windermere Road, should additional temporary parking be required (i.e. for a social event), on-street parking is available to the subject lands on Orkney Crescent, Brussels Road, and Angus Court, accessible via the pedestrian sidewalk connections to the east and west of the subject lands."

It therefore appears that even the developers have recognized that their project does not have enough parking spaces. What local resident could possibly find this acceptable? Would you or any other City planner want vehicles constantly parked in front of their own homes?

I look forward to attending the public participation meeting on January 7th, where I hope to see my City officials rise to the occasion and do the right thing. This proposal either needs to be dramatically scaled down, so that an appropriate number of parking spaces can be planned, or the rezoning application denied.

Please feel free to contact me if you have any questions.

Sincerely,

Gord Payne (70 Orkney Crescent)

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