

Bill Day
1277 Hastings Drive
London, ON
N5X 2H8

Sept. 12th, 2019

Dear Mr. Holder

Re: 307 Fanshawe Park Road East – possible zoning change

As you will recall, City Council referred the original application for a zoning change back to City Planning and the Planning and Environment Committee (PEC) by a vote of 12 to 2. There were concerns at Council regarding fit, character, sanitary and storm water management, buffering, removal of trees and density. As a result, the developer was asked to undertake the extraordinary step of outlining their proposal to the Urban Design Peer Review Panel (UDPRP).

On Sept. 23rd, the developer's proposal will again be discussed and voted on by the Planning and Environment Committee. It is of great concern to us that few, if any, of the recommendations made by the UDPRP seem to be reflected in the revised proposal. For example:

- ❖ no modification to reduce the footprint of the parking lot (put it underground).
- ❖ no provision of useful green amenity space for development residents.
- ❖ no change of parking plan to facilitate garbage pickup and ameliorate parking traffic issue.
- ❖ no change of building block 2 position.
- ❖ no provision of a full and revised tree plan and landscaping - buffering that was deemed sensitive and critical by UDPRP. In fact, it appears as though even fewer mature trees will be saved, with swales built around most of the lot.

Additionally, the traffic issues raised have not been addressed. The proposed snow storage plan would require the parking lot to be empty for the snow to be piled where proposed. And, while the sanitary and waste water flow rates proposed are deemed adequate, they are based on the time of construction in 1972, with infrastructure that is 47 years old.

It seems like the proposal supports the provisions for maximum density allowable by the London and Official Plans and bylaws, but ignores directions in those same documents regarding buffering, parking lot design, privacy, green amenity space, accessibility, and sensitivity to avoid adverse impacts on neighbouring properties. Moreover, when these issues are raised, we are told they are a matter for the Site Planning process once rezoning has been accomplished. Once the rezoning is approved, if the maximum density is allowed, it will be very hard to make any effective changes during the site plan proposal phase. We then also must rely on enforcement by the city, and every indication is that this will not likely be the case. In fact, we have been told that the city will not be liable should the builder cause problems for our existing homes.

Please give serious consideration to modifying the proposed zoning changes to reduce the density and size of the project. All of us know that something will be built at 307 Fanshawe Park Road East and it is not our intention to try to stop that. We understand the developer's desire for making a profit on an expensive piece of land. We understand the city policies regarding the infill of similar lots. But we also believe it is crucial that whatever is built does not unduly change the character of the neighbourhood and does not lead to damage and headaches for the people who live around the lot, in many cases for 40 years or more. We suggest that the zoning for this property ensure that a smaller development is built.

Sincerely
Bill Day