

## Appendix A – Public Engagement

### Community Engagement

#### *Draft Plan of Vacant Land Condominium*

#### Notice of Application

On September 19, 2018, Notice of Application was sent to property owners within 120m of the site area. Notice of Application was also published in the Public Notices and Bidding Opportunities section of the Londoner on September 20, 2018.

#### Notice of Public Meeting

On December 12<sup>th</sup>, 2018, Notice of Public Meeting was sent to property owners within 120m of the site area. Notice was also published in the Public Notices and Bidding Opportunities section of the Londoner on Thursday December 20<sup>th</sup>, 2018.

At the time of the preparation of this report, there was a total of:

- 1 written response

#### **Summary of Comments:**

The e-mail was provided to advise staff of a number of trees and existing vegetation growing along the fence line which are causing impact to abutting vegetation, fencing, and structures on private property. The letter advised that vines/shrubbery are invasive and need to be removed from behind my property and also from adjacent properties and permanently eradicated so as to stop existing and future spread and damage which will increase over time.

#### Response to Public Concern

Through the Site Plan Control Approval process the applicant is required to provide a landscape plan and tree protection plan. Staff will review the plan to ensure that any invasive or un-safe vegetation is removed and replaced with appropriate species in accordance with the Site Plan Control By-law.

Telephone & Written	Written
	Ivan Lister (email)

#### **Agency/Departmental Comments:**

UTRCA - The UTRCA has no objections to this application.

Bell Canada – No Concerns

Hello Sean. Hope you are doing well.

As per the notice dated September 19, 2018, please accept this message as my formal comments to the draft plan of vacant land condominium, registered plan No. 891 located at 7 Annandale Drive. I may have additional comments as this project progresses.

The existing tree growing on the vacant property behind 26 Friars Way (my home) is encroaching on my property and causing damage to existing trees and structures. This damage will continue to increase with time if it is not removed.

The existing vines/shrubbery growing along the fence line continue to cause damage to the boundary fence and structures on my property. They are also affecting the health and survival of existing trees and vegetation on my property. These vines/shrubbery are invasive and need to be removed from behind my property and also from adjacent properties and permanently eradicated so as to stop existing and future spread and damage which will increase over time.

There is a large Norway maple tree along the fence line of the vacant property at the corner of 26 and 22 Friars Way that is damaging the fence and will encroach onto my property and also damage the private fence between our two homes. This tree is currently overtopping and affecting the growth of existing plants on my property and damaging my neighbour's property line fence. This tree should be removed.

I can provide you pictures if you wish.

Please let me know if you have any questions or if you require additional information or pictures of existing conditions/damage.

Cheers,  
Ivan

### *Site Plan Control*

#### Notice of Application

On June 13<sup>th</sup>, 2018, Notice of Application was sent to property owners within 120m of the site area. Notice of Application was also published in the Public Notices and Bidding Opportunities section of the Londoner on June 21<sup>st</sup>, 2018.

#### Notice of Public Meeting

On December 12<sup>th</sup>, 2018, Notice of Public Meeting was sent to property owners within 120m of the site area. Notice was also published in the Public Notices and Bidding Opportunities section of the Londoner on Thursday December 20<sup>th</sup>, 2018.

At the time of the preparation of this report, there was a total of:

- 1 written response

#### **Summary of Comments:**

The e-mail sought clarification for what development was proposed, if there was the request to increase the number of units and to increase the number of storeys, and expressed that they were indifferent to the architectural style however they seemed modern.

#### Response to Public Concern

The notice of site plan application was to inform of a site plan application received in Development Services. The proposal is for fifteen (15) units of single family detached

dwellings on the internal area of the site in the form of a Vacant Land Condominium. The site plan application is currently under review. The total number of units should not increase or decrease, and each unit is proposed to be 1- 2 storeys in height (2 storeys in the maximum permitted in the zone).

Telephone & Written	Written
	Jason Eddy (email)

Good day Vanessa,

I'm writing in relation to the notice of application for approval of a site plan control application. I understand this specific request is in relation to the 15 units within the inner perimeter of the development at 7 Annadale Dr. which are the "condo" units. Can you please tell me in plain terminology what change is specifically being sought by the developer? Or, is this simply a notice that the developer intends to build those 15 units in the style as attached to the notice?

I was under the impression that the building style would match the existing residential/architectural design, whereas this design, as it appears on the black and white sketches, seems modern and contrary to the existing neighbourhood. Ultimately, I don't have the strongest opinion about this design one way or another. My primary concern would be if the developer was seeking to increase the number of units, increasing how many stories they can be etc.

Thank you for your time,

Jason Eddy