

From: Debbie Beverley

Sent: Wednesday, September 25, 2019 8:51 PM

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

Subject: [EXTERNAL] Plea for Support: Application Z-9006, 307 Fanshawe Park Rd E.

Dear Mayor Holder:

I am writing to you today to ask you to vote 'No' to the current re-zoning application that you will be voting on at Tuesday's Full City Council meeting. The application I am referring to is 307 Fanshawe Park Rd E., file number Z-9006. You might recall that this same application came to you to consider back in June of this year. At that meeting you referred the application to an Urban Design Review Panel (UDRP). The application went to UDRP this summer and they agreed in principal with the number of units and footprint of the building, however they had a number of MAJOR concerns related to the elevation (appearance of the structure), the size of parking lot, the removal of many trees on the lot, and lack of central amenity space for the residents. While the developer made an adjustment to the appearance of the structures (and I am grateful for that), all other MAJOR concerns noted by UDRP went unanswered and the application unchanged.

One key issue at Monday's PEC meeting was parking (currently set at 63 spaces) and the developer has made no attempts to compromise at all, the offered alternatives were:

1. Reduce the number of units to 20 and parking to 30 spaces (Old Stoneybrook Community Association suggestion)
2. Retain 42 units but however put the 63 parking spaces underground (UDPRP suggestion and Old Stoneybrook Community Association concession)
3. Retain 42 units but reduce parking to 42 above ground (Councillor Helmer suggestion)
 - Personally, I would have welcomed this concession, it would have provide the 42 units the developer wishes to build, and allowed for the removal of 2 dangerous parking spots that are on the curve of the main 'in / out' road for the lot, and reduced the amount of impermeable surface allowing for better and more natural drainage, and had many other positive effects.

Another large concern I have, as I border the property in question and have a pool approximately 4 feet from the lot line, are the swales (drainage) that will surround the property. The applicant's engineers say that the swales will hold water, releasing it slowly over a 24-48 hour period until it is completely dry. However, we know from other Developments (Whether Avenue, no pun intended) where the drainage is NOT working as it should and residents have flooding in their basements and their backyards full of mosquitos that were not there prior to the development. As a Mum of two children, I am concern not just about bug bites, but West Nile virus and others that are making their way northward. Mosquitos are not just a nuisance but a health risk.

I am also very upset to learn that the developer plans on removing ALL trees on the lot (more than the application you saw in June, and more than the UDRP saw when they voiced concerns about the number of trees being removed), with the exception of those that are shared with neighbours, or on neighbouring properties. It is interesting ... tree's on neighbouring properties will remain.... However, they can't be touched, so why are we be made to feel that we should say thank you that OUR own trees will remain?

Please understand, I do welcome development, and contrary to what I might have conveyed in other correspondence, I am not against lower income families, diversity, aged, students or any other neighbours that will live at 307 Fanshawe. I simply want to push for a building size, number of units, parking spaces and amenity space that create no adverse impact on Old Stoneybrook, and can be a source of joy and appreciation for the residents who will one day live there, they deserve a lovely neighbourhood, as I do we all.

In closing, please say 'No' to this application in it's current form, file number Z-9006. You enforced tree protection, reduced parking, and good buffering at other sites (Windemere, 420 Fanshawe as examples), I ask that you do the same at 307 Fanshawe. Help use put an intensified development in place that creates more housing for London and integrates well with the surrounding neighbourhood of Old Stoneybrook.

I greatly appreciate your continued attention and consideration of this matter.

Warmly,
Deb Beverley
25 Camden Place