

I am the owner of 1152 Fanshawe Park Road East, the present home of Tyner-Shorten Clothiers.

Over a year ago, the owner of 1150 Fanshawe Park Road, informed me that they had sold their property to Brock Developments. I was led to believe the new owners had plans to develop a 2 story apartment/condo with the first floor being commercial retail office space. I was satisfied with this use. Apparently, that was just a rumour.

In June 2020 the developer applied for an application to build a 6 story-125 unit per hectare apartment/condo building. At first I was upset, but then I thought, sometimes this happens. The applicant asks for 6 stories and it ends up getting scaled back.

In August 2020, the Brock Development Group invited me to a meeting to view their plan of development. There was no sign of townhomes facing Fanshawe Park Road. Discussion evolved around removal of trees on my property, purchasing my building, use of the septic system on the Brock Property and sharing my driveway so that the apartment building entrance would be at the southend instead of the present north end of the property. There were positives and negatives from that meeting for both parties.

In September 2020, a revised plan was submitted. This plan showed the addition of 6 - 8 townhomes. This now increases the plan to 133 units per hectare increasing the density of the property.

I am objecting to this plan for the following reasons.

1. My building is set back from the road. The proposed buildings, the 6 story in particular, as well as the 3 story townhouses, will have a more prominent exposure to Stackhouse Road and Fanshawe Park Road.
2. The proposed buildings will overwhelm my 1 story building, it gives off the feeling of being surrounded. My Tenant, a men's clothier, needs all the exposure he can get, especially in these trying times.

3 These townhomes present a problem, because I'm not sure where they will be located in relation to the road, and sidewalk on Fanshawe Park Road. I was told by the planning department that they would line up with the last house on Howlette Crescent#1305. Refer to page 64. Consequently, this would adversely effect the line of sight for customers from the West trying to find the store.

I also have concerns about the "shadowing effects" on my building from the 6 3-story townhomes. I have not received any drawings from the planning department showing the effects and would appreciate that they be provided to me.

4, The original application plan in June had drawings of the side view of the apartment, my building and the corner of Fanshawe and Stackhouse Road. These were elevation drawings showing the layout of the apartment building in relation to my store. There are no elevation drawings for the townhomes on the west side of the property which would show the placement of the townhomes to my sign and store and the property to the west. I would appreciate that they be provided to me.

5. On page 80, Basis of the Amendment 0.1 I believe the increase in the height and density is not appropriate for the site and it is not compatible with the neighbourhood. Where in the neighbourhood is there a 6 story building, let alone an apartment building.



6. Increasing the density of the development in the amended application, has not addressed the concerns from the neighbours who expressed their thoughts in the first application.

In conclusion, I feel that this apple needs to be polished up a bit. Therefore, I am recommending that the planning committee send this application back to the planning department for review including more neighbourhood input. I further suggest that if the applicant had done his due diligence, we would not be having these conversations. If that had happened we would not be looking at a hodge-podge, grasping -for -strings plan that we have now.

Thank you.

