

From: Bret Downe

Sent: Thursday, September 26, 2019 3:53 PM

To: City of London, Mayor <mayor@london.ca>

Subject: [EXTERNAL] Fw: 307 Fanshawe Park Rd East, concerns with the proposed site plan

Dear Mayor,

I hope that you are all well.

Thank you, in advance, for your time and effort to make the outcome something that is as stress free as can be.

I understand that we are doing what we can, now, to increase the population density in the city in order to mitigate the loss of more land being used for agricultural and other purposes. Looking back, this was of no concern, 50 years ago when the Stoneybrook neighbourhood was created.

I spoke with neighbours of the property, and we've had good discussions.

Some of the problems we discussed, and others are being raised in the newsletter circulated by the Old Stoneybrook Community Association.

It's my impression that

1. the character of the perimeter of the property that is adjacent to neighbours needs to be maintained and, given the development proposal, improved upon; the landscaped space, trees and vegetation act as a physical barrier, both buffering noise and allowing some privacy that is beneficial for all people living there.

Given that the Urban Design Peer Review Panel (UDPRP) was approached and a request was made for recommendations, it's my impression that to contradict or ignore those recommendations would be to undermine and de-legitimize the process.

2. the proposed development has yet to address the anticipated negative effect of snow storage and melt run-off along the boundaries shared with neighbours. Herein lies a chronic by-law infraction waiting to happen, that is best dealt with proactively, for the benefit of all.

3. the proposed method of draining run-off by way of a pipe located in an easement would result in maximum disruption to neighbouring property if construction is necessary.

Is it absolutely necessary to go this route and can the development make use of the existing drainage infrastructure available on Fanshawe Park Road?

4. It's unclear if the developer is attempting to do an end run around both the process and the neighbours.

If they are, in fact, or even if they appear to be, and things are allowed to proceed, what is going to be the anticipated reaction and recourse?

I think that we are learning as we go, with this process, and it's my impression that it is best to maintain and improve the integrity of the system and the process while moving carefully in the direction of the pursuit of policies by which we have agreed to be governed by.

Best Regards,

Bret Downe

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