

London City Planning Committee - Date: October 7, 2019

RE: Proposed Official Plan and Zoning Amendments for 1339-1347 Commissioners Rd, in the treed community known affectionately as Byron.

My name is Brian Nuttall, I am a native Londoner, 'Byronite' and Media Professor at Fanshawe College in London. It is my privilege to address the committee on behalf of the Byron Woods Community at 1337 Commissioners Rd W (Byron), adjacent to the proposed development at 1339-1347 Commissioners Rd W. We wish to express at the outset, that we are not opposed to development on this property. We appreciate the opportunity to identify (4) areas of concern, prepared with our understanding of the 1989 Official Plan, the London Plan and Zoning By-laws. **The scale of the proposed development - a 5 -storey structure, traffic safety, tree preservation and the environment, and privacy** will be addressed.

I'll begin with the building's size and quote from the application details on the Public Meeting Notice. It reads "normally, height limitations will not exceed **4- storeys** and density will generally not exceed 75 units per hectare with provision for up to 100 units per hectare with bonusing." After careful review of the design plan, we agree with the Official Plan that the proposed building is **too large for this small parcel of land.**

Point 2. Traffic safety. The proposed apartment building's entry/exit point is immediately adjacent to or parallel to the entry point to the Byron Woods community with minimal separation. A left turn lane on Commissioners Rd is already in place for Byron Wood's residents. The position of the proposed building's entrance and exit parallel to and dangerously close to the Byron Woods driveway will create a **traffic hazard**. It could become a dangerous game of 'who goes first'. The position of the building's entrance also extends to issues surrounding the turning radius for larger vehicles due to the reduction in width of the underground parking lanes on the site. I do want to acknowledge that the residents of Byron, particularly along Commissioners Rd W, and those with children attending Byron Northview – appreciate your approval of the **newly installed signal crossing**, near Stephen Street. Thank you.

.....2 RE: Proposed Official Plan and Zoning Amendments for the 1339-1347 Commissioners Rd, the treed community known affectionately as Byron.

The City of London Official Plan includes the following....'to encourage infill residential development in residential areas where existing land uses are not adversely affected', again 'where existing land uses are not adversely affected'.

This speaks to our 3rd area of concern. **Trees and the Environment.** London City Council's Strategic Policy states and I quote...'a cohesive landscape design should demonstrate how existing trees are protected and proposed landscape design integrates this project into its context with the community and adjacent 'natural' environment essential for our prosperity, sustainability and quality of life..' At this location, there are many mature trees, some I call 'big old London trees' that stand 40' feet and higher. Given the plans for the underground parking, these trees will be eliminated. The proposed design does not include plans to replace these mature trees, and in all likelihood, it wouldn't be possible.

We all understand the many benefits of trees, for their beauty, natural sound absorption, sanctuaries for birds and other natural wildlife, shade, air quality and privacy which I will expand on shortly. The current design plan for this apartment building is not only contrary to our city's initiatives vis a vis retaining our natural gems but verbiage in the **Thames Valley Corridor Plan** with recommendations that **more emphasis is needed to protect our natural heritage rather than allowing infrastructure, residential encroachment,** lack of stewardship and fragmentation to occur.

This morphs nicely into the 4th area of concern. **Privacy**. The development of a 5-storey apartment building will overlook 17 units of one-storey condominium townhomes. The condominium resident's 'open view', will be a very large building. The current screen of tall trees discussed earlier will be gone. Only a wooden fence will then separate the two properties. There really is **an essential need for natural, tall buffering**, to minimize noise and lighting spillover due to the proposed underground entry point on the other side of the fence and to maximize privacy for those in the condominiums directly to the north and east of this proposed building.

There has to be a fair balance with the quality of life for those most affected by a wholesale change to their homes' outlook and surroundings, and your mandate to create infill residences, residential or otherwise and affordable housing. We salute the city planners who have taken like comments under advisement.

To recap, our 4 areas of concern include the scale of the proposed building, traffic safety, trees and the environment and privacy.

We appreciate your time on this matter and thank you for considering these areas of concern.

Brian Nuttall, 1337 Commissioners Rd W – Unit 8