

Planning and Environment Committee Report

10th Meeting of the Planning and Environment Committee
May 27, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner
ABSENT: Mayor E. Holder
ALSO PRESENT: I. Abushehada, G. Barrett, B. Debbert, M. Elmadhoon, M. Feldberg, J.M. Fleming, P. Kokkoros, J. Lee, H. Lysynski, T. Macbeth, B. Morin, N. Pasato, M. Pease, L. Pompilii, C. Saunders, C. Smith, S. Spring, M. Tomazincic, R. Turk, B. Warner, S. Wise and P. Yeoman

The meeting was called to order at 4:02 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor M. Cassidy disclosed a pecuniary interest in clause 3.6 of this Report, having to do with the property located at 307 Fanshawe Park Road East, by indicating that her family owns property in the area.

2. Consent

Moved by: M. Cassidy
Seconded by: J. Helmer

That Items 2.1 and 2.2, inclusive, BE APPROVED.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 Application - Portion of 146 Exeter Road (Richardson Subdivision) 39T-15501, Lots 1-6, 19-42 - Removal of Holding Provisions (H-8983)

Moved by: M. Cassidy
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to the property located on a portion of 146 Exeter Road, (Richardson Subdivision, 39T-15501, Lots 1-6, 19-42), the proposed by-law appended to the staff report dated May 27, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h*h-100*R1-4(29)) Zone TO a Residential R1 Special Provision (R1-4(29)) Zone to remove the "h" and "h-100" holding provision from a portion of the lands. (2019-D09)

Motion Passed

2.2 Closed School Sites: Evaluations and Approach (18 Elm Street and 1958 Duluth Crescent) (17 CLO)

Moved by: M. Cassidy
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the letters of interest from the London District Catholic School Board for the surplus school sites at 18 Elm Street and 1958 Duluth Crescent:

- a) no action BE TAKEN by the City of London in response to the letters of interest from the London District Catholic School Board (LDCSB) for the two surplus school sites;
- b) the staff report dated May 27, 2019, entitled "Closed School Sites: Evaluations and Approach (18 Elm Street and 1958 Duluth Crescent)" BE CIRCULATED to the Housing Development Corporation, London; and,
- c) the above-noted report BE RECEIVED for information;

it being noted that the Housing Development Corporation, London (HDC), as the delegated Service Manager for new affordable housing, will be expressing an interest in these lands for the purpose of providing affordable housing and accommodating suitable parkland to meet municipal needs; and,

it being further noted that the Board of the HDC has authorized its participation in this expression of interest. (2019-L07)

Motion Passed

2.3 Bill 108 - More Homes, More Choice Act, 2019

Moved by: J. Helmer
Seconded by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to Bill 108 – *More Homes, More Choice Act, 2019*:

- a) the staff report dated May 27, 2019, entitled "Bill 108 – *More Homes, More Choices Act, 2019* Update Report" BE RECEIVED for information; and,
- b) the above-noted report BE FORWARDED, with a cover letter, to the Ministry of Municipal Affairs and Housing for consideration in response to the Environmental Registry of Ontario (ERO) posting of the proposed regulation; it being noted that the comment period is from May 2, 2019 to June 1, 2019;

it being noted that, as of May 14, 2019, Bill 108 was in debate at Second Reading; and,

it being further noted that the Civic Administration will report back to the Municipal Council with any further information on legislative changes arising from this Bill. (2019-D04)

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and S. Turner

Absent: (2): P. Squire, and E. Holder

Motion Passed (4 to 0)

3. Scheduled Items

3.1 Public Participation Meeting - 146 Exeter Road (Blocks 36 and 37, Richardson Subdivision) 39T-15501 (Z-9034)

Moved by: P. Squire

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by 110312 Ontario Limited, relating to the property located on a portion of 146 Exeter Road, (Block 36 and 37, Richardson Subdivision 39T-15501), the proposed by-law appended to the staff report dated May 27, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R5 Special Provision/ Residential R6 Special Provision (h*h-100*h-198*R5-4(23)/R6-5(51)) Zone TO a Holding Residential R4 Special Provision /Residential R5 Special Provision/Residential R6 Special Provision (h*h-100*h-198*R4-6()/R5-4(23)/R6-5(51)) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the recommended amendment is consistent with the policies of the Multi-Family, Medium Density Residential designation and will implement an appropriate housing form in accordance with Official Plan policies;
- the proposed residential uses and scale of development are consistent with the policies of the Southwest Area Secondary Plan;
- the subject lands are of a suitable size and shape to accommodate the development proposed; and,
- additional considerations such as on-street parking, street trees, and design, will be addressed at site plan. (2019-D09)

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy
Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and S. Turner

Absent: (2): P. Squire, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 Public Participation Meeting - Application - 146 Exeter Road (OZ-9038)

Moved by: S. Turner
Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the property located at 146 Exeter Road:

a) the proposed by-law appended to the staff report dated May 27, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend the Official Plan to:

i) change the designation on Schedule "A" - Land Use FROM a "Multi-Family, Medium Density Residential" designation TO a "Low Density Residential" and "Open Space" designation; and,

ii) change Section 20.5 (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), FROM "Medium Density Residential" TO "Low Density Residential and "Open Space", and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), FROM "Medium Density Residential" TO "Low Density Residential" and "Open Space";

b) the proposed by-law appended to the staff report dated May 27, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM an Open Space (OS1) Zone TO a Residential R1 Special Provision (R1-4(29)) Zone;

c) the proposed by-law appended to the staff report dated May 27, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019, to amend The London Plan by AMENDING Policy 1565_ List of Secondary Plans, 5. Southwest Area Secondary Plan, Section 20.5 (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), FROM "Medium Density Residential" TO "Low Density Residential and "Open Space", and

Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), FROM “Medium Density Residential” TO “Low Density Residential” and “Open Space”;

it being noted that the amendments will come into full force and effect concurrently with The London Plan;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage a range of housing types, efficient use of infrastructure, and the protection of the natural environment;
- the proposed change to the Southwest Area Secondary Plan is consistent with The London Plan;
- the recommended zoning amendment is consistent with the policies of The London Plan, and the amended Southwest Area Secondary Plan; and,
- the proposed change is being recommended in relation to Municipal Council’s previous recommendations for the draft plan of subdivision for these lands to more accurately reflect the planned and approved uses in this area. (2019-D09)

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.3 Public Participation Meeting - Application -1350 Trafalgar Street (Z-9009)

Moved by: J. Helmer
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Yardigans Estate Liquidation Services, relating to the property located at 1350 Trafalgar Street, the proposed by-law appended to the staff report dated May 27, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a General Industrial (GI1) Zone TO a General Industrial Special Provision (GI1()) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the proposed reuse of the existing unit is consistent with the Provincial Policy Statement 2014, and maintains the economic contributions of the employment lands;
- the proposed commercial use is appropriate for the subject site and conforms to the 1989 Official Plan Brydges Area Specific Policy and the general intent of The London Plan;
- the recommended amendment will ensure the continued operation and viability of the industrial area for current and future uses; and,
- the commercial use has demonstrated there will be no adverse impacts produced that would affect nearby sensitive uses or the long-term viability of the adjacent industrial uses. (2019-D09)

Yeas: (4): A. Hopkins, J. Helmer, P. Squire, and S. Turner

Absent: (2): M. Cassidy, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy
Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner
Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.4 Public Participation Meeting - Application - 348 Sunningdale Road East (Z-9011)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Westchester Homes Ltd., relating to the property located at 348 Sunningdale Road East:

a) the comments received from the public during the public engagement process appended to the staff report dated May 27, 2019 as Appendix "A", BE RECEIVED; and,

b) Planning staff BE DIRECTED to make the necessary arrangements to hold a future public participation meeting regarding the above-noted application in accordance with the *Planning Act, R.S.O 1990, c.P. 13*;

it being noted that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation to be presented at a future public participation meeting;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2019-D09)

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: P. Squire

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, P. Squire, and S. Turner

Absent: (2): M. Cassidy, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.5 Public Participation Meeting - Application - 126 Oxford Street West (Z-9007)

Moved by: P. Squire

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Underhill Holdings London Inc., relating to the property located at 126 Oxford Street West, the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R2 (R2-2) Zone which permits single detached dwellings, semi-detached duplex and converted dwellings TO a Residential R3 Special Provision (R3-2 ()) Zone, to permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings and fourplex dwellings, BE REFUSED for the following reasons:

- a) the requested amendment is not consistent with the policies of the Provincial Policy Statement, 2014 that encourage efficient development and land use patterns, the identification of appropriate locations for intensification and redevelopment, and development that is consistent with development standards such as those approved for the Near Campus Neighbourhoods;
- b) the requested amendment does not conform to the Residential Intensification policies of the '89 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained;
- c) the requested amendment does not conform to the Transit Corridor Place Type or the policies for Near Campus Neighbourhoods regarding coordinated and comprehensive applications for intensification as opposed to site-specific developments.
- d) the requested amendment does not conform to the Transit Corridor Place Type or the policies for Near Campus Neighbourhoods which encourage intensification in medium and high density forms and discourage continued intensification in low density forms of housing;
- e) the requested amendment does not conform to the Residential Intensification policies of The London Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained; and,
- f) the requested amendment would constitute "spot" zoning and is not considered appropriate in isolation from the surrounding neighbourhood. The subject site does not have any special attributes which warrant a site specific amendment to permit the proposed form and intensity of development;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council refuses this application for the following reasons:

- the requested amendment is not consistent with the policies of the 2014 Provincial Policy Statement that encourage efficient development and land use patterns, the identification of appropriate locations for intensification and re-development, and development that is consistent with development standards such as those approved for the Near Campus Neighbourhoods;

- the requested amendment is not consistent with the Residential Intensification policies of the '89 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained;
- the requested amendment is not consistent with the policies for Near Campus Neighbourhoods (962) regarding coordinated and comprehensive applications for intensification as opposed to site-specific developments;
- the requested amendment is not consistent with Council adopted London Plan, Rapid Transit Corridor Place Type policies (*826) regarding coordinated and comprehensive applications for intensification;
- the requested amendment is not consistent with the policies for Near Campus Neighbourhoods (962) which encourage intensification in medium and high density designations and forms and discourage continued intensification in low density forms of housing;
- the requested amendment is not consistent with the Council adopted London Plan, Rapid Transit Corridor Place (*841) policies which encourage intensification in mix used forms and discourage any intensification in low density residential forms of housing; and,
- the requested amendment would constitute “spot” zoning and is not considered appropriate in isolation from the surrounding neighbourhood. The subject site does not have any special attributes which warrant a site specific amendment to permit the proposed form and intensity of development. (2019-D09)

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Squire

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.6 Public Participation Meeting - Application - 307 Fanshawe Park Road East (Z-9006)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by Royal Premier Homes, relating to the property located at 307 Fanshawe Park Road East and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated May 16, 2019, from M. Crawford, 21 Camden Place;
- a communication dated February 27, 2019, from B. Day, 1277 Hastings Drive; and,
- the attached communication from M. Crawford, 21 Camden Place;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2019-D09)

Additional Votes:

Moved by: S. Turner

Seconded by: J. Helmer

Motion to approve parts a) and b) which reads as follows:

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Royal Premier Homes, relating to the property located at 307 Fanshawe Park Road East:

a) the proposed by-law appended to the staff report dated May 27, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1/ Bonus (h-5*h-54*h-89*R1-8*B-15) Zone TO a Holding Residential R5 Special Provision (h-5*h-54*h-89*R5-7 (_)) Zone; and,

b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the change to the Zoning By-law from an R8 category to an R5 category is minor in nature; the recommended R5 zone was publicly considered as part of the Notice of Application; and, the development proposal that has been publicly vetted remains the same notwithstanding the change to the zone category.

Yeas: (2): J. Helmer, and S. Turner

Nays: (2): A. Hopkins, and P. Squire

Absent: (2): M. Cassidy, and E. Holder

Motion Failed (2 to 2)

Moved by: S. Turner
Seconded by: P. Squire

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, P. Squire, and S. Turner

Absent: (2): M. Cassidy, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, P. Squire, and S. Turner

Absent: (2): M. Cassidy, and E. Holder

Motion Passed (4 to 0)

4. Items for Direction

4.1 Request for Delegation Status - S. Allen, MHBC Planning Urban Design and Landscape Architecture - 3080 Bostwick Road (Site 5)

Moved by: M. Cassidy
Seconded by: P. Squire

That S. Allen, MHBC, BE GRANTED delegation status at the June 17, 2019 Planning and Environment Committee meeting relating the application by 731675 Ontario Limited (c/o York Developments), with respect to the property located at 3080 Bostwick Road. (2019-D09)

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 9:44 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 146 Exeter Road (Blocks 36 and 37, Richardson Subdivision) 39T-15501 (Z-9034)

- Corri Marr, GM Blue Plan, on behalf of the applicant - expressing agreement with the staff report.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 146 Exeter Road (OZ-9038)

- *(Councillor S. Turner with respect to the change from Medium Density Residential to Low Density Residential, recalling that there are no minimum densities in their zoning so often they do develop medium or high density as low density or medium density at the lower density rate than what is allowed within that Official Plan designation; wondering if there is actually a need in this circumstance to do the change to the Official Plan Amendment to change the density given that if it remained at Medium Density it would still allow for permissiveness to adapt the site plan as if it was moving forward.); N. Pasato, Senior Planner, responding that the Southwest Area Secondary Plan has minimums and maximums within each of the designations, in particular, the medium density requires a minimum of thirty units per hectare; this bank of homes would come in around twenty-four units per hectare so it is the kind of thing that does not quite allow it, the housing form is permitted under both designations, that type of development is permitted however, it is the minimum densities that were not being met; since they were looking at this as well, the rest of the medium density is pretty much taken up by the park and the stormwater management pond so really it is more just a reflection of what is there and applying the appropriate land use to that; (Councillor S. Turner thanking Ms. N. Pasato, Senior Planner, for her response; advising that he forgot for a second that this was the SouthWest Area Plan (SWAP) and SWAP had its own density policies with respect to that.)*

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 1350 Trafalgar Street (Z-9009)

- *(Councillor A. Hopkins indicating that when she first read this, she thought it was just retail and nothing else, but what else is allowed with this new definition of a Second Hand Goods Outlet.); Ms. S. Wise, Senior Planner, responding that the specific definition will allow for both the retail component as well as the refurbishment activities associated with this specific use; those are the types of uses that are more industrial in nature including the refurbishment, repairing, those types of uses are what tips the scale in terms of its appropriateness instead of just being a pure retail facility in this location and those are both captured by the definition to ensure they can sell as well as restore on site; (Councillor A. Hopkins enquiring if they would need to do both retail and industrial.); Ms. S. Wise, Senior Planner, responding that yes, it specifically prohibits the retail use so that it does not evolve into a non-complimentary commercial use on this site.*
- Laverne Kirkness, Kirkness Planning Consulting, on behalf of the applicants – operating for approximately seven years; finding this a very interesting business and this couple have taken the estate liquidation business another step, when they get these goods from households and businesses they do not take them to auctioneers or non-profits or God help us, landfill, they recycle them in their own store; indicating that they have a building upon which they refurbish the goods and then put them out on the floor for the public to come and buy; advising that if you have not been to this 15,000 or 16,000 square feet of space, you should go, it is very interesting and you might find some really good deals; stating that it is kind of unique and he does not think there is anything else quite like it in the city; knowing that there are non-profits that have large retail stores but liquidators usually do not, it is new and there are a lot of benefits; indicating that goods are fixed up and recycled; advising that they are on display for the retailing public to come and consume; indicating that they use space that is marginal, commercial industrial space like in the Brydges area that otherwise might be vacant and we would much rather have an occupied premises than a vacant building; noting that a lot of the rest of this building is self-storage and these kind of uses contribute to that; having looked at the staff report, they have been working on this for a couple of years; thinking the City had some empathy with them because they saw it as a legitimate business, they developed the Brydges Street planning policies to permit this kind of use; stating that they have the policy framework in place, very recent, and they have now been asked to bring a zoning application forth to implement those policies; expressing agreement with the staff report and thank staff for it; asking the Planning and Environment Committee to take it on to Council and get the site reasoned.
- Dennis Beacon – advising that he is all for this application; parking is at a premium, it shares its property with a pretty nice restaurant but parking there is a premium, it is so close to Trafalgar Street; advising that one time the restaurant was so busy that he had to go across the street, Highbury Avenue, to park at the grocery store and walk over; reiterating that parking is a premium there.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 348 Sunningdale Road East (Z-9011)

- *(Councillor S. Turner looking through this, there is a lot of noted insufficiencies with the Environmental Impact Study and he read at some point that some of them had been addressed but there is still some outstanding questions about delineation of the natural heritage features, the proximity to other natural heritage features such as provincially significant wetlands, given all of those insufficiencies, how come this is moving forward as a complete application.); Ms. B. Debbert, Senior Planner, responding that they accepted the Environmental Impact Statement for review because it contained the components that are required to be included; they review the quality of the submission after they open the application as a complete application; upon that review for quality, they found a number of deficiencies, they were identified by the Upper Thames River Conservation Authority, by their own Ecologist as well as by the Environmental and Ecological Planning Advisory Committee; have met with the applicant and gone over those concerns in detail and they are at this time preparing revisions to the Environmental Impact Study so that they can move forward and address those environmental issues; (Councillor S. Turner indicating that he is going to reserve his comments until later.).*
- *(Councillor M. Cassidy thanking staff for the report; read the staff report quite some time ago but she remembers that there was a comment in the report at one point that spoke about pedestrian access into this site and that there was not a plan for a sidewalk into the site that it would mostly be vehicular; is that still the case or has there been any modification to that.); Ms. B. Debbert, Senior Planner, responding that the site design, for the most part, will be referred to the site plan process but they have been having discussions with the applicant about the pedestrian accessibility of the site itself and ensuring that there is pedestrian access to what in the future will be a sidewalk on the public street.*
- Ben McCauley, Zelinka Priamo Limited, on behalf of the applicant – indicating that as Ms. B. Debbert, Senior Planner, has alluded to in her presentation, the application at this time is being deferred to give them an opportunity to address comments further from both staff and the Upper Thames River Conservation Authority; advising that they are working closely with staff and the Upper Thames River Conservation Authority to resolve these issues to their satisfaction.
- Patti Ann Reynolds, 44 – 400 Skyline Avenue – (See attached communication.)

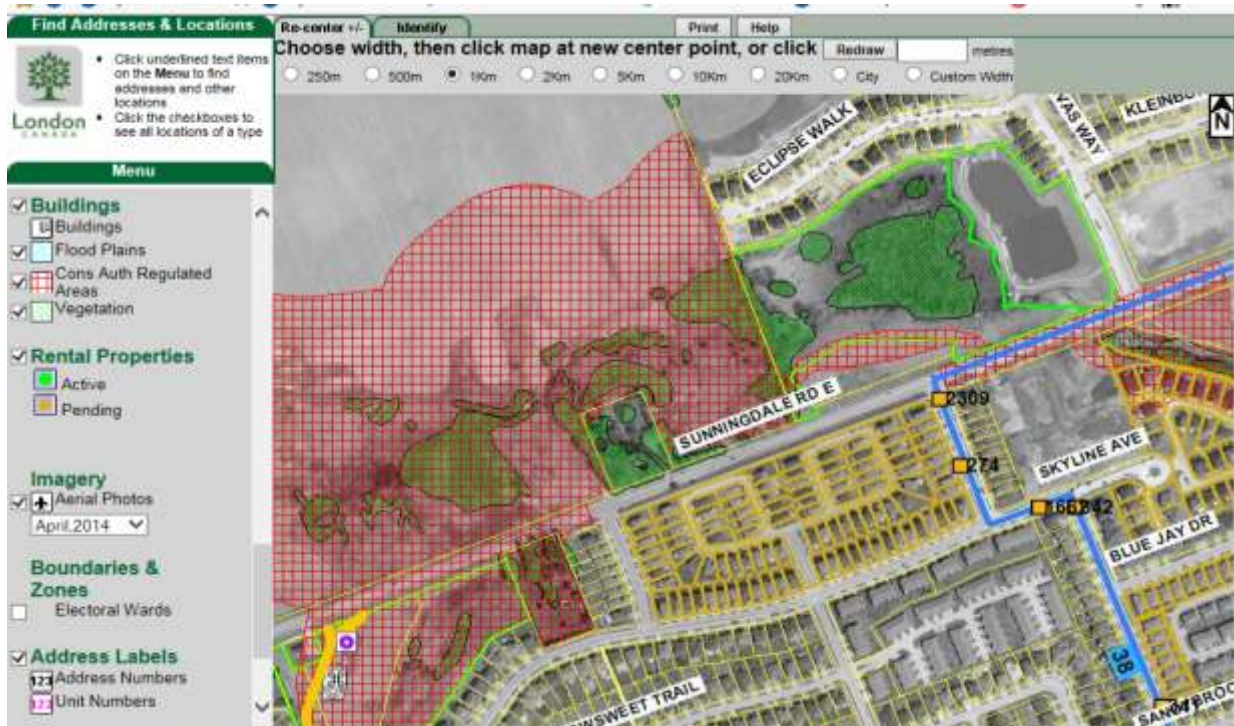
Dear Ms. Debbert:

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
Planning Division -Urban Regeneration Manager
519-661-2500 ext. 7544
jyanchul@london.ca

Sincerely,

Patti Ann and Harry Reynolds

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 126 Oxford Street West (Z-9007)

- Casey Kulchycki, Zelinka Priamo Limited, on behalf of the applicant - expressing appreciation to staff for their work on this project; advising that they had a couple of meetings with regards to this proposal early on with staff and the Upper Thames River Conservation Authority to scope some of the reports and then a further meeting with staff to discuss the direction that the project was going; reiterating that he is thanking them for their time and effort on this application; expressing disagreement with the staff report as prepared; noting that the staff report discusses the compatibility and character of the existing neighbourhood; recognizing that this is an established Low Density Residential neighbourhood and they are of the opinion that a fourplex, while towards the higher end of Low Density still falls within the Low Density form of housing and given that Oxford Street is an existing transportation corridor and is planned as a future rapid transit corridor, they feel that the proposed fourplex is a good use that is both compatible with the existing character of the surrounding neighbourhood but also provides some additional density to a transportation corridor as the London Plan has been planned for; speaking to building height, the proposal is at three and a half storeys and the adjacent two and a half storey and adjacent one and a half storey both sit on significant grading so when you look at the built form they are actually a transitional height between the west and the east buildings; stating that their roofline would not exceed that to the west so just in keeping with the existing character of built form along Oxford Street West; relating to some of the London Plan policies sited, the remnant parcel, they do not agree with the interpretation of that; remnant parcels are created as a remainder of a planning application; advising that the subject lands are the subject of this application and the remainder lots adjacent to them are still available for lot consolidation although he will note that the lots to the east even through lot consolidation, they back onto a public park and thus consolidation does not gain them any additional lot depth and they would still be forced with a street oriented Low Density development along Oxford Street West versus the lots to the west which have substantial depth to them and would be ideal candidates for a more comprehensive development plan through lot consolidation; pointing out that the proposed zone R3-2 is an implementing zone for Low Density Residential designations which the 1989 Official Plan designates this property as; recognizing that the fourplex can be viewed towards the higher end of that it is still within that planning framework; with respect to the special provisions for the parking, it started out at four parking spaces, one of them got dropped, through correspondence with City Ecological staff and the impacts the rear parking area might have on the wooded lot and they are asking for a further reduction in case, through the site plan approval process, as third parking space may have to be dropped to accommodate for the road widening dedication; however, the road widening dedication is being taken in preparation for the planned rapid transit corridor which would support a reduced parking rate given the transportation that is currently available, the subject sites are also approximate to commercial nodes, Cherryhill Mall and have access to existing public transportation along Oxford Street West.
- Mustafa Julani, 156 Oxford Street West – advising that his property is a few houses down to the west of the current property; indicating that most of the neighbours operate businesses or home offices out of these locations because of the way that these properties are facing a main road and one of the reasons why he was sent as a representative is to actually encourage their application for a fourplex considering the fact that as an R-2 Zone, they are so limited in what they can do with their property, they thought that perhaps if one of their neighbours got a different type of zoning amendment they figured it would encourage the

rezoning of the entire neighbourhood because an R-2 Zone is not the right zoning for that land; stating that if you look at the block to their west right in front of Cherryhill Mall, it is practically all commercial and then right after the traffic light you have all of these houses, the majority of which are being used as home offices or other such commercial entities even though their façade is residential; thinking that if High Density Residential is what is going to be encouraged in the future for this neighbourhood, there has to be some sort of way whereby owners like themselves can utilize their land for the best possible course of outcome because, right now, with R-2 zoning it is so limited to what they can do, they only have two tenants at their property, one of whom was operating a home office and they figured that if this was approved, they could perhaps expand their lot because 156 Oxford Street West has a huge lot in the back and so they actually tried to see if they could expand into the back but based on his previous conversations with City staff, he was told that no you cannot do that, you cannot expand, even though they have a huge property in the back; advising that the reason why they were hoping to support these guys is because they thought they could then in the future utilize their land and perhaps have a fourplex like these guys and get greater income, that is what owners want.

5/27/2019

1. The proposed modifications: (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 results 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" symbol the zoning, prior to granting the City approval under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, and prior to the removal of the "h-5"
2. The proposed modifications: (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.

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – Application – 307 Fanshawe Park Road East (Z-9006)

- Dave Hannam, Associate, Zelinka Priamo Limited, on behalf of the applicant – hoping for a positive endorsement from the Planning and Environment Committee for their proposed development; realizing staff recommends approval and supports the application; noting that Mr. C. Smith, Senior Planner, has done a comprehensive synopsis of the development but he thought he would take the opportunity to pick up on some of the positive planning merits of the proposal and work through that; mentioning that the proposal fronts onto Fanshawe Park Road East, a busy thoroughfare in close proximity to a commercial community hub; advising that it is surrounded by predominant one and two storey residential properties; the lands are designated and zoned for residential purposes and this type as they are seeking now; noting that there is a history of approved intensification on the site previously with a three storey apartment building that was approved by Council back in 2011, he believes; indicating that that particular proposal also included the retention of the existing dwelling on the site; stating that, as of January 3, 2019, the City approved a demolition permit to actually remove the existing dwelling and barn and the site is now vacant; outlining the concept plan, the project has been designed to try to deliver on all of the required requisite facets of an appropriate development; indicating that they have the three storey building at the front of the site to dress and frame Fanshawe Park Road and then building heights step back and internalized within the site itself onto an internal surface parking area that provides the requisite number of spaces; as mentioned, there are centrally located areas for recycling, for Canada Post and then around the site there are peripheral areas for outdoor amenity space, snow storage, increased landscaping and planting buffers as well; speaking to the access point, there is a new relocated access which will be right-in, right-out only, the existing break in the median on Fanshawe Park Road will be removed; *(Deputy Mayor J. Helmer indicating that Mr. Hannam has one minute left as he seems to still be at the beginning of the presentation.);* relating to the renderings and the elevations, they were obviously prepared, City urban designers went through and deemed that and commended the proposed development; obviously the future site plan process will iron out details such as architectural treatments, materials, etc., as well, the development includes additional amenity space and private balconies; turning to some of the issues that have been raised by the residents; understanding that this project is a big deal for some members of the local community and contrary to what some people might think, there has been quite a lot of thought and process has gone into conserving the existing character and amenity within the area; understanding that you cannot facilitate community building without some impacts and obviously good land use planning is about balancing those impacts; *(Deputy Mayor J. Helmer asking Mr. Hannam to wrap up.);* advising that he was going to get the Engineer to talk about stormwater management as well so perhaps they could touch on some of the other concerns and finish with his five minutes on stormwater; *(Deputy Mayor J. Helmer indicating that unfortunately that is not the way that it works, it is not five minutes per person you have working on the file, it is five minutes for the applicant; he tried to be clear about that at the outset; he thinks that what is going to happen though is that there is going to be discussion probably about the stormwater and he can certainly answer questions at that time; he is sure that members of the Planning and Environment Committee might have questions, members of the public might raise questions and that would be an opportunity that he could address issues specific to the stormwater.);* requesting that the Planning and Environment Committee approve the application. (See attached presentation.)

- Michael Crawford, on behalf of the Community Association – advising that they have streamlined their presentations together in the interest of time; noting that they have specialized each of their talks so he is speaking on the regulatory context and the summary of the plan and others in their community are going to address discreet points; indicating that contrary to expectation, perhaps, their community actually supports this change of land use in the sense that they are open to intensity; stating that the *Ontario Planning Act* absolutely requires clarity in the explanation provision of information for citizens to assess and understand generally the zoning proposed and this has not been the case; noting that any time they have asked for specifics, they have been told do not worry, it is site plan, this is just conceptual at this point so what can they sink their teeth into; advising that even the zone being asked for is muddy and it has been muddy because the density being requested is really, really hard to fit in to with any of the usual parameters and the reason for this is that they are trying to fit a square peg into a round hole; stating that the highest density for any intensification is seventy-five units per hectare but this plan also involves a change to grading and is inserting this change of grade into the context of topographically lower R-1 single family dwellings; noting that there is a big whack of stacked townhouses going in, three and a half and two and a half storeys; advising that the plan also necessitates the removal of all fifty-odd trees from the property as well as a lot of the hedge; noting that the hedge is actually a twenty foot high line of mature trees; believing this is going to have obvious implications not for just for sound, etc., but also for water and stormwater management; advising that it is hard to understand the plan because so little detail has been given to them to evaluate the effect of this graded plateau, the buffering, the water management and the traffic; outlining that traffic may seem fine, the consultant said it was all good, but can you really picture doing u-turns on Fanshawe Park Road in the middle of rush hour; noting that apparently it is legal so go for it; showing an aerial photograph of the site from the Zelinka Priamo Limited document and you can see that there are a lot of trees there and the proposal is to reinfer, because that is all they can do, lacking the specific details that they asked for, that this grading is going to create a plateau because the grading of the site itself depresses by, they think, eight and a half feet; to create this plateau there is going to be fill, parking lot, impermeable surfaces put on top so where is the water going to go, it is going to go downhill, where is the melt water from snow removal going to go, it is going to go downhill, where is that, into their neighbouring gardens; thinking that the proposal seems to suggest the swales, ie. drainage ditch, around the circumference of this and you can imagine how unsatisfactory that is to have standing water in the middle of summer with mosquitos; noting that they have had west Nile virus, etc.; stating that the Provincial *Planning Act* absolutely requires a thorough examination of stormwater management and this, from their perspective, is not a benign intensification, the by-laws are very clear as are the City plans that the neighbourhood should not be adversely impacted and obviously it is there contention that they will be. (See attached presentation.)
- Deb Beverley – pointing out that as her colleague, Mr. M. Crawford, has stated application for land use are only permitted where there will be no adverse consequences across the adjacent properties; explaining why their community strongly believes that there will be a dramatic adverse impact from the development as it is currently proposed; clarifying, because there has been some discussion around the different zonings for this property that all of their presentations are addressing the rezoning that is before the Planning and Environment Committee as recommended by the City which is the R5-7; discussing the issues with the grading or the raised plateau that will be necessary to level out the topography of the existing lot; indicating that, at the south end of the lot, the grading will be approximately eight and a half feet in height making what appears to be appropriate two and a half storey buildings actually tower over the existing properties, making them appear more like three, three and a half storeys; indicating that even the three and a half storey building,

the one that fronts onto Fanshawe Park Road, is going to have to have a little bit of grading as well because there is quite a dip right off of the sidewalk; advising that the three and a half storey building is going to be closer to a four storey with balconies and windows that are directly looking into the adjacent properties leaving children at play, people gardening or swimming completely exposed; believing that what appears appropriate on paper actually is not appropriate based on the topography of the land as it is right now; advising that the removal of all trees and the surrounding twenty foot hedge will accommodate the two structures, the buildings, and the required sixty-three parking spaces; noting that this translates into sixty-five percent of the green space becoming an impermeable surface which, again, sounds reasonable; however, when you consider that the property, as it exists right now, being one hundred percent green space has been integral to the natural stormwater management that is currently in place when you then make sixty-five percent of it impermeable and you raise the lot up eight and a half feet or so, you are dramatically increasing the water runoff into the neighbouring properties, properties that today are able to sustain themselves with the current water management that naturally occurs; showing a property that is adjacent to the subject lands and on the circle you can notice the puddling that has occurred; noting that this is about three hours after an all-day rainstorm has occurred; advising that it is a couple of inches deep; showing that there is still a small puddle twenty-four hours after the day of rain so most has been absorbed into the land and the land is able to manage it; as you might imagine, though, because this is adjacent to 307 Fanshawe Park Road East, the same puddling and water absorption is occurring on that property so once you remove the permeable surface that exists there today you are going to dramatically impact things because you no longer have the ground able to absorb or the mature trees that are all taking in the water that is helping naturally manage this; speaking to the number of parking spaces that are required for this application, as well as the limited landscaping, also do make snow removal an issue; acknowledging that Zelinka Priamo Limited has tried to address this which they are appreciative that they have tried to find a solution but she does want to point out that what appears to be appropriate, a twenty-two foot space for the collection of snow that has been removed is actually on the graded part of the property so it slopes down significantly onto the easterly side so you are going to have snow piled up on a grade that is already eight and a half feet above the surrounding properties; noting that the snow will remain against the easterly side fence until a thaw occurs and at that point you will have salt-laden, chemical melt that is being absorbed into the natural area; indicating that they have not had flooding in twenty to thirty years and possibly longer; stating that, to the best of her knowledge, there has never been any flooding which is due to the natural water management that is in place; speaking to the removal of the trees, in addition to the natural management, which she has significantly remarked on, the removal of them will also eliminate the privacy and noise buffering that is currently in place and that is actually key enjoyment to both outdoor spaces on either side of the fence line; advising that they do support development, absolutely, they do believe that there needs to be some intensification, they just do not feel that this is the appropriate amount but they are happy to see some intensification that will fit with the City's mandate as well as the builder and the developers. (See attached presentation.)

- Claudia Clausius – addressing the by-laws; indicating that the recommendation has numerous variances and most of them are significant; stating that there are multiple by-law infractions in the setbacks; showing a rendition and a picture is worth one thousand words, how both buildings will tower over the adjacent properties; adding that this particular rendition does not include the possibly eight foot elevation, this is without the elevation; showing people playing in their backyards looking up and the picture in the corner is a view from the second storey looking down on all of the adjacent properties and pools; indicating that all units are accessible through stairwells. (See attached presentation.)

- Ron McDougall – speaking to size and topography, although the developer has attempted to present this project as a reasonable land use and in keeping with the city plan and its mandate, it is in comparison to the homes surrounding it, a massive project that would tower over the surrounding homes; advising that the proposed buildings are to be put on the land that is to be raised in places by eight feet or more; noting that the land slopes eight feet to the back; believing that this adds almost another storey to the height; this will severely affect the right to privacy in the surrounding homes and in addition, it is unlikely that any type of sound barrier or fence can be high enough to control the noise or the night time parking illumination; noting that the illumination will be directed downwards from above directly into the surrounding homes; pointing out that car lights will be shining into the neighbours second storey windows; stating that Fanshawe Park Road is at all times a busy road and at various times of the day and during major holiday shopping seasons it is busy to an extreme; the added traffic from forty-two units trying to maneuver into this property from the east or out of the property heading west will be chaotic; advising that they have been told that a u-turn at a stoplight is not against the law but is it safe; adding to these issues, the problem of seeing oncoming traffic, bicycles, pedestrians when the cars are trying to exit the property; asking the Committee to consider also the added problems whenever Fanshawe Park Road has to be widened; thinking that, as serious as the other issues are, stormwater runoff is the most problematic; during heavy rains, many of the yards backing on to 307 Fanshawe Park Road East experience standing water for a considerable time following the storm; advising that currently this is tolerable because most of the runoff can be slowed and absorbed by the mature trees and grass; it will not be tolerable when roughly one acre of the land behind is covered in structures and pavement; with virtually no mature trees remaining or grass to absorb and slow the flow of water, there will be standing water, there will be mosquitos and potentially West Nile virus or Zika virus; believing there could be a high probability of leaking basements; there must be more trees, grassy areas left; as our weather patterns change we will see more frequent one hundred year storms; in 2011, indicating that this problem could not be solved and that was when a smaller project was proposed; reminding the Committee that 307 Fanshawe Park Road East does not fall within the transit village designate around Masonville Mall; consequently the increased density proposed under the R5-7 zoning from sixty units per hectare to seventy-five units per hectare is not warranted; suggesting a zoning change should be no more than R5-5 with a limit of up to twenty-five units, forty-five units per hectare and a height restriction of two storeys; assuming the added open space and trees with this density can help control stormwater runoff, this would be a more appropriate land use; feeling that this could help the developer find a solution to the drainage issues; believing there should be many alternatives that the developer can find that will give a reasonable return on an investment, satisfy the concerns of the community and satisfy the mandate of the City; within this R5-5 zoning, there should be no doubt that Royal Premier Homes can profitably build attractive quality homes; with this zoning, the City should satisfy its desire for infill and they expect a development should enhance their community and they feel this would be a fair compromise; requesting that the holding provisions that they will be providing to the Committee will ensure that their community is consulted on major issues such as drainage and grading, sanitary and stormwater serving. (See attached presentation.)
- Fred Cull, 33 Camden Place – indicating that it has been forty-two years since his wife Cathy and himself and their two young daughters moved into their home; noting that it was in 1977 that they bought their house that was only one year old; stating that it was beautiful and they liked the neighbourhood and it seemed like country living with corn fields to the west towards Richmond Street; advising that their backyard looked directly onto the old barn and yellow brick house that was situated on the 307 Fanshawe Park Road East property; stating their two daughters would be attending a good school, Stoneybrook Public School;

remembering back in 1977 when they moved into the house the trees along their street were pretty small but over the next forty-two years, those trees have grown to provide shade and beauty and coolness to their properties; indicating that over the years they have enjoyed the fellowship of their neighbours, they have had many social gatherings in their homes and on the Camden Place circle; many years have passed since they moved into their home on Camden Place; noting that their two daughters are now married and they now have three grandkids who enjoy coming over to their place and playing in the backyard; over the forty-two years, they have seen three different owners of the 307 Fanshawe Park Road East property; knowing that someday the property would be sold and maybe a developer might plan to build something but what; hoping to see a few nice one floor condos to be built there and maybe in their retirement years, they may actually look at moving into one of those condos themselves; believing they could downsize and at the same time live in their old Stoneybrook neighbourhood that they have enjoyed over the years; looking back to ten years ago, it was 2009 through 2011, a different developer had planned to build on the 307 Fanshawe Park Road East site; pointing out that that developer had applied to build one three storey building with sixteen units in it and to retain the old house with two units in it for a total of eighteen units with underground parking and the zoning would be R-1 bonus and he would be required to build exactly this; noting that that developer did not own the property although he had received permission to proceed with the development but after waiting for a few months, he decided not to proceed with this plan; believing the main reason was because he could not deal with the water and flooding onto adjacent backyards; indicating that for the next eight years the property from 2011 to 2019 has been either rented out or remained vacant; noting that when the latest developer demolished the old farmhouse and barn, that bonus on the zoning reverted back to R-1, the same as their homes; stating that he current developer has applied for two large buildings to be built with forty-two units, building one facing Fanshawe Park Road very close to the sidewalk which would have twenty-four units, three and a half storeys high; building two, in the middle back north-south would have eighteen units two and a half storeys high, parking for sixty-three cars; indicating that the property has a gradual slope being approximately eight feet lower in the south end; flooding, especially in the spring during snow melt and heavy rain is a problem for neighbours; advising that the proposed development site is too extensive and would create many problems of flooding and loss of privacy for the adjacent backyards of the property owners; expressing concern that the current plan is to plow all the snow and salt from the parking lot down onto their property line on the east side and this would kill their trees and the garden areas and would flood their backyards with snow melt and heavy rains; suggesting that all of the trees and hedges on the perimeter on the 307 Fanshawe Park Road East property be saved to provide privacy and to help control flooding onto their properties that back on to this site; outlining that their neighbourhood has been established for fifty years with one and two storey homes Low Density R-1 zoning and they would prefer to see a scaled down development that is more sensitive to the size and character of their surrounding homes.

- Katharina Clausius – speaking to the perspective of young Londoners who are looking to settle in our beautiful city and raise families for the future; indicating that, like many millennials, school and work obligations have taken her all around the globe and she has logged many thousands of miles with a specific goal in mind to make her way back to the London community; why London; pointing out that London stands apart because it promises a quality of life for her future, London prioritizes green space and the environment; noting that her kids will bike around the neighbourhood, they will play in parks, they will climb in the tree in the front yard like she used to; remembering that standing at the meeting faced with this forest that is the symbol of the City of London; outlining that London is a city whose neighbourhoods have a character; stating that the city is built on communities and each one has its own vibe; indicating that she is not existing on

an anonymous city block in a huge metropolis, she is living in and committing to a neighbourhood and to her community and it is a community, they carpool, they have a Neighbourhood Watch, neighbourhood barbeques, they organize clean up areas a couple of times a year and they support a neighbourhood ice rink and they represent precisely the kind of urban living that cities boast about frequently but that very few cities actually achieve; advising that her neighbourhood is very diverse, it has retirees, young professionals, school age children, new Canadians, students; noting that she was one of the school age children; believing it is a neighbourhood for all generations and it has room for her, for her parents, for her kids, for her friends, for her coworkers; stating that in London she does not feel like she is one person anonymously living among four million, she can participate in community meetings, today she has a voice in front of City Council; London is a city whose residents who are engaged, who are happy to invest their hopes and energies because there is confidence in the future and good will among residents; advising that the City by-laws repeatedly dictate that new development should not negatively impact the character of London's neighbourhoods, Old Stoneybrook has a green character, it has a social character, it has a diverse character; indicating that the proposed development does not prioritize the environment, it does not enhance the neighbourhood, it does not promote diversity; noting the proposed building replaces mature trees with cars, it separates itself from the rest of the community by elevating it above the rest of the community, by instituting cement parking and walls, the towering edifice will invade the green spaces that are their backyards and their social environment; asking the Municipal Council very humbly to aim higher, to encourage development that enhances quality of life, to cultivate community character, to work with and not against the environment; noting that nobody wins against Mother Nature; stating that it is her firm hope that Municipal Council will take pride in its by-laws, will take pride in its communities and will take pride in the residents; advising that she wants to settle in a London where her neighbourhood and the City can collaborate to build for the future in a way that is sustainable, that attracts new generations of Londoners who will share their passion for the city; expressing appreciation for this opportunity to speak in front of the Planning and Environment Committee and she hopes that what the Committee has heard is a community that shares your excitement for growth, that shares your desire to welcome newcomers and that really shares your ambition for the London community; they know that they can aim even higher, this proposal is a kind of starting point and it is worth the extra effort for the City, for the community and for the residents to take it that extra step and really make it worth all of the attention and effort that has been put in so far.

- Mary Lacey, 37 Camden Place – speaking in reference to the notice that she received regarding the application for the zoning amendment change for the property at 307 Fanshawe Park Road East and the proposed building project being considered for this site; advising that she has been a resident in this lovely, well-established neighbourhood for the past thirty-three years and now needs to voice her concerns over the possible approval of such an amendment; advising that she is aware of the zoning approved in 2011 for the developer Dave Tenant who did not go forward with his plan; indicating that she totally understands the need for infill as opposed to urban sprawl; however, the by-law states in keeping with the neighbourhood; stating that the proposed development in its current state is not the right fit; indicating that this is not about not in my neighbourhood, she actually looks forward to seeing this lovely piece of property being developed in keeping with the city by-laws which are there for a reason hopefully to protect residents such as her; having attended the meeting at Masonville Library, she has a wide range of concerns which include, but are not limited to, size, noise, traffic, air pollution, lighting, garbage, water drainage, snow removal, loss of trees and green space and she is sure she does not need to reference all of the current by-laws; pointing out that this beautiful piece of property snuggled in amongst the trees and backyards of a well-established neighbourhood deserves

to be developed in a manner that will allow it to integrate within the Old Stoneybrook community not built in isolation; expressing appreciation for the ability of being able to voice her concerns.

- Carl Hallberg, 1262 Hastings Drive – indicating that their home is on the corner of Hastings Drive and Pinehurst; advising that one of their main concerns with the proposed development at 307 Fanshawe Park Road East is the increased traffic on Hastings Drive and the Pinehurst cul-de-sac; pointing out that access to 307 Fanshawe Park Road East by westbound vehicles will not be available; noting that vehicles wanting to enter 307 Fanshawe Park Road East when travelling westbound will have to make a left on Hastings Drive and either use driveways on Hastings Drive or the Pinehurst cul-de-sac to turn around and proceed to 307 Fanshawe Park Road East; outlining that the report to the Planning and Environment Committee advises that u-turns may be used on Hastings Drive; however, Hastings Drive is not wide enough for vehicles to make safe u-turns and the only options to turn around is by using people's driveways or the Pinehurst cul-de-sac; presently there are a number of vehicles doing these turn-around as vehicles leaving the shopping plaza and wanting to travel west are unable to turn left on Fanshawe Park Road and they go east and they use the driveways on Hastings Road and the cul-de-sac to turn around; the increased turn-around is a very small area and will impact the safety of pedestrians, cyclists and others using the roadway; advising that he has spoken with his neighbours on Pinehurst and while they are not able to attend tonight, they expressed significant concerns on increased traffic and for the children's safety; presently the cul-de-sac and green area provide a play area that they will no longer be able to use; indicating that the planning report to the Planning and Environment Committee outlines provincial policy of building strong and healthy communities and protecting public health and safety; stating that due to the large size of the project and resulting increased traffic turning around in a very short space it reduces safety and contravenes the provincial policy of public safety; indicating that it will put both residents and those using the roadway at excessive risk; pointing out that the proposed project at 307 Fanshawe Park Road East differs significantly from the project at 420 Fanshawe Park Road East which was approved by Council; noting that all of the homes backing onto 420 Fanshawe Park Road East have large backyards providing a buffer to the project and this is not the case for 307 Fanshawe Park Road East where nearly all of the adjacent homes have small backyards and have little buffering from the project; advising that they view the scale of the proposed 307 Fanshawe Park Road East as too large and it is not in a form that fits with the receiving neighbourhood; expressing opposition to the excessive traffic from the project and the resulting increased safety risk and the fact that the scale of the project does not fit with the existing neighbourhood.
- Kathy Cull, 33 Camden Place – advising that their backyard faces directly onto where the parking lot and proposed second building would be located at 307 Fanshawe Park Road; stating that she is not looking forward to experiencing sixty-three cars in and out of the parking lot, day or night, noise, fumes, lights, etc.; pointing out that 307 Fanshawe Park Road is a beautiful parcel of land and she is very saddened to see all the trees which have been so much of its character gone, as well as wild flowers, wildlife, the changing of the seasons and the gentle calmness to the neighbourhood; believing that yes, infill and urban growth are here; advising that the Old Stoneybrook Community Association is indicating that they realize that 307 Fanshawe Park Road will be developed; expressing concern with the size and extent as proposed; asking Council to please engage with your stakeholders, the London citizens, taking into consideration respect for all when evaluating continuous quality improvement, innovation, and advancement for London, and in particular for the Old Stoneybrook Association; presenting alternative ideas for 307 Fanshawe Park Road property, number one, a development of one-story condos according to the zoning with a design to accommodate the meeting needs of downsizing in our

greater community with compatibility; number two, a community park for the neighbourhood, including green spaces with tree-shaded resting areas and a playground, etc, for the children would be a welcoming addition to the surrounding area; asking that they work together as a participant in the next phase, site plan, towards the development and plan that fits and is sensitive to the character of our neighbourhood with respect for one another in harmony and with listening ears; requesting to our City Councillors on the Planning and Environment Committee Anna Hopkins, Jesse Helmer, Phil Squire, and Steven Turner, our neighbourhood is relying upon the goodwill of Council to accept and implement whatever measures are acceptable for the Old Stoneybrook Community Association; expressing appreciation for your consideration.

- Gerry Croxall, 17 Camden Road – advising that, to kindly respect your request, he will try not to be redundant; noting that his neighbours have succinctly and more eloquently expressed their concerns better than he probably could, but he does have a report here and he will leave copies with the Committee; focusing on two concerns, although he has more than two of course, but the elevation which will cause definitely more flooding; advising that he had a reputable drainage company come out; noting that he has their report with him; they said that definitely, to their knowledge, there is no engineering feat that they know that is going to properly displace adequately any kind of storm that is over moderate, and even right now he has a sump pump that comes on fairly frequently, but it can handle the overflow quite well; stating that the University of Berkeley, lighting that is elevated on adjacent properties, neighbourhood properties, definitely can affect peoples' mental health; noting that he is not saying it is going to send me over to the sanatorium or something, but it definitely can affect peoples' mental health maybe not to the point where you are depressed everyday but it does have a subconscious influence on peoples' health; noting that he also brought their report; believing that for sixty-three cars, he just does not see how the required lighting for safety purposes could actually be facilitated that it is not going to have some adverse effect on neighbouring houses; pointing out that those are his two primary concerns, water, and lighting; expressing agreement with the other constituents of my neighbourhood, we definitely realize that there is going to be intensification, they realize that, they realize if it is done in a proper fashion that respects and he thinks that is the keyword, be respectful to the developer, they are a business, they want to make a profit on their investment and they understand that but be respectful if they were raising their kids or had their families over for a visit, they would want their backyards to be something that they have worked hard all their lives; advising that he is a Marine Scientist, he is not a PhD guy, but he is a Marine Scientist; noting that he has spent twenty-four years filming documentaries in the ocean, and he has been to a lot of countries and he has talked to a lot of people that do have intensification; stating that when intensification gets to the point where it can affect your mental health, he would just suggest that maybe that is something to reflect on, that if it was your families living in the same situation, what considerations would you give; hoping that maybe we can come to terms with the developer with something that they feel content with and that we feel is fair too; thanking the Committee for their time and advising that he really appreciates it.
- Jean-Ann Goldrick, 1261 Hastings Drive – expressing appreciation to the time the Committee has given the tonight; advising that they are not against infill, they are not against the City planning to use areas within the community to achieve this infill; indicating that they are for the preservation of trees, they are for the regulation of traffic flow and pedestrian safety, they are for the proper diversion of run off and appropriate landscaping; having said that, her comments will not quote by-law numbers or Official Plans, per se; advising that when she and her husband moved into this area forty years ago from the Egerton-Hamilton Road area, they were looking for a larger home that needed less maintenance and a neighbourhood with accessible, reputable schools; stating that they found this in the Stoneybrook community; indicating that it is an area zoned for single family

homes and they chose to invest in the neighbourhood; pointing out that they chose to live in Stoneybrook because they wanted the character of that neighbourhood, but we were not naïve, they saw the area develop over the years with the widening of Fanshawe Park Road from two lanes with ditches to a four lane thoroughfare with left turn lanes included; pointing out that they watched the commercialization of Masonville; believing that if you choose to move into a new area such as the Upper Richmond Village or West Five, you are moving in with the planning of that area in mind; noting that there will be single family homes, townhouses, condos, high-rise apartments but if you choose to move into that area, you understand that that is the character of that neighbourhood; stating that when taxpayers move into these areas they know what type of buildings will be next door and they still choose to move there; noting it is the same in heritage areas such as Old East and Old Woodfield; outlining that when they moved into the area, there were no such guidelines in place other than the existing by-laws to protect their neighbourhood; believing that, as a result, the builders are taking advantage of the Planning and Environment Committee, along with the City's need for housing, to create intense infill by changing the Zoning By-laws and not keeping the character of the neighbourhood; indicating that the building of subdivisions, during which the planning phases include high-rise buildings, condos, townhouses, and single family dwellings, do not fit the character of this neighbourhood; outlining that at a meeting in April, 2019, she heard Deputy Mayor Helmer speak with pride about the home where he lives as having ten inches of space on one of the side yards and less than five meters frontage on to the street; believing it was the character of that neighbourhood that drew him to make his purchase, he chose to buy a home there; pointing out that while there are few locations in Old East where new buildings are likely to be constructed, given the relatively narrow lots and the fact that there are few opportunities for infill development, new or replacement buildings may be constructed in some cases possibly as a result of a fire or structural instability; pointing out that in such situations new buildings must be designed to be compatible with the heritage characteristics of Old East and Old Woodfield to help retain the overall character of that neighbourhood; indicating that they knew the property at 307 Fanshawe Park Road could not sit as it was forever; stating that the builder is asking the Planning and Environment Committee to change the character of our neighbourhood to achieve extremely intense infill goals and that the zoning be changed to allow the build to take place to the builder's advantage; thinking that the option is not fitting with the character of the neighbourhood as they do not have a heritage designation so they have no protection other than the existing by-laws; advising that if the Planning and Environment Committee decided to approve a request to demolish a house or two in Deputy Mayor Helmers' neighbourhood to build stacked townhouses that would tower over the existing building and would sit closer to the property lines causing the loss of mature trees, creating runoff, traffic, pedestrian and elevation concerns, and the request was granted, she is sure there would be some pushback from the neighbours and the Heritage Committee on the type of infill that would result in changes to the character of their neighbourhood; reiterating that they are not against infill; asking Council not to rezone to the degree proposed and to please just make it fit the character of the neighbourhood; asking Council to consider the fact that you are our heritage committee; thanking the Committee for their time.

- John Howitt, 1281 Hastings Drive - sitting up here tonight, he is thinking about that eight foot elevation that the developer is going to put at the end of the lot; perhaps he is ten feet up and he would just like you to think about how high eight feet is, especially if it is at your backyard.
- Deena Lincoln, 7 Camden Road – advising that their family has enjoyed our home and this beautiful neighbourhood and community for 36 years, and hopefully a few more; stating that the proposed development on 307 Fanshawe Park Road is about to change all of that; advising that they have major concerns that should be recognized; providing examples, seventy percent of the property

will be concrete and asphalt, virtually all trees will be removed, forty-two units, sixty-three parking spaces with only one main entrance to Fanshawe Park Road, minimal buffer zones and serious concerns about stormwater management and snow removal; pointing out that when questions were asked about this, the response is that this is a grey area; indicating that when in touch with SPM Limited and Zelinka and City planning earlier in this process, they were told not to worry, that is a site plan issue, it will all work out; indicating that this is a very serious concern for the and they feel it should be resolved before the zoning change is approved; outlining that there are safety and security concerns, parking and turnaround on side streets, loss of privacy day and night, to name but a few; believing that this appears to be an example of over-intensification; hoping the Committee will take the time to walk the property and streets to visualize the impact of the proposed plan on the neighbourhood; expressing that, in their opinion, it just does not fit, and will have a severe detrimental impact on our neighbourhood; realizing and think it is reasonable to expect an infill project on 307 Fanshawe Park Road East, and they have no problem with appropriate development that will not totally disrupt the nature of their neighbourhood; asking the Committee to reconsider the number of units and parking spaces in order to reasonably maintain the character.

- Rick Giroux, 1269 Hastings Drive – indicating that their property backs onto the west side of the property at 307 Fanshawe Park Road East; advising that his comments this evening address their opposition to the rezoning application submitted by Royal Premier Homes, and the long term implications that will affect them and the community if the rezoning application is approved; outlining that 307 Fanshawe Park Road is a property that has existed as a single family dwelling since the community was developed some forty to fifty years ago; pointing out that current residents, many of whom have resided in the community since it was constructed, face a proposal to construct two stacked townhouses, structured with forty-two residential units, more than twice the sixteen to seventeen single family homes that currently surround the property; advising that neither his family nor their neighbours oppose the concept of infill or intensification, but they agree that the development should complement, not diminish, the existing community's enjoyment of our homes; advising that the current proposal as structured has far too many residential units, will detract significantly from the employment or enjoyment of our backyards, living space, and create many unfavourable implications for future home maintenance and traffic safety; stating that he is not an expert in Zoning By-laws and procedures and will restrict my comments to fair play, common sense and a need to consider all the facts when making decisions that will affect the daily lives of everyone in the community for many years to come; advising that in recent months they have received a presentation from the developer on their conceptual plans and layouts, very little detail relative to the impact on tree removal, re-grading, drainage or traffic flows; advising that when questions were presented, the common response received was that these were site plan details that would be addressed during site plan approval; noting that in his estimation deficient and ineffective, this is an inefficient and ineffective planning process as zoning as the driving force behind the site plan development; pointing out that if the zoning application for R5-7 status is requested, we should understand the implications on traffic, parking, drainage and so on, before the suitability of the zoning request is approved; providing specifics on the site factors and how they will impact the surrounding community; speaking to the proposal currently under review, sixty-three parking spaces will be provided to accommodate forty-two dwelling units with twenty-two of them running east-west across the central portion of the property and the balance running north-south along the eastern boundary; pointing out that in his particular case, he has a pergola on the north-east corner of my rear yard, and will face exposure to a parking lot with lighting, constant car door closures, and headlights facing into my backyard every night with slamming doors in the parking lot; asking the Committee to please consider how your family

and friends would enjoy sitting in a similar environment; indicating that his neighbours on the eastern side of 307 Fanshawe Park Road East will face similar environments in their backyards; pointing out that the next consideration is the grade changes that are anticipated for the development; advising that the property at 307 Fanshawe Park Road East drops eight feet from Fanshawe Park Road East to the south end of the property, necessitating considerable re-grading; stating that when you add pavement for the property roadway and parking, plus the footprint of two large buildings and removal of a considerable number of trees, there is significant probability of flooding in the spring runoff on the surrounding properties; advising that he does not have a sump pump in his house, and in 11 years he has never had a flooding or a basement water situation, so the drainage has been excellent; noting that a reduction in the density of units to be constructed minimizes parking, reduces the footprint of the building, makes room for proper snow removal and provides greater assurance that I and my neighbours will not experience future drainage implications; outlining that the most severe implication of the proposal as presented is the laneway leading into the property; stating that access/egress will only be permitted to and from the eastbound lane of Fanshawe Park Road East; thinking that given the close proximity to the Hastings Drive traffic light, a bus stop just west of the property, a proposed widening of Fanshawe Park Road, and a minimal front setback, there is considerable potential for an increased incidence of traffic violations and accidents; living three houses from the lights at Hastings Drive and Fanshawe Park Road East, he can attest to the frequent occurrence of accidents at the traffic lights; advising that there are hundreds of homes using Hastings Drive and cars accelerate to catch the green light; combining this with the heavy traffic on Fanshawe Park Road, the right turn access/egress restriction will undoubtedly impede smooth traffic flow as it inherently mandates U-turns or next-street turns into residential properties; a zoning that permits fewer units will, again, reduce the potential for traffic accidents and injuries; indicating that the community is mature, with significant forestation throughout the area; noting that this 307 Fanshawe Park Road property in particular has a significant number of trees; advising that there are two trees in the proposed parking lot that have trunks in excess of two feet in diameter, and in all likelihood are over 100 years old; noting that some sections of the property have cedar hedges over fifteen feet in height; indicating that the rear of his property, fortunately, has some of those hedges and it is believed that these will be removed as part of the development process; advising that these trees and hedges are homes to a variety of animals and birds, facilitates soil drainage and provides protection from the heat in summer months; believing that every effort should be pursued to retain as many trees as possible; reiterating that a zoning dictates the size of a development, and hence the impact on forestation; (*Deputy Mayor J. Helmer asking him to please wrap up.*); summarizing that, as a former businessman and accountant, he is very confident with the concepts of maximized profit margin and return on investment; no business can succeed; however, without a solid business plan that takes into account all variables associated with the product-project; the makeup of the Stoneybrook area has evolved over many decades, as have other communities such as Old South, Wortley Village, Byron and Hamilton Road area; stating that each has evolved with its own character and community residents that endeavour to enhance the daily lives of its residents; pointing out that they are not a collection of bricks and mortar, but a community of homes, friends, family, and neighbours that come together to relax after a hard day's work; communities such as ours collectively form what is called the City of London, a municipality that is envied in many parts of the province; stating that he, as well as his neighbours, tend to relax in their backyards, and in his case he spent considerable funds and time and effort to make his backyard an oasis; noting that his neighbours have done the same, modifying their property to match their individual tastes and lifestyles; stating that he does not believe any of them will complain about our backyards backing onto other backyards, but they do not

accept having to look at parking lots with significant car traffic and towering structures devoid of trees; asking the Committee to decline the request; expressing appreciation for listening to his comments.

- Ron McKnight, 1402 Hastings Drive – wanting to add a few more comments, nothing elaborate, he is not going to spend a lot of time, but Carl did a great job of addressing an issue of access to Fanshawe Park Road, and our gentleman here just addressed that same issue; taking a little different perspective here, and it has not been spoken or shared this evening yet; advising that he is here to represent the children, many, many, many, many children that access their neighbourhood; indicating that they do not have a voice so they are not here to speak to what is happening; noting that they back onto Hastings Park and they have four beautiful soccer fields there, sixty meters long and they are for children three and a half to age four, up to about age seven; indicating that his wife and him both coach soccer, they love soccer, he sits out there in his lawn chair and watch them play; noting that they just wrapped up about fifteen minutes ago and they play three nights a week starting at 6:00 PM, finish at 8:00 PM, and quite often on a weekend they will play, and who comes with them, grandparents, parents, and they all arrive in their SUVs and their vans, nine out of ten are these large vehicles; advising that they park on Hastings Drive, all the way up past our house from the Hastings Park entrance, on our side and on the other side, there is room for one vehicle to get down between them, and it is dangerous and the kids are excited, they have had a great game, they have scored a goal or whatever, and they run in between the vehicles and it is really, really dangerous; the other point is Stoneybrook elementary school is on the corner of Hastings Gate and Stoneybrook, and all these young kids are walking to school, crossing the road, many of them on rainy days are driven by their parents in their SUVs and their vans, and the roads are jammed; advising that the key here is the timeframe; pointing out that they have lived in Old Stoneybrook for thirty years, they have seen it grow and develop; advising that after breakfast every morning Monday through Friday, he drives over to Masonville Mall and walks for an hour between 7:30 AM and 9:00 AM so he sees traffic flow coming through the lights, the many cars that run the red lights, and he is very sensitive to that; another time of the day, 3:00 PM until 6:00 PM, it is terrible, bumper to bumper, cars all over the place, they have the kids coming out of school at 3:30 PM and the vans again coming to pick them up and there is all kinds of stuff going on; advising that he likes riding a motorcycle; noting that he has a nice motorcycle, but he will not go on the road before 9:00 AM and he is off the road before 3:00 PM; pointing out that today he took a nice ride, he came in at 3:30 PM and he had to go down to 5 km/h, watching for kids, traffic, it was a zoo; expressing concern that if we are going to have all these people living in this complex, he is sure most of them will work, they have got to get to work either before 8:00 AM or 9:00 AM, so you are going to have a tremendous influx of traffic trying to access Fanshawe Park Road, and we know and he knows, Fanshawe Park Road, four lanes, traffic is really moving at that time in the morning, people are going to work, it is busy, and it is tough to break into the traffic, never mind do a u-turn, it just will not work; wondering what is going to happen; if someone lives there and they have to go west, they are going to have to turn right, come out of the parking lot, they can take Hastings but there is no light at Hastings east so they can turn in the drive and come out but they are going to sit there and wait trying to get into the traffic flow; wondering what they can do, they can go half a kilometer down Hastings east, make a left into Hastings Gate, drive one hundred metres and come to the corner of Stoneybrook and Hastings Gate, Stoneybrook school, with all these vehicles and everything at 8:30 AM when they are getting their kids to school; you are going to have people trying to access, to come out to the set of lights at Fanshawe and Stoneybrook, then they can turn left; (*Deputy Mayor J. Helmer asking him to please wrap up.*); or you just stay on Hastings, and you come out Hastings west at a set of lights; expressing concern with the welfare of these kids; advising that he is very passionate about this.

- Piotr Nowakowski, 1273 Hastings Drive – advising that he and his family have lived at this residence for twenty-three years; commenting on the document that he noticed yesterday on the City’s website that says that Traffic Impact Assessment statement; pointing out that on page two there is a quote from a Ministry of Transportation Ontario (MTO) handbook, and he quotes it says “Never make a u-turn unless you can see at least 150 meters in both directions.”; pointing out that this document actually claims that there is that visibility available when making a u-turn going east or west and perhaps there is, but I thought the intent of the MTO remark here is to make sure that there is no cars for the 150 meter distance on the road that is 60 km/h traffic; pointing out that in the Appendix, there is some data available for the traffic character of that intersection, Fanshawe and Hastings and Jennifer; noting that this is page 3 of the Appendix; according to the numbers we have 1,313 cars travelling eastbound on Fanshawe Park Road alone, and this is not counting people that are trying to turn right from Hastings; outlining that 1,313 cars, if you do the math that equates to a car every 2.7 seconds, let us say it is 3 seconds, if you do some more math, it turns out that you have about 48 or 50 meters space between the cars; understanding traffic does not move steady and evenly, but still that is only 50 meters between cars so the u-turn that this document claims is possible is actually not possible at all during the peak hours; wanting to point that out; thinking it is important and this document actually proves that the turning and making the u-turns as this property or people that would be living in that property would be forced to do is not possible in the peak hours, because you only have less than 50 meters distance between cars and MTO suggests or claims that you have to have 150 meters distance between cars.
- Lindsey Bradshaw, 35 Camden Place – indicating that they have this driveway being put in eighty-two centimeters from her property line at a four foot level which is about her height and it is definitely the height of all of her kids; stating that, to her, the traffic report says it has no impact to her, city planning says it has no impact to her; advising that she currently backs onto a backyard, not a street, so it’s very safe for her kids to play and she thinks that having sixty-three cars coming in and out at a four foot elevation, shining into her house is roughly about 880 cars a week that will be putting their lights into her backyard and into her house; thinking that this is excessive and she also would like to say that she agrees with everything that everybody has said; thinking that they have done a good job, and she agrees with the density being too large.
- John Goldrick, 1261 Hastings Drive – advising that he has lived there for a long time and in that amount of time, he will say thirty-five to forty years, he has seen four people killed at a controlled stop light; indicating that they are one hundred maybe 150 feet from the stoplight to where these people are all going to try to get in or get out of this property if this is put forward; hoping that we do not kill any more people, much less one of those that some of the people have already talked about; seeing them every day running by me, he sees school buses that actually go through the orange light; imagining what could happen.

307 Fanshawe Park Road East

Planning and Environment Committee Meeting

Monday, May 27th 2019



Site Context



Concept Plan



Site Statistics

Unit Count:

- 42 low-rise stacked townhouses:
 - One (1) 3 storey (12m) building with 24 units (Building A)
 - One (1) 2 storey (9 m) building with 18 units (Building B)
- Max. density of 75 Units / Ha

Parking:

- The required 1.5 parking spaces per townhouse are provided: internalized at rear of site
- The required accessible parking spaces are provided
- Bicycling parking provided
- Access and driveway arrangements have been reviewed and approved by City's staff
- The TIA was reviewed and supported by City staff: concludes no significant impact on traffic in the area.

Concept Renderings



View from Fanshawe Park Rd E – looking south



View of Building B from within site – looking west

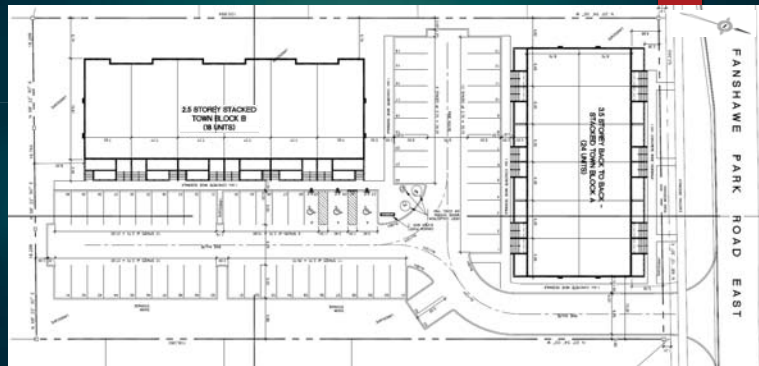
Comments from residents

Neighbourhood open house held on February 7, 2019

- Proposed site-specific zoning
- Density
- Building height
- Safety
- Noise
- Fencing
- Trees
- Privacy
- Servicing/SWM

Concept Plan

7



Conclusions

8

- The proposed development is supported and encouraged by all levels of current land use planning policies, which encourages intensification and a mix of residential uses in locations such as the subject lands, at the density proposed.
- The proposed development facilitates the appropriate intensification of an underutilized vacant residential site, located on an urban thoroughfare, in proximity to a major community node.
- The proposed building heights and setbacks are compatible with what could be developed as-of-right under existing zoning regulations; and will be set by the proposed zoning.
- Access and parking arrangements are designed to city standards.
- The future SPA process will refine matters pertaining to architectural design, landscaping, fencing, noise, servicing etc.

Questions?

9



Slide 1

Old Stoneybrook Community
Association:
Helping Grow Forest City

307 Fanshawe
Application Z-9006

Agenda

- Regulatory Context – Summary of Plan
 - Michael Crawford
- Adverse Impact of Land Use Change
 - Deb Beverley
- Contrary to Official Plan, London Plan, Bylaws
 - Claudia Clausius
- Future Path and List of Requirements
 - Ron McDougall
- Growing Children, Growing Trees
 - Fred Cull
- Growing or Killing Communities?
 - Katharina Clausius

Support Development

Community Association Supports Development:

- Under-utilized lot
- Opportunity to intensify
- Opportunity to promote accessibility, aging in place,
- Opportunity to diversify community

Proposed Land Use Change is a Bad Fit:

- Density too high for lot shape and size
- Bad design for neighborhood
- Adverse impact on neighboring properties

Ontario Planning Act

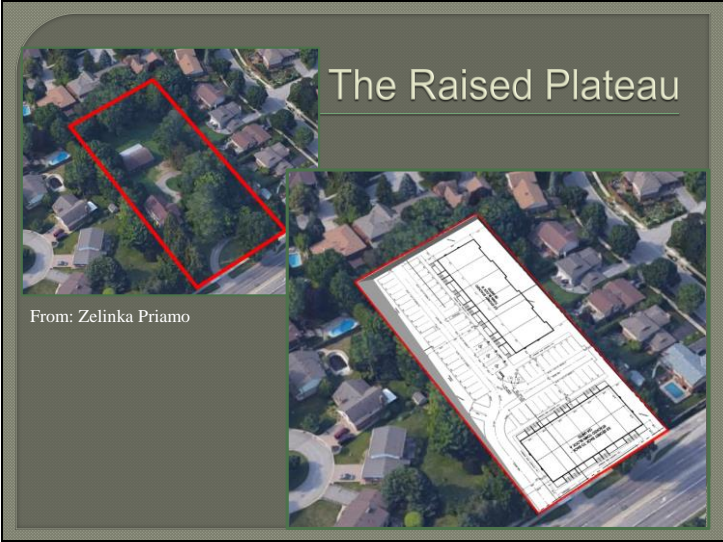
Subsection 34(12), requires that “sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by council” [34(12)(a)(i).

Problems with Understanding

- Questions of Site Plan always Deferred – Only Conceptual
- Zoning Request Confused at All Levels
 - Zelinka Priamo Proposal (ask R5, document discusses R6-5 (pg. 16), and R6-7 (page 35))
 - City Planners advise Developer to ask for R8 after period of community consultation ends
 - City Planners subsequently reference R6 in communications to Community Association
 - City Planning Recommends R5
- Why? Density requested is not compatible with Zoning bylaws, Official Plans – looking to fit a square peg in a round hole.

What is proposed

- Highest density allowable for ANY format of intensification project
- Change in grading to raise lot relative to surrounding R1 single family dwellings
- Stacked Townhouses 3.5 and 2.5 stories, 63 spot parking lot on raised plateau
- Removal of all trees on lot, most on shared boundary – no practical buffering
- Hard to understand plan – little detail to evaluate plateau grading, buffering, water management, traffic
- Some reports impractical or hazardous eg: U-turns on Fanshawe at rush hour?!



Provincial Planning Act

1.6.6.7 Planning for stormwater management shall:

- not increase risks to human health and safety and property damage;
- maximize the extent and function of vegetative and pervious surfaces; and
- promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

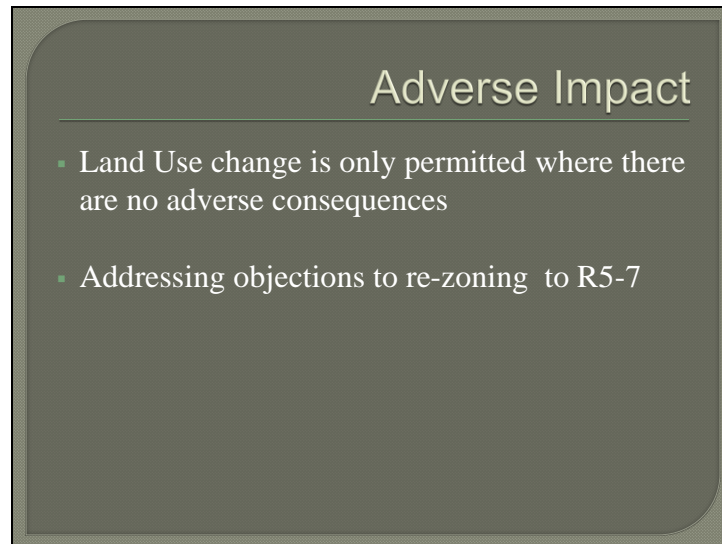
Not a Benign Intensification

- London Zoning Bylaws 1989 - Section 3.1.2 – Low Density Residential Objectives: “Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are **not adversely affected**.”
- “Development of the site or area for medium density residential uses shall take into account surrounding land uses in terms of height, scale and setbacks and **shall not adversely impact** the amenities and character of the surrounding area.”
(*Official Plan 3.3.2 i*)



Adverse Impact

Deb Beverley



Adverse Impact

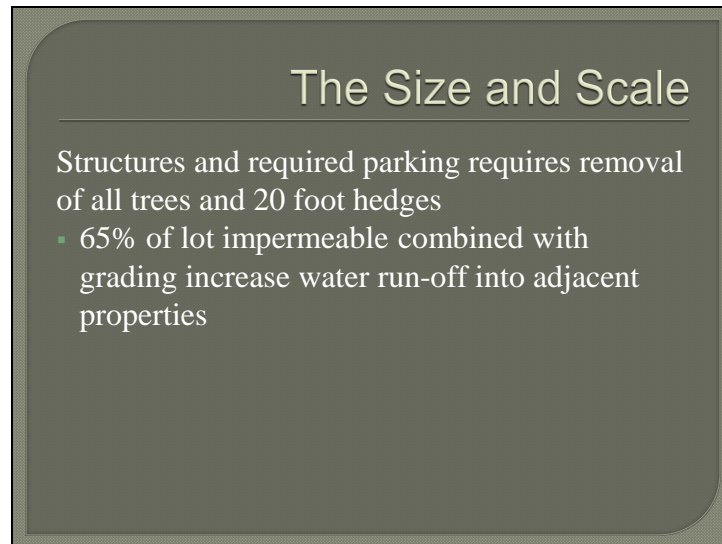
- Land Use change is only permitted where there are no adverse consequences
- Addressing objections to re-zoning to R5-7

As Michael has stated, Applications for Land Use change are only permitted where there will be no adverse consequences upon adjacent properties. I'd like to explain why our community strongly feels that a change in zoning to R5-7 will have a dramatic and adverse impact on our community. And I do want to clarify that all of our presentation are addressing our objections to the current City recommendation submitted to you for consideration— a re-zoning from R1 to R5-7 for 307 Fanshawe Park Road East.



The first issue with the proposed development is the grading, or raised plateau that will be necessary to level out the topography of the lot. At the south end of the lot, the grading will be approximately 8 ½ feet in height, making the 2 ½ story stacked town house (Building #2) **[click]** appear more like a 3 ½ story which will in fact, tower over the surrounding houses, which are only 1 and 2 stories in height..

Even the 3 ½ story (Building #1) which borders on Fanshawe, will also have some grading, making it closer to a 4 story with balconies and windows peering down into neighbours yards. **[click]** Leaving children at play, people gardening and swimming completely exposed. So what may appear 'appropriate on paper' is in fact not as a direct result of the topography of the land itself.



The Size and Scale

Structures and required parking requires removal of all trees and 20 foot hedges

- 65% of lot impermeable combined with grading increase water run-off into adjacent properties

The size and scale of the property requires the removal of all trees and surrounding 20 foot hedges in order to accommodate the 2 structures and required 63 parking spaces. This translates into 65% of the lot becoming impermeable, a lot that is integral to natural storm water management today. The increase in impermeable surface, combined with the 8 ½ foot grading, will dramatically increase water run-off into neighbouring properties, properties that today are just able to sustain itself. **[click]**

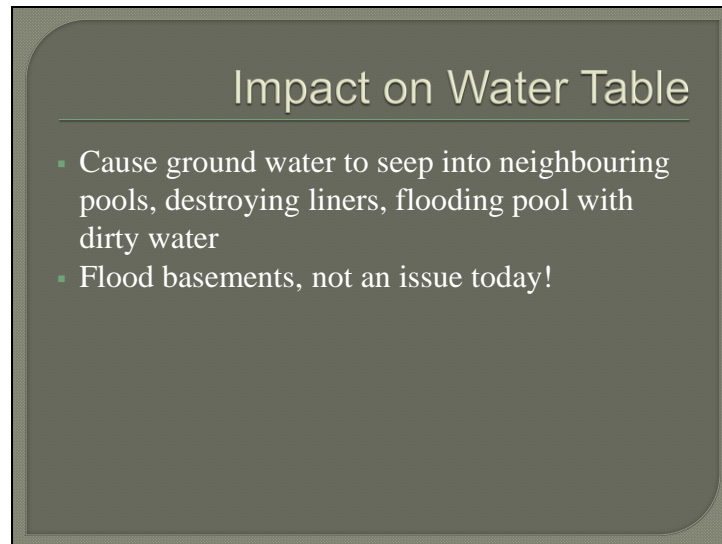


This image shows the puddling on an adjacent property 3 hours after a day of rain, and this one **[click]** shows the same location 24 hours later. As you can see most of the water has been absorbed. And as you can imagine, the property at 307 Fanshawe, has similar puddling and water absorption occurring that is contained within its own lot, managed only because it is level with adjacent properties and has extensive green space, including many mature trees, to naturally manage the storm water.

Storage of Snow Removed

- Limited space for adequate storage of snow removed from parking lot
- 22 foot space on east edge of lot is graded
 - Slopes down towards adjacent properties
- Snow piles of 3-8 feet in height will slide down to neighbouring properties
- Increase in water will impact water table, flood basements
- Salt, chemical laden melt will kill vegetation

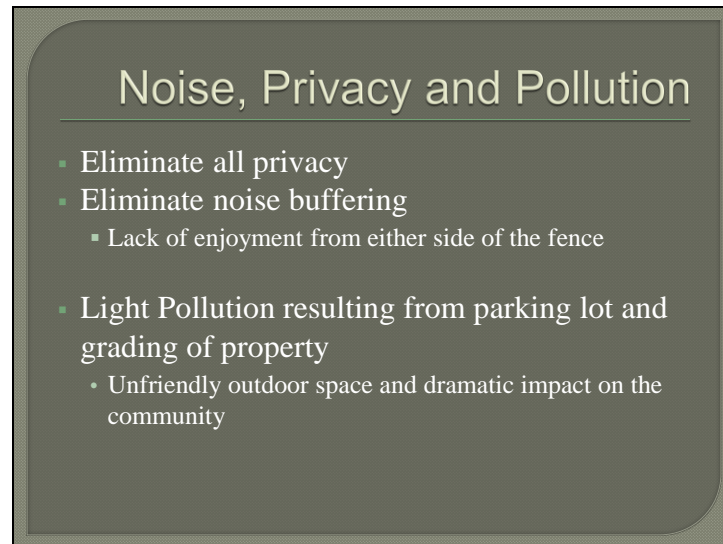
The number of parking spaces required for this zoning application, as well as limited landscaping make snow removal an issue. While Zalinka Primo has tried to address this by increasing the setback of the parking lot from the east edge of the property, creating what appears on paper to be a sufficient area for accumulation of snow removed, 22 feet of space, is in fact inappropriate. This landscape / snow removal space is actually a sloped area, going down towards the adjacent lots. Keep in mind that this is a raised plateau of 8 ½ feet! The piles of snow and salt which are likely to reach 3-8 feet in height dependent upon the winter, will pile up and quickly slide down the grading towards the fence line, where it will remain until it thaws, causing flooding, impacting the water table and potentially flood basements, not to mention the salty chemical laden melt destroying the neighbouring vegetation.



Impact on Water Table

- Cause ground water to seep into neighbouring pools, destroying liners, flooding pool with dirty water
- Flood basements, not an issue today!

The increase in run-off, snow melt and surge from storms will drastically increase the water table in the surrounding area, potentially causing ground water to push seep into pools, damage or even breaking the liner, and flooding the pool with dirty water. Additionally, an increased in the water table could easily rise to such a level that it floods the basements of the adjacent property's, something that today is not an issue due to the natural water management in place.



Noise, Privacy and Pollution

- Eliminate all privacy
- Eliminate noise buffering
 - Lack of enjoyment from either side of the fence
- Light Pollution resulting from parking lot and grading of property
 - Unfriendly outdoor space and dramatic impact on the community

I just want to return to the removal of all of the trees for a moment, in addition to impacting the natural water management, their removal eliminates privacy and noise buffering, factors which are key to the enjoyment of outdoor spaces on either side of the fence line.

And finally, I want to mention the light pollution that will result from the parking lot, coming from a property that sits far above the surrounding properties, flooding these properties and making a once lovely space for friends and families to gather, a light-polluted, unfriendly space to be in and having a drastic impact on the community.

Let me finish by saying that we are in favour of development, however we urge you to reduce the size and scale of the development to one that fits with the Old Stoneybrook Community neighbourhood and that provides increased housing as desired by the city, developer and builder, but we ask you to reject the R5-7 change in zoning.

Bylaws

Claudia Clausius

Current Recommendation

- Not a balanced or complete interpretation of Plans and Bylaws
- Uses *parts* of Bylaws to support proposal
- Ignores parts that circumscribe the proposal
- it cherry picks those areas favorable to this change of Land Use...

Intensification

Official Plan (1989) 3.2.3.2

- Permits density of up to 75 units/ha for range of building structures
- Section 3.2.3.8 of the same *Official Plan* states that “it is intended that an intensification project **should meet all Zoning By-law regulations.**”
- EG; Bylaw 9.2 Clustered Townhouses max 60 units/ha

Official Plan (1989) 3.2.3.8

- “there may be instances when **a minor** variance is warranted”

Multiple Bylaw Infractions

The diagram is a site plan of a residential development. It shows several buildings and their setbacks from the streets. Red arrows point from text annotations to specific setback lines on the plan. The annotations are as follows:

- Top left: "Set back 4.9 meters - Should be 6.0 m because windows" with an arrow pointing to the setback of a building on the top street.
- Middle left: "Set back 2.0 meters - Should be 3.0 m" with an arrow pointing to the setback of a building on the middle street.
- Bottom left: "Set back 2.0 meters - Should be 3.0 m" with an arrow pointing to the setback of a building on the bottom street.
- Top right: "City Planning Accepts Reduced Setback" with an arrow pointing to the setback of a building on the top street.
- Middle right: "Set back is under 3.0 m" with an arrow pointing to the setback of a building on the middle street.

Why so many variances required? Density too high

Density

Bylaws Section 9

Table 9.3

- R5-7 maximum Density is 60 units/ha
 - = 33 units (not 42)
 - = 50 parking spaces (not 63)

In *London Plan* – *density is context dependent*

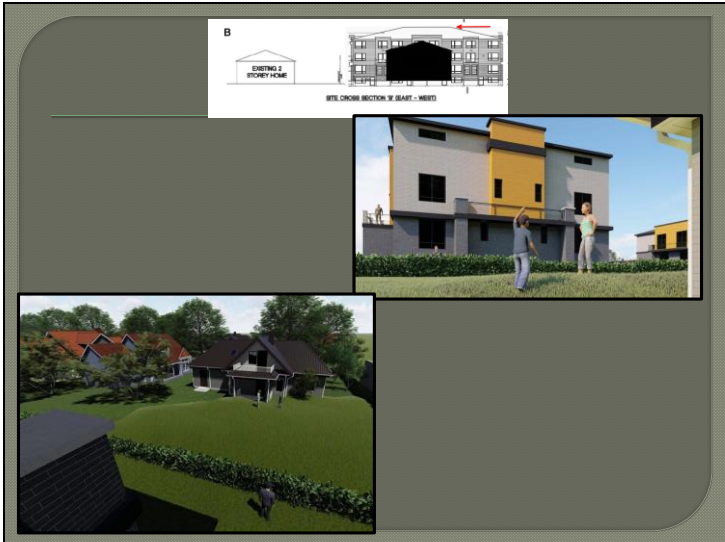
- Designated a “Neighborhood”, not: a Transit Corridor, Urban Centre, Shopping Area etc.
- Precedent for infill seems to be about 30 units/ha
 - = 17 units (not 42)
 - = 25 parking spaces (not 63)

Privacy and Buffering

Official Plan (3.2.2.) “development within areas designated Low Density Residential shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction **and loss of privacy.**”

London Plan (1578. 6 a, b, e, g, k, m)

Impact of traffic, noise, lighting, loss of privacy, visual impact, loss of trees etc.



Tree Protection Zone

307 Fanshawe is a designated Tree Protection Zone

BUT - all trees on site to be removed, including many on shared borders with neighbors affecting:

- Noise buffering
- Privacy
- Light pollution
- Water retention/absorption characteristics

Not Addressed

- Accessible parking but no accessible residences?
- Not a LEED efficient structure (Leadership in Energy and Environmental Design)
- No level landscape space for residents
- No play space for children

= lack of diversity – no aged, no families with kids, no persons with disabilities...

Conclusion

- Density is driving all other considerations
- Density not possible within the bylaws
- Bylaws not being respected

REJECT Application in Present form

- Holding Provisions REQUIRED

1. The proposed modifications: (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.

Conclusions

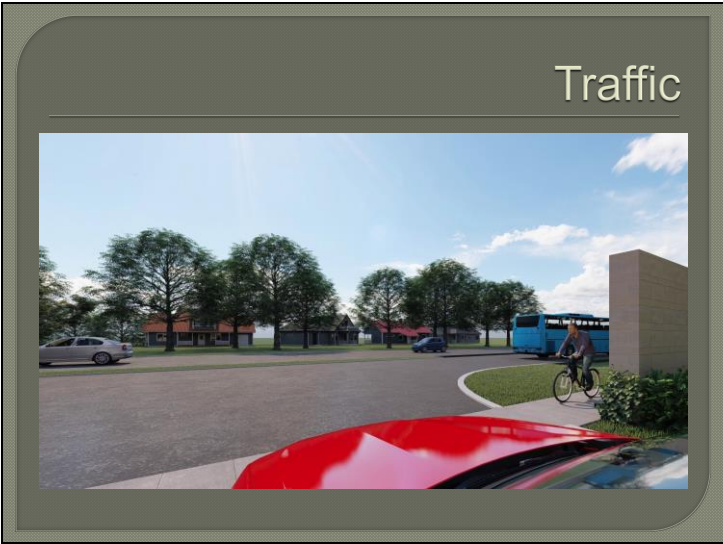
2. The proposed modifications: (h-5) ensure that development takes a form compatible with adjacent land uses and the Old Stoneybrook Community Association undertakes a **review of all proposed services** to ensure that no adverse impacts on the surrounding lands occur as the result of this proposed land 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" symbol, prior to granting the City approval under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, and prior to the removal of the "h-5"

Future Path

Ron McDougall








Stormwater and Snow



Growing Children, Growing Trees

Fred Cull



The slide features a dark grey background with a white border. At the top, the title "Growing Children, Growing Trees" is written in a white, sans-serif font. Below the title, the name "Fred Cull" is displayed in a smaller white font. The slide contains two photographs: one in the upper left showing a large, leafy tree in a grassy area, and another in the lower right showing a garden with various plants, including a large fern and a wooden post.

Growing or Killing Communities?

Katharina Clausius