

November 20, 2012

Chair and Members  
Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, ON

Re: OZ-8003 – 450 Oxford Street West – November 26, 2012 Committee Meeting

I remain concerned about this application due to the Significant Woodland on the site.

On Nov. 16<sup>th</sup>, I received a copy of the 23-page EIP report and read it. On Nov. 17<sup>th</sup>, I walked across the bridge to London Mall and counted 16 male Mallard ducks swimming with their female partners on East Mud Creek. There were no birds singing because of all the cutting down of trees. Today, Nov. 20<sup>th</sup>, Bluestone/Old Oak Properties began cutting down the trees at 450 Oxford St. West.

Tree Preservation: A Tree Preservation report should be a condition of approval so that the loss of trees can be avoided. This is a bare minimum because the site contains a Fresh-Moist Bur Oak Deciduous Significant Woodland (as identified in the Environmental Impact Study). I disagree with the glib assessment of the EIS that the woodland is too small to warrant protection because it is disconnected from the rest of the woodland to the south and east “by grass that ranges in width from 10 to 15 m along the eastern edge of the forest.” Have the boundary delineation guidelines been applied to this site?

Setbacks: If this application is approved, I support a requirement for maximum front and exterior side yard setbacks to ensure the building is constructed close to the street edge. This should also be implemented to minimize the number of trees lost.

Site Plan matters: The EIS states that “storm water will be captured and treated on-site through the integration of rain gardens and/or bio-swales with direct release into Mud Creek/Trott Award Drain. A storm water management plan will be developed during the Site Planning Phase.” If this application is approved, I believe there should be a public site plan meeting so that Committee and Council are satisfied there is no negative impact on the Creek. An Environmental Assessment was underway for this watercourse but it has been put on hold, for reasons unknown to me and other residents in the area.

Another issue that has been raised is parking. The parking plan and its impact on the woods is of interest and can best be reviewed at a public site plan meeting.

I wish to be notified of the decision of Council in this matter.

Sincerely,

Jean Johnston  
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