

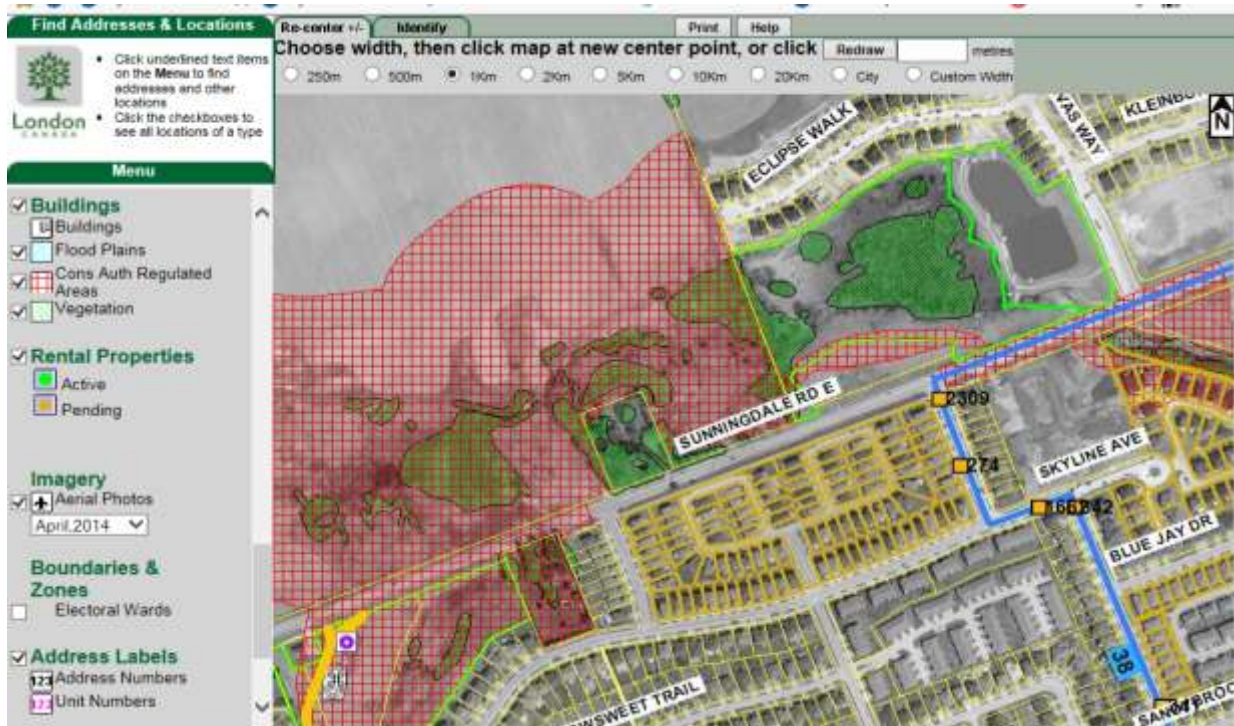
Dear Ms. Debbert:

The points below are concerns and questions for the proposed Zoning By-Law Amendment for 348 Sunningdale Road East that must be raised by the Development Services.

1. Two, three-storey, seventeen unit townhouses on this once single-family property will be out of character and will diminish the setting of the single-family one and two storey homes surrounding this property.
2. Although Westchester Homes has provided the Tree Study, there will be inevitable damage to trees when digging for sewers and the entire infrastructure, the impact of heavy machinery for such an enormous project on the size of this property, which to this date, still have healthy large trees. The surrounding vegetation provides habitat for birds, butterflies and bees, which the Applicant deems to be cleared. Will the Landlord of #348 Sunningdale Road guarantee that the residents of 17 unit 3 storey townhomes be respectful of the Protected Lands that surround them?
3. That the Upper Thames River Conservation Authority be kept informed of any future encroachment into the protected areas as the builder had tried to do prior to submission of this application.
4. Should these tall and overbearing townhouses be built, who is to oversee the continued maintenance of the property and buildings so that they do not fall into decline and become an eyesore?
5. The proposed one shared driveway from the 17-townhouse development leading onto Sunningdale Road will cause increased traffic onto Sunningdale and cause more concerns for vehicles turning from Lindisfarne onto Sunningdale Road both West and East directions, and vehicles turning left from Sunningdale onto Lindisfarne.
6. In the Report, mention is made about bus connection for proposed residents but does not disclose the closest stop is Bluebell, which is a 5-minute walk, crossing Sunningdale Road to sidewalk on the south side without a Pedestrian crosswalk or light. Monday to Friday the bus system runs only every 30 minutes and the last bus is at 9:53 pm and on Saturday; the last bus to the Bluebell stop is at 5:45pm. On Sundays and Holidays the bus runs only every hour and the last bus is at 5:53 pm.
7. When Sunningdale Road is widened in the future, which no one anticipates will be the correct means of solving transportation problems in London, the frontage of property #348 will be cut back for widening of the roadway. The road widening will inevitably destroy some of the frontage trees leaving the rear of the first set of townhouses facing the neighbours of Sunningdale Road to the South.
8. The Applicant has mentioned that seventeen-unit townhouse development will have garbage collected privately. What type of assurance will Upland Residents have that the system will be efficient and not overflowing bins causing refuse to be blown onto surrounding properties?
9. On page 11 of the Planning Justification Report, the mention of "bat boxes to ensure bat habitat is preserved"... the issue will be the trees and disruption of the surrounding natural habitat by such a massive structure to the site where the trees have provided excellent habitat for a variety year round and migrating bird species. Bat populations are not the concern in this neighbourhood.
10. The natural flow of wildlife and birds, which inhabit the area, will be disrupted.
11. Does the City of London need the cramming of seventeen three-storey townhomes on a once single-family dwelling? Does the London Plan need to

include demolition of more large trees and filling the green space with cement and chip rock? Does the City of London want to increase the amount of vehicle and pedestrian traffic in an area that is not supported by mass transit?

The two maps following are to demonstrate that the Plan of 2014 showed the area of #348 to be surrounded by regulated area by the Upper Thames River Conservation.



Unfortunately, the City of London has forgotten where this property began and only in four years, how thinking has changed.

2015-06-02

RE: REQUEST FOR DEMOLITION – 348 Sunningdale Road East

NOTICE OF PUBLIC PARTICIPATION MEETING - June 15, 2015

A request has been submitted by the owners of the property at 348 Sunningdale Road East for the demolition of the residential building on that property. The purpose of the demolition is to allow for the possible construction of a single family residence. In accordance with municipal Council policy, where a building is listed on the *Register of Heritage Resources*, and is proposed to be demolished, the matter of the demolition shall be considered at a public participation meeting before the Planning and Environment Committee.

The existing residential building on this property has been identified as a Priority 1 structure on the *Inventory of Heritage Resources*. As an area property owner, this letter is to advise that the Planning and Environment Committee will consider the request to demolish the residential structure at its meeting on Monday, June 15, 2015, on the second floor, City Hall, 300 Dufferin Avenue (northeast corner of Wellington and Dufferin) not before 5:45 p.m.

You may wish to attend and speak to this matter. Comments may be submitted to the agenda through the Committee secretary. (bwestlak@london.ca). Your Ward Councillor, Maureen Cassidy, (mcassidy@london.ca) has been advised of this matter.

Yours truly,

J. Yanchula
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Sincerely,

Patti Ann and Harry Reynolds