

Re: 307 Fanshawe Rezoning Application Z-9006
Re: Revised Tree Protection Zone

Like you, the Community Association has indirectly received a last-minute and revised *Tree Protection Plan* for the proposal at 307 Fanshawe. Curiously, **this plan was not posted on the City Website for general viewing.** We regard this plan as fundamentally flawed and aspirational rather than concrete as it: contradicts aspects of the Zelinka-Priamo *Building Elevation* (illustrated below); is not accompanied by a site *Grading Elevation Plan* to contextualize the revision (where are the drainage ditches to be placed?); nor does it appear to observe City of London Bylaw C.P.-1515-228. This Bylaw is designed to ensure survival of trees by fencing them off from disturbance during construction. It is worth noting that preservation of the “hedges” (actually lines of trees which are more than 5 meters high in places) were formerly deemed impossible to save, are now miraculously salvageable despite the pertinent construction borders having remained unchanged.

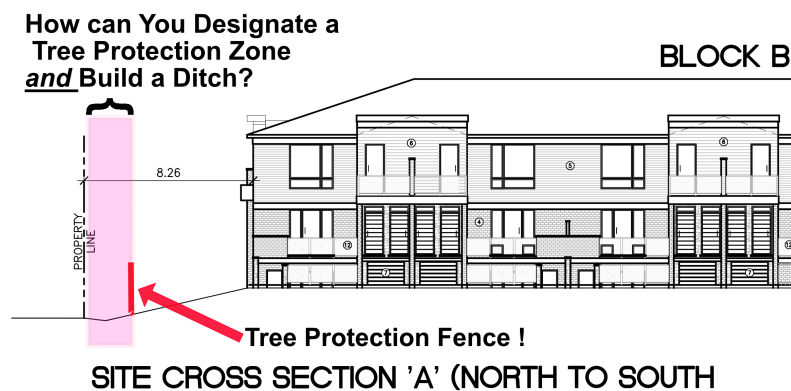


Figure 1: Zelinka Priamo building elevation plan shown with “Tree Protection Zone” indicated as a red barrier. Note that a drainage ditch is constructed at the border and within the zone. Which plan do we believe?

Moreover, the *Tree Protection Report* submitted by Leonard + Associates (Nov 2018), indicated that the hedge on the south east corner should be preserved, and it was marked as such on the Tree Protection Plan. However the small print in the same report identified the hedge for removal: “Recommend discussion with adjacent landowners to remove existing hedge and address privacy screening in future Landscape Plan.” Which are we to believe?

Of the “hedges” now slated for preservation, the new *Tree Plan* proposes protection zones that are not compliant with London Bylaw C.P.-1515-228. For example, parts of the western hedge require a trunk diameter-mandated boundary of protection of 3.6 meters, but now appear to receive less than 1 meter. The north-eastern hedge requires 1.2 meters but receives 0.8 meters. According to the new *Tree Preservation Map* several of the trees slated for preservation suffer from encroachment (trees 6, 14, 18, 27, 28, 32, 33, 34, 35, 38). Finally, hedges aside, the Tree Plan map lists 57 trees. 36 are listed for destruction. Of the remaining 21, fully 11 sit on neighbours’ or city property, 7 are shared boundary trees, and **only 3 sit within the edge of the property.** Preservation of **only 3 of 39 trees** over which the developer has sole jurisdiction is a poor legacy to be sure.