

DATE: July 8, 2020

TO: Councillor Maureen Cassidy, Chair of the Planning and Environment Committee

Dear Councillor Cassidy,

- We are in receipt of the latest revised development plans, and Notice of the Site Plan Control Application, 1339 Commissioners Rd. W, File: SPA 19-116. meeting on July 13th 2020.
- At this time, we do not feel it necessary to make an additional presentation as we feel our concerns have been met in a respectful manner that addresses most of our issues. We are mindful that compromises have to be made on all sides. However, we do hope to have some condo members present at this meeting.
- We do wish to convey our thanks to the City Planning staff, City Council and the developer for listening to our concerns with the original plans. We specifically wish to thank Councillors Anna Hopkins and yourself for the site visits and discussions with residents to familiarize yourselves with the footprint of the development, and understand the pertinent issues. We believe that such actions reflect the four values of the City of London 2019-2023 Strategic Plan of: *“Good Governance, driven by the community, acting with compassion and moving forward through Innovation.”*
- We would like to thank all responsible for the changes that have been made regarding the tree cover on the property. It reflects the London logo perfectly. If London is to support a green environment with an Active and Green Community advanced tree strategy, then this careful attention and stewardship by Council and developers is needed.
- The privacy barriers on the North and East sides of the project are excellent solutions, and will form a good natural privacy barrier and home to many birds and other natural life.
- The removal of waste pickup area from the NE corner is also a good solution and the three flowering dogwoods will enhance that specific area further.
- The tree cover on all sides of the property, including the red maples on Commissioners W. frontage, will improve the previous “commercial rectangle” concept.
- We are especially grateful for the recognition that during the construction period fullest care and attention will be provided to protection of the large mature tree on NE corner of our property.
- As well as the protection of this beautiful tree, we are pleased that the current fence and low stone wall will be maintained, or replaced if damaged.

- We wish to document the concerns that we expressed in written submissions and in our presentation to the Planning Committee in the Fall of 2019, specifically
 - *The adjacency of the driveway to our units and the driveway to the apartment building will increase the hazards of turning in/out of driveways along with emerging traffic from Tim Hortons, St. Anne's Anglican church and the apartment building immediately to the west of these sites*
 - *The lack of external parking areas for visitors, deliveries, moving vans , which will put pressure on the monitoring of our condominium parking*
 - *The exterior lighting near the underground parking garage is for two 15ft lighting standards about 10 yards from our bedrooms and living rooms, (4000 K, 4925 Lumens). We recognize, that these lights are not designed to spillover, and that in time, the privacy trees will buffer us from the lights, but could consideration be given to relocation, lower standards, less powerful lighting for these lights?*

The next period of construction will be disruptive to many in the Byron area, not least to ourselves mere feet away from the construction, but we hope the end result will be an attractive addition to the community. We hope that during the construction phase, the builder will respect the bylaws that exist when working nearby an existing community.

- We feel strongly that constructive partnerships between the community, City Council and developers are crucial for London to build a caring community that is welcoming, and at the same time economically strong. They reflect your Mission *of a responsive and modern public service partners that fosters change to build a better London for all.*
- We look forward to an amicable partnership with our new neighbours and welcoming them to their new homes,
- Thank you for listening to our concerns and responding favourably in the context of a very stressful pandemic period for all Londoners, and such a full agenda for the Council.

Sincerely,

Edith Hopkins

Brian Nuttall

and Stan Squires, on behalf of the Condominium Board 1337 Commissioners Rd.
West, London, ON

Cc: Mayor Ed Holder

Cc: Councillor Anna Hopkins

Cc: Leif Maitland, Site Development Planner