

From: Hermant
Sent: Thursday, September 05, 2019 1:18 PM
To: Pasato, Nancy <npasato@london.ca>
Cc: Carrie O'Brien; Lydia Hermant
Subject: Re: [EXTERNAL] (Z-9068: 475 & 480 Edgevalley Rd)

Hi Nancy - as per our discussion earlier today, as it turns out unfortunately I cannot attend the Sept. 09 planning meeting at City Hall.

In my absence, I would like to ensure that the information in this communication is tabled for consideration accordingly.

To date, we have been in discussions with Drewlo regarding a few accommodations to minimize the impact this development will have on existing single family properties, that abut a major portion along the western boundary of the proposed development at 480 Edgevalley Rd.

(1) Our major concern, besides the density increase, was in relation to the number & location of parking spaces that were in the original plan. Subsequent to our discussions on this subject, Drewlo has revised the parking plan (attached) to both reduce the number of spaces and relocate parking lot orientation so that no parking spots face our property along the west edge, and are located further within the new development. We are pleased that they made this accommodation, and are trusting that these amendments will be approved in the final plan.

(2) They have also submitted to us a revised landscape plan (attached) that is in line with what we discussed, and we are appreciative of their efforts to incorporate numbers & species of trees along the boundary to suit our request for maximum privacy & noise abatement. They have indicated that they will plant blue spruce trees, spaced as per the landscape plan. We are anticipating these trees will be of substantial height (ie: 8-10ft) to provide a suitable starting point for growth, provide a degree of immediate coverage/privacy as well as provide a much-needed home for the many species of birds that have been displaced by the removal of the existing forested area.

(3) The outstanding issue is in relation to a barrier fence separating our property from the adjacent public access parking lot for the new buildings. Drewlo has indicated they will install, prior to the commencement of any further development at the 480 Edgevalley site, a 1.8m solid wooden fence - but we have made several requests that consideration be made towards increasing the size of the posts to provide additional structural strength to the sections. To date, we have not received any confirmation that they will install a fence any more substantial than a 'standard' wooden fence incorporating 4x4 posts. We feel that additional consideration should be given to the fact that our property abuts a major portion of the new development, and will require more than twenty (20) 8ft sections of fencing - this is substantially larger than 'standard' residential fencing and should be treated as such. Increasing the posts size has a marginal impact on costs but does provide a significant improvement in the long-term viability & strength of the individual fence sections - this will also no doubt save Drewlo from unnecessary remediation costs in the future as the fence ages and becomes deteriorated. Additionally, the groundwater & drainage plan along this section have only recently been re-directed, but it's a safe bet that the larger posts will also provide a more effective base/frame for the fence sections, and will hopefully minimize any shifting as the ground continues to dry.

In summary, we are satisfied with Drewlo's willingness to accommodating our parking & landscape concerns, however along with this agreement are anticipating no further changes to these plans as they are submitted to the City for final approval. We are hopeful that item (3) above can reasonably be accommodated as well, as it would if nothing else, be an indication of 'good will' between the developer and the adjacent homeowners who will be impacted by this decision for years to come. It represents a marginal cost in respect of the scope of the project, and we believe it represents the best solution for everyone involved.

If anyone would like to discuss further or has any questions, please contact us anytime.

Thank you & we appreciate the efforts made by all to date.

Mike & Lydia Hermant

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