

Bill Day  
1277 Hastings Drive  
London, ON  
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Wednesday, February 27, 2019

Craig Smith  
City Planner

Dear Craig

My sister and I own a property that backs directly on to 307 Fanshawe Park Road, a property for which a new development proposal is being considered. I would like to make you and the Planning Committee aware of some concerns we have.

First, we fully understand the desire and need to develop this property. It has sat vacant for many years in a valuable part of the city, a developer paid a lot of money for it, and something needs to be built.

However, it is my belief that the current plan is unacceptable for a number of reasons:

1. The type of building proposed does not fit with either the existing zoning designations which allow for 60 units per hectare (Official Plan 3.2.3.2 and Bylaw 9.2 R5) nor does it fit with the current single family residential neighbourhood that exists. While I understand that the city, and indeed most urban areas, are promoting intensification, that should not mean a dramatic change to the existing character of the neighbourhood.
2. The height of the proposed structures will seriously impact on the privacy of the surrounding homes, homes that have existed for 40 years. Backyards that have been private will now have tenants from these buildings looking down on them, changing the whole dynamic of backyard barbecues, private family gatherings, and the feeling of having your own private space. Structures that are the same height as existing houses would not cause this problem.
3. Privacy is also threatened by the proposed removal of trees. For example, there is a beautiful cedar hedge put in by a previous owner that has for years provided privacy for all, including 307 Fanshawe Park Road. The proposed plan calls for the removal of most of this hedge, which has grown now to a substantial height. Looking at the plan, I cannot see why this hedge should need to be removed as it is on the edge of the

- property. Leaving it as it is would go a long way to easing concerns about privacy. There are a few other large mature trees that do not seem to be in the way of any construction that should be left as well, provided that they are healthy (See Bylaws regarding Tree Preservation).
4. Finally, our lot is one of the ones that will be most significantly impacted by issues involving groundwater drainage. The property slopes down in the south west corner of our property where it meets with the Lincoln property. A storm drain is located there so the water is channelled there. An change in drainage – due to a an increase in cement and pavement causing an increase in run off, due to less grassland and treed areas to absorb water, due to piles of snow in the winter that will melt – will all have a serious negative impact on both our property and the property owned by the Lincolns. (See Bylaws Section 9 Table 9.3 and the Official Plan 11.1.1.2x)

I am aware that the Old Stoneybrook Community Association has submitted a report, but as a homeowner who will be seriously affected by this development, it is important that I voice our concerns as well.

Thank you for taking time to consider these submissions.

Sincerely,  
Bill Day  
1277 Hastings Drive