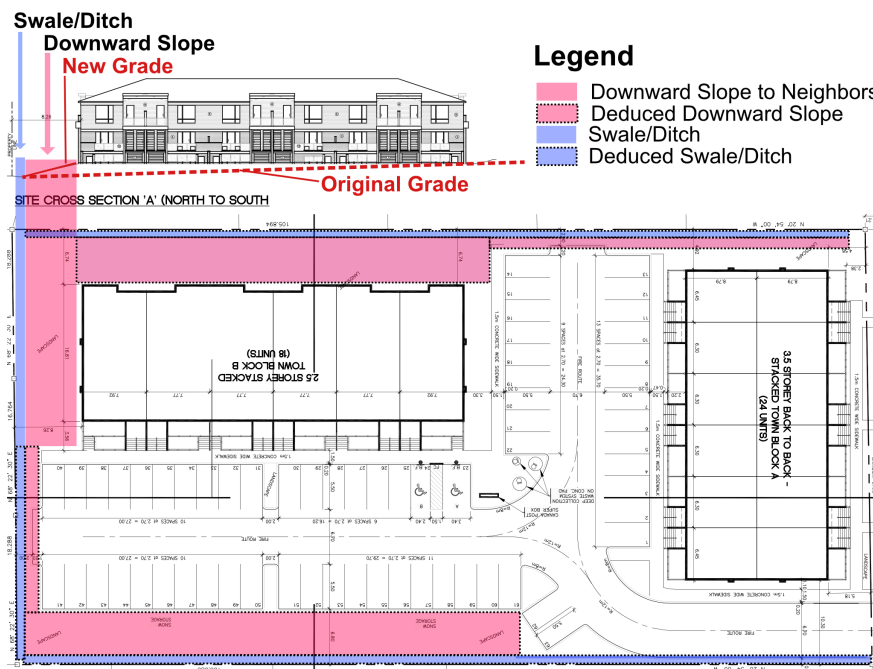


## Re: 307 Fanshawe Rezoning Application Z-9006

The Old Stoneybrook Community Association would like to address questions asked by members of PEC at the meeting on May 27, 2019. Above all, PEC expressed a wish to know more precisely the community's thoughts regarding "number of units" of the project.

### Concerns

- a. **The Land Use Change is Over Intense.** The current development requires removal of all trees and buffering up to and including most on the borders. We strongly urge Council to reject the replacement of a significant number of mature trees in a designated Tree Protection Zone with an enormous parking lot. ***Note: 83% of the development is bordered by R1 residences and is not part of a Transit Village.***
- b. **Wastewater Management and Privacy.** No comprehensive grading and elevation plan has been presented by the Developer. However, the elevation plans that they submitted for one of the buildings clearly indicate both a raised grade as well as a swale/ditch. The figure below shows the submitted plan and transposes the grade and ditch from the Developer's *Elevation* to their submitted *Site Plan*. We have indicated the consequences of what we interpret this will mean for the remaining borders of the Site plan: the site will be elevated relative to neighboring properties – water will drain to adjacent residences.



### 2. Consequences

- a. Grade elevations (construction of an impermeable plateau upon which the buildings and parking lot are built) are unknown. The site presently declines roughly 8 feet southward from Fanshawe. The project's plateau height could be 8 feet or 4 feet high. Regardless, due to the elevation,
  - i. Melt and storm water flows downhill no matter how steep the grade;
  - ii. The elevation of a plateau raises the buildings and reduces privacy;

- iii. Installing a drainage ditch around the circumference expands the build area and requires damaging tree roots. This means removal of all trees;
- iv. Removal of trees for the extensive parking lot equates to loss of
  - Environmental cooling via shade;
  - Water absorption and buffering capacity;
  - Extreme loss of privacy and noise buffering;

### 3. Community Position

We accept that the site is suitable for development. However, we are deeply disturbed and worried about the scale of the project since it effectively denudes the site of mature trees that currently operate to absorb storm water, noise and ensure privacy. The factor that necessitates the extreme intensification to the margins of the lot is determined by the number of units. Reducing this number solves many problems.

Consequently we ask that:

- a. In order to reduce the loss of trees and to minimize the parking lot, the maximum density not exceed 22-25 units= **33-38 parking spaces (R5-4 or R5-5)**.
- b. Trees and hedges (actually a line of 15-25 foot trees) bordering the property be preserved;
- c. To reflect the emphasis in both City Plans that development fit in with the “character” of the neighbourhood, we request 2- 2.5 story buildings. The front building, where it abuts its western neighbour, should be staggered to minimize the imposing height and loss of privacy;
- d. Whatever rezoning that proceeds to Site Planning involve the community according to the holding provision wording submitted at PEC (especially with regard to storm water management);<sup>1</sup> Parking should be permeable surface.
- e. This rezoning application be rejected as the proposed intensification is not a good fit and violates the principles of both Official Plans and the Bylaws that were installed to protect the safety and privacy of neighboring properties;
- f. In the name of safety, that the 2-lane entrance /exit be moved westward, and that a substantial privacy, noise, and fume barrier be installed;
- g. Alternatives be found to the proposed swale/ditches to avoid standing water, and the creation of breeding grounds for disease-carrying mosquitoes etc.
- h. That lighting of the complex, especially the parking lot, be planned to avoid spilling onto neighbours – knee-high landscape lighting posts rather than overhead light standards.

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<sup>1</sup> (h-5) ensure that development takes a form compatible with adjacent land uses and the Old Stoneybrook Community Association undertakes a review of all proposed services to ensure that no adverse impacts on the surrounding lands occurs as the result of this proposed land use - agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5"

(h-89) To ensure the orderly development of the lands the “h-89” symbol shall not be deleted until the grading plan, the sanitary and stormwater servicing reports have been prepared and confirmed ensuring that all above identified services are not creating any adverse impacts or flooding conditions on the adjacent surrounding lands and are implemented all to the satisfaction of the City Engineer.