

# Planning and Environment Committee Report

The 17th Meeting of the Planning and Environment Committee  
November 2, 2020

PRESENT: Councillor M. Cassidy (Chair), J. Helmer, A. Hopkins, S. Turner, A. Kayabaga

ABSENT: Mayor E. Holder

ALSO PRESENT: H. Lysynski, C. Saunders and J.W. Taylor

Remote Attendance: Councillors S. Hillier and S. Lewis; J. Adema, G. Barrett, J. Bunn, M. Butlin, P. Kokkoros, G. Kotsifas, L. Morris, A. Pascual, J. Raycroft, M. Schulthess, B. Westlake-Power, S. Wise and P. Yeoman

The meeting is called to order at 4:30 PM, with Councillor M. Cassidy in the Chair, Councillors Hopkins and Helmer present; it being noted that the following Members were in remote attendance: Councillors A. Kayabaga and S. Turner

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: J. Helmer

Seconded by: A. Hopkins

That Items 2.1 to 2.6, inclusive, BE APPROVED.

Yeas: (5): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### 2.1 Application - Exemption from Part-Lot Control - 2805 Asima Drive (33M-699, Block 49) (P-9220)

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Rockwood Homes, the proposed by-law appended to the staff report dated November 2, 2020 BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2020 to exempt Block 49, Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years.

**Motion Passed**

2.2 Application - 3493 Colonel Talbot Road - Removal of Holding Provision (H-9218)

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by 2219008 Ontario Ltd. c/o York Developments, relating to lands located at 3493 Colonel Talbot Road, the proposed by-law appended to the staff report dated November 2, 2020 BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R6 Special Provision/Residential R8 Special Provision/Convenience Commercial /Service Station Special Provision (h\*h-100\*h-198\*R6-5(46)/R8-4(30)/CC6(10)/SS2(2)) Zone TO Residential R6/R8 Special Provision/Convince Commercial Special Provision/Service Station Special Provision (R6-5(46)/R8-4(30)/CC6(10)/SS2(2)) Zone to remove the h, h-100 and h-198 holding provisions.

**Motion Passed**

2.3 Application - 49 to 153 Middleton Avenue, 3695 to 3848 Somerston Crescent, 3582 to 3642 Earlston Cross, 84 to 150 Knott Drive and 3583 to 3617 Lynds Street - Removal of Holding Provision (H-9270)

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 49 to 153 Middleton Avenue, 3695 to 3848 Somerston Crescent, 3582 to 3642 Earlston Cross, 84 to 150 Knott Drive and 3583 to 3617 Lynds Street (Registered Plan 33M-785), the proposed by-law appended to the staff report dated November 2, 2020 BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h\*h-100\*R1-3(18)/h\*h-100\*R1-4(29)/ h\*h-100\*R1-13(7)) Zone TO a Residential R1 Special Provision (R1-3(18)/R1-4(29)/R1-13(7)) Zone to remove the h and h-100 holding provisions.

**Motion Passed**

2.4 Application - 1600-1622 Hyde Park Road and 1069 Gainsborough Road (H-9256)

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Hyde Park Investments 2012 Inc., relating to the property located at 1600-1622 Hyde Park Road & 1069 Gainsborough Road, the proposed by-law appended to the staff report dated November 2, 2020 BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Business District Special Provision (h-18\*BDC(39)) Zone TO a Business District Special Provision (BDC(39)) Zone to remove the "h-18" holding provision.

**Motion Passed**

2.5 Application - 1258 and 1388 Sunningdale Road West - Removal of Holding Provisions (H-9259)

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Foxhollow North Developments Inc., relating to the properties located at 1258 and 1388 Sunningdale Road West, the proposed by-law appended to the staff report dated November 2, 2020 BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 (h\*h-100\*R1-3) Zone and Holding Residential Special Provision R1 (h\*h-100\*R1-3(8)) Zone TO Residential R1 (R1-3) Zone to remove the "h" and h-100" holding provisions.

**Motion Passed**

2.6 Building Division Monthly Report for September 2020

Moved by: J. Helmer  
Seconded by: A. Hopkins

That the Building Division Monthly Report for the month of September, 2020 BE RECEIVED for information. (2020-A23)

**Motion Passed**

**3. Scheduled Items**

3.1 Application - 1150 Fanshawe Park Road East (OZ-9215)

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the application by Stackhouse Developments Inc., relating to the property located at 1150 Fanshawe Park Road East:

a) the proposed by-law appended to the staff report dated November 2, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2020 to amend the Official Plan by ADDING a specific policy to Chapter 10 to permit an increased density of 133 units per hectare;

b) the proposed by-law appended to the staff report dated November 2, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2020 by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type AND AMENDING Map 7 – Specific Policy Areas – of The London Plan by adding the subject site to the list of Specific Policy Areas;

c) the attached, revised, by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) and b) above), to change the zoning of the subject property FROM a holding Restricted Office/Convenience Commercial Special Provision (h-27\*RO2/CC5(1)) Zone TO a holding Restricted Office/Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (h-5\*h-18\*RO2/CC5(1)/R8-4( )\*B-( )) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate a high quality development comprised of stacked townhouses and an apartment building, with a maximum height of 6 storeys (21m), and a maximum density of 133 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated November 2, 2020 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

#### 1) Exceptional Building Design

the buildings shown in Schedule "1" to the amending by-law are bonused for features which deliver a high standard of design including:

- i) an apartment building located and oriented along the street edge to provide for a continuous street wall along Stackhouse Avenue;
- ii) stacked townhouses located along and oriented towards the street edge to provide for a continuous street wall along Fanshawe Park Road East;
- iii) incorporating a minimum of 35% of the required parking spaces as underground parking;
- iv) provision of an enhanced landscape open space setback along the west property boundary to facilitate retention of the mature spruce trees;
- v) incorporate a variety of materials and textures to highlight different architectural elements;
- vi) provision of individual entrances to ground floor units with operable front doors on the east façade of the apartment building with direct walkways to the public sidewalk; and,
- vii) provision of the main building entrance at the northeast corner of the building;

#### 2) Provision of Affordable Housing

The provision of affordable housing shall consist of:

- i) a total of six (6) stacked townhouse affordable rental units;
- ii) rents not exceeding 90% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy; and,
- iii) the duration of affordability shall be set at 20 years from the point of initial occupancy of all affordable units.

it being noted that the following site plan matters were raised during the public participation process:

- i) garbage storage shall be located internally within the building;
- ii) fencing along the west property boundary shall be installed or enhanced to provide adequate screening, minimize the impact of headlights and enhance privacy;
- iii) enhanced provision of landscaping along the southwest property boundary to provide screening for the stacked townhouse dwellings; and,
- iv) minimal or no windows to habitable rooms for the west façade of the stacked townhouses;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2020 which

encourage infill and intensification, the provision of a range of housing types, and efficient use of existing or planned infrastructure;

- the recommended amendment generally conforms to the in-force policies of The London Plan including, but not limited to the policies of the Neighbourhoods Place Type which contemplate low-rise apartment buildings up to 6 storeys with frontage on an Urban Thoroughfare;
- the recommended amendment to The London Plan will allow for the existing commercial and office uses to be permitted to allow for a mix of uses;
- the recommended amendment generally conforms to the in-force policies of the 1989 Official Plan including, but not limited to the Policies for Specific Residential Areas which allow Council to address developments through specific policies that provide additional guidance to the general Multi-family, Medium Density Residential policies; and,
- the subject lands are of a suitable size and shape to accommodate the development proposed, which is a sensitive and compatible form within the existing and planned surrounding neighbourhood.

Yeas: (5): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: A. Kayabaga

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (5): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, and A. Kayabaga

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: A. Kayabaga

Motion to close the public participation meeting.

Yeas: (5): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### **4. Items for Direction**

##### **4.1 Brendon Samuels - Request for Delegation Status - Bird Friendly Skies By-law**

Moved by: A. Hopkins

Seconded by: S. Turner

That the following actions be taken with respect to the Bird Friendly Skies by-law:

- a) B. Samuels BE GRANTED delegation status at the November 2, 2020 Planning and Environment Committee meeting to discuss the status of the Bird Friendly Skies by-law; and,

b) the communication and attached presentation with respect to the Bird Friendly Skies by-law BE RECEIVED for information.

Yeas: (5): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: J. Helmer

Seconded by: S. Turner

Motion to approve the delegation request of Brendon Samuels with respect to the Bird Friendly Skies by-law.

Yeas: (5): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 5:54 PM.

## Appendix C

Bill No. (number to be inserted by Clerk's Office)  
2020

By-law No. Z.-1-20 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 1150  
Fanshawe Park Road East.

WHEREAS Stackhouse Development Inc. has applied to rezone an area of land located at 1150 Fanshawe Park Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1150 Fanshawe Park Road East, as shown on the attached map comprising part of Key Map No. A103, from a holding Restricted Office/Convenience Commercial Special Provision (h-27\*RO2/CC5(1)) Zone to a holding Restricted Office/Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (h-5\*h-18\*RO2/CC5(1)/R8-4( )\*B-( )) Zone.
- 2) Section Number 4.3 of the General Provisions is amended by adding the following Special Provision:

4.3.4 ( ) B-( )                      1150 Fanshawe Park Road East

The Bonus Zone shall be implemented through one or more agreements to facilitate a high quality development comprised of stacked townhouses and an apartment building, with a maximum height of 6 storeys (21m), and density of 133 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law and provides for enhanced urban design and affordable housing.

- i) The provision of affordable housing shall consist of:
  - A total of six (6) stacked townhouse affordable rental units;
  - Rents not exceeding 90% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
  - The duration of affordability shall be set at 20 years from the point of initial occupancy of all affordable units.

The following special regulations apply within the bonus zone:

a)	Regulations	
i)	Frontage (Minimum)	22 metres (72 feet)
ii)	Front yard depth (Minimum)	3 metres (9.8feet)
iii)	Exterior yard depth (Minimum)	2 metres (6.6 feet)

- |       |   |                        |
|-------|---|------------------------|
| iv)   | Interior side yard depth<br>(Minimum)   | 4.5 metres (14.7 feet) |
| v)    | Density<br>(Maximum)  | 133 units per hectare  |
| vi)   | Height<br>(Maximum)   | 21 metres (68.9 feet)  |
| vii)  | Parking Spaces<br>(Minimum)   | 110 spaces             |
| viii) | West Parking area depth<br>(Minimum)  | 9.5 metres (31.2 feet) |
| ix)   | South Parking area depth<br>(Minimum)   | 15 metres (49.2 feet)  |
| x)    | Any permitted convenience commercial and/or restricted office uses may be located within the apartment building |                        |

- 3) Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provision:

R8-4( ) 1150 Fanshawe Park Road East

- |    |                       |                     |
|----|-----------------------|---------------------|
| b) | Regulations           |                     |
| i) | Frontage<br>(Minimum) | 22 metres (72 feet) |

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 10, 2020.






Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – November 10, 2020  
Second Reading – November 10, 2020  
Third Reading – November 10, 2020

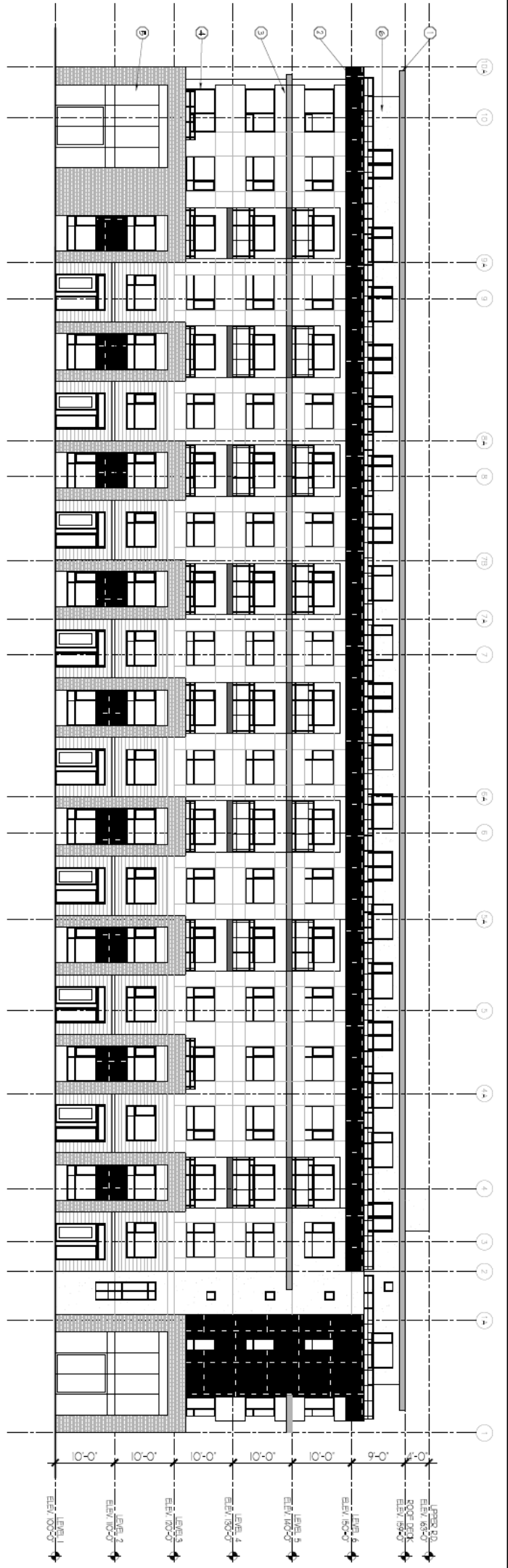
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

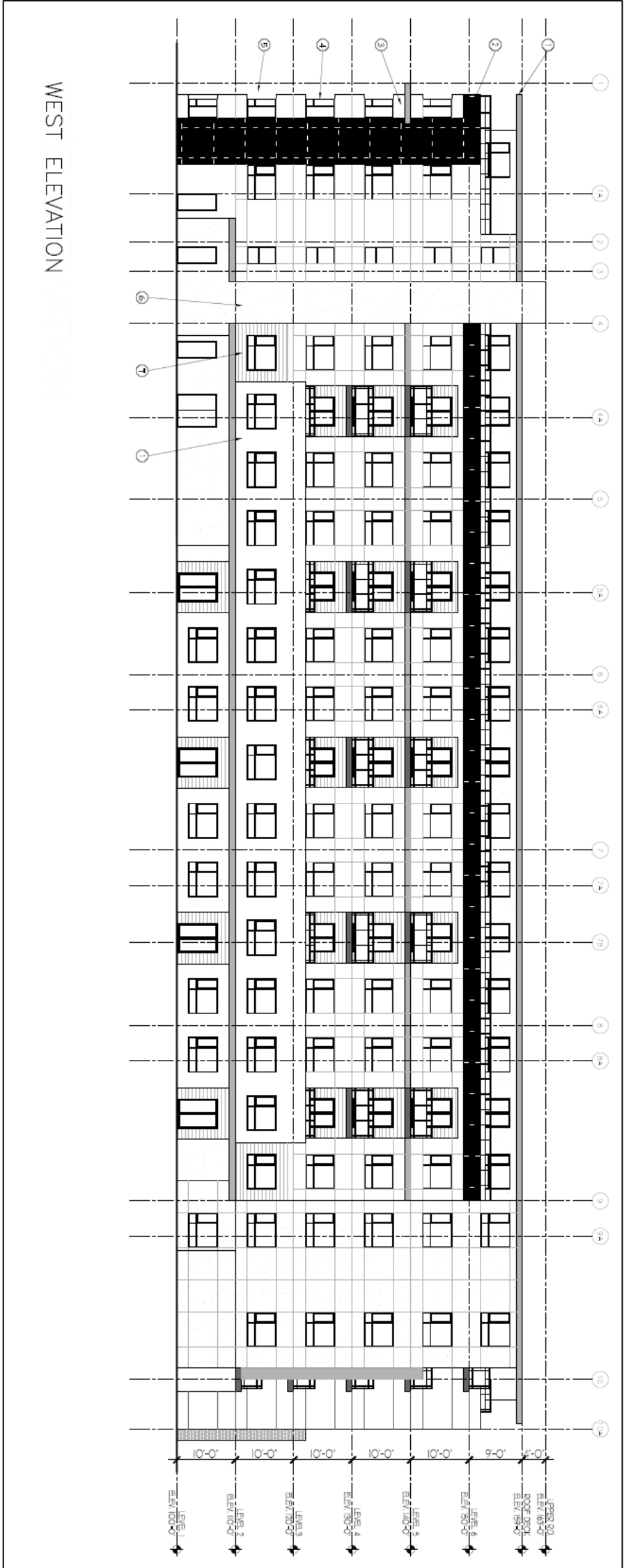


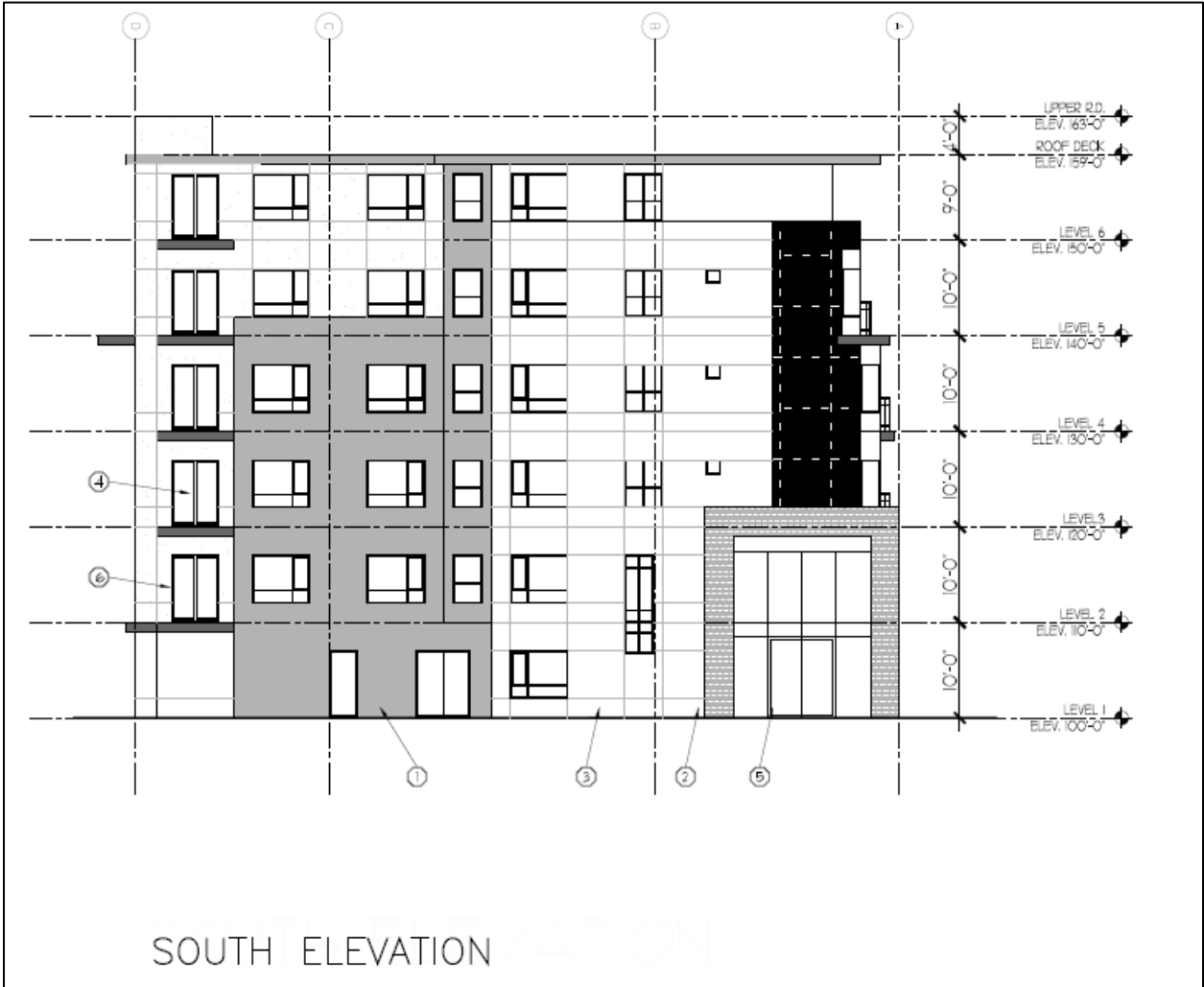
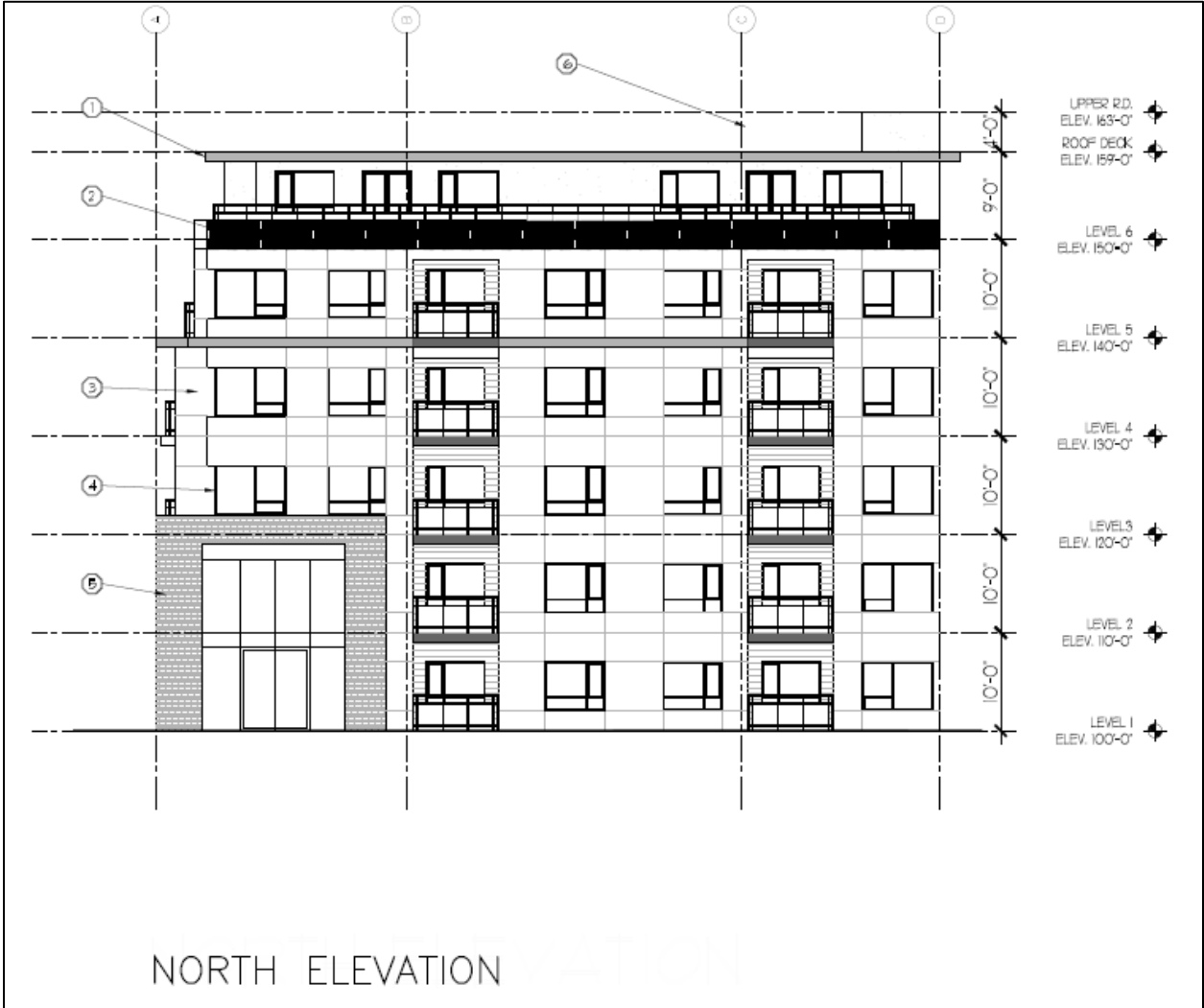
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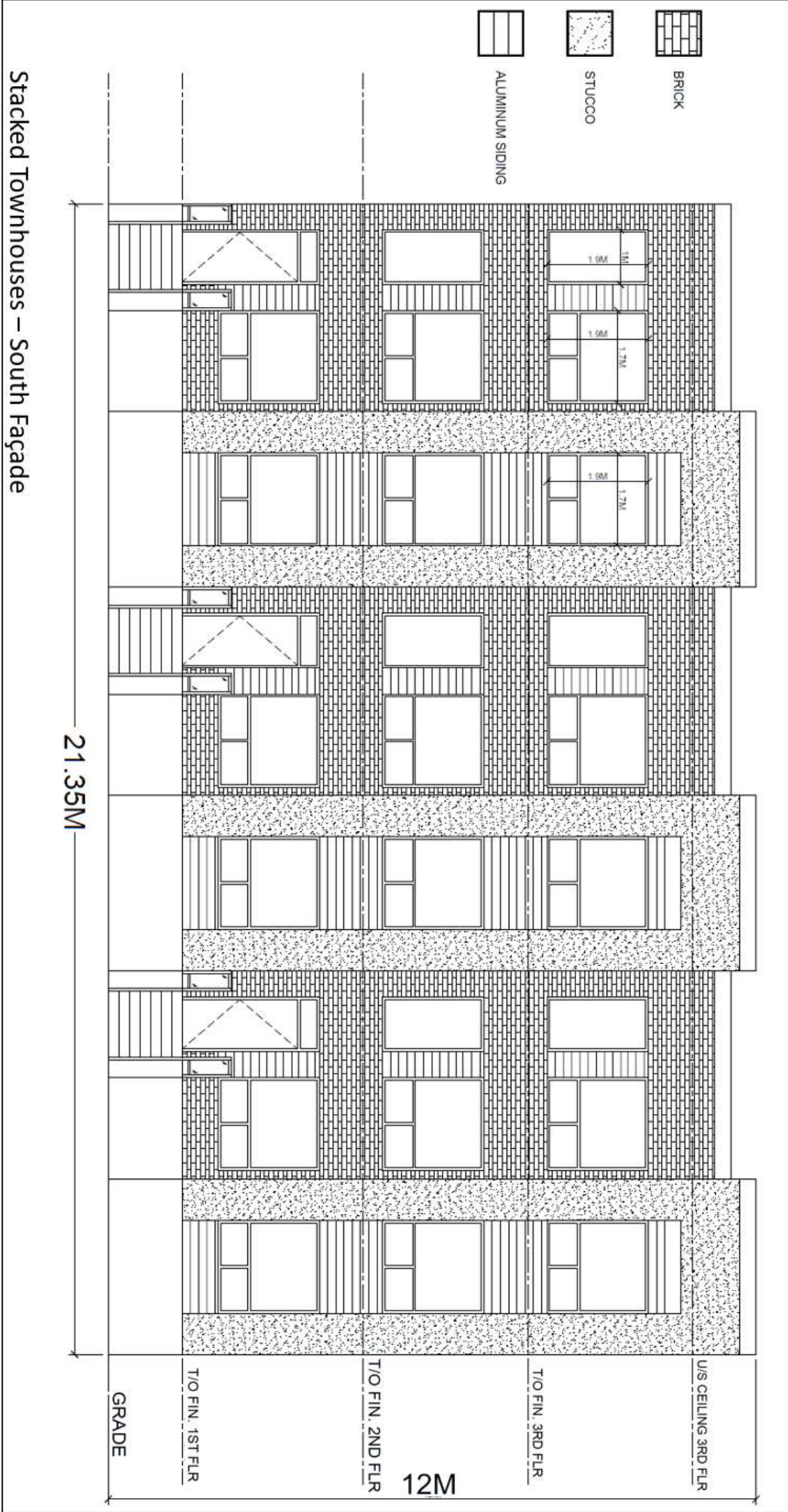


EAST ELEVATION

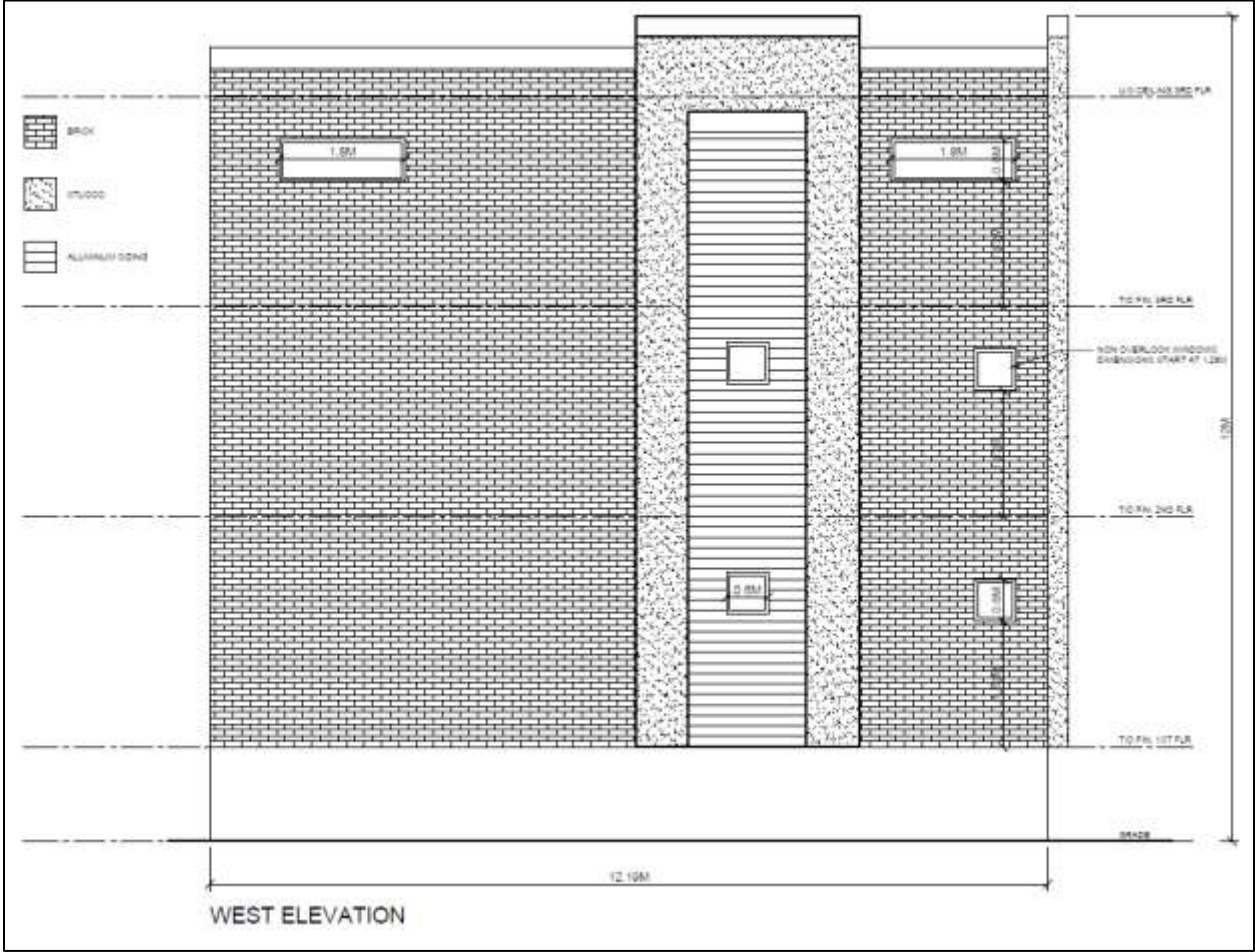
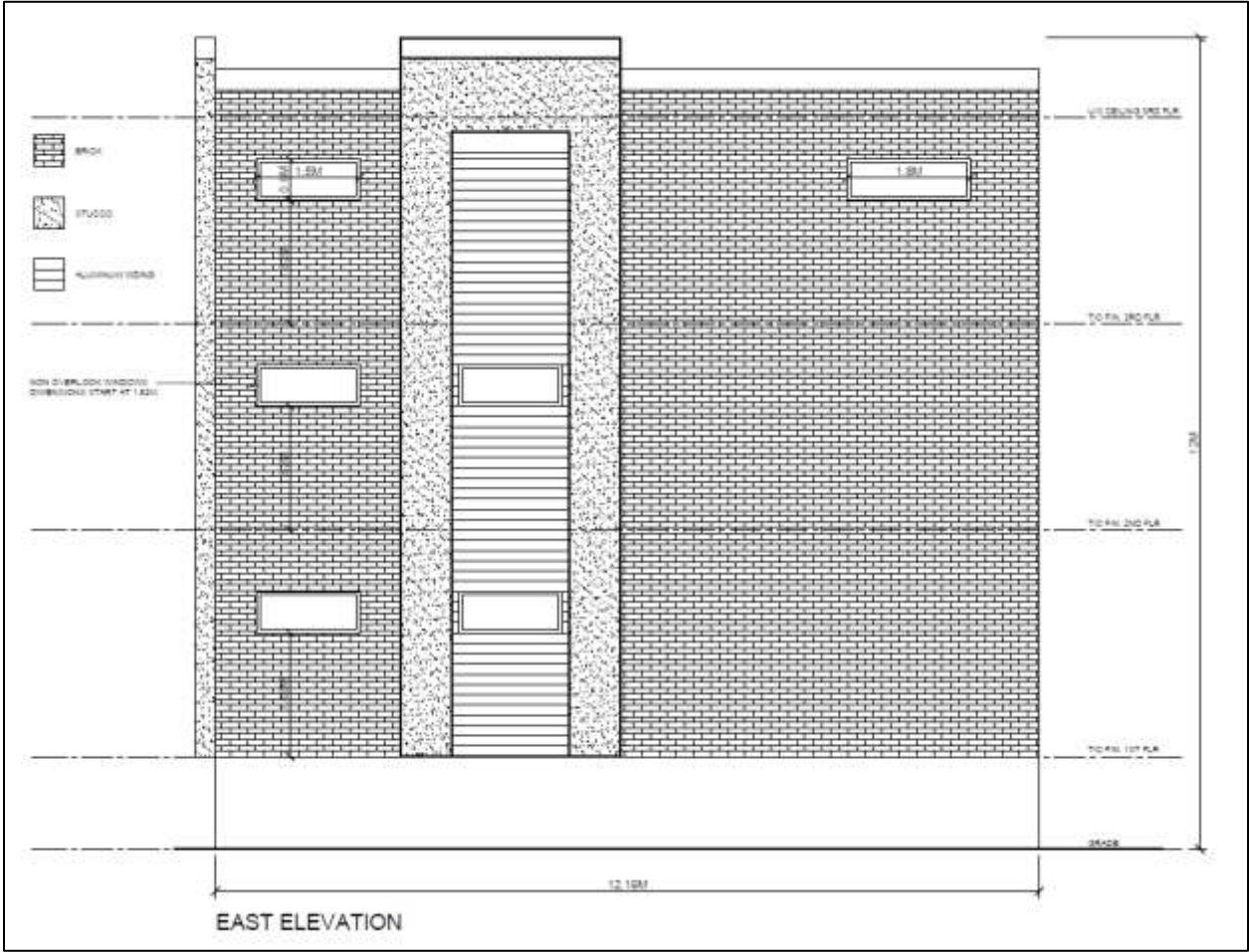














## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – Application – 1150 Fanshawe Park Road East (OZ-9215)

- Councillor Cassidy: Thank you Ms. Wise. First I am going to see, excuse me, I'm going to see if the applicant is here and if the applicant would like to speak to this. So, come forward, state your name and you have five minutes.
- Madam Chair and Members of Council my name is Michelle Doornbosch. I am the owner of the property and the applicant who brought the application before you this evening. I have had an opportunity to review the staff report. We did spend an extensive amount of time working with staff on this and I would like to comment on the exceptional cooperation that we received throughout the duration of this application in working with staff and obviously given the circumstances of Covid we were quite satisfied with the timing and the process and the overall support that we received from staff. Based on the information that is provided in the staff report we have no concerns with the recommended amendment. We are fully supportive of what staff has outlined in the staff report and I would be more than happy to answer any questions of the Committee members this evening.
- Councillor Cassidy: Thank you Ms. Doornbosch. I will go to Committee to see if there are any technical questions about this application. Seeing none I will go to the Committee Rooms where members of the public are waiting and if you would like to address the Committee please come forward to a microphone I will recognize you and state your name and you will have five minutes. Welcome. I see – state your name and you have five minutes to address the Committee.
- Hi. My name is Nancy Cabral, I am a resident of Howlett Circle. (See attached presentation.) Note: A petition signed by approximately 138 people is on file in the City Clerk's Office.
- Councillor Cassidy: Thank you Ms. Cabral. Are there any other members of the public who would like to address the Committee? Ok. I see some movement in Committee Room 1/2. Go ahead. State your name and then I will jump over to Committee Room 5 after Committee Room 1 and 2. Go ahead Miss.
- Hi. My name is Jaime Crncich: I am also a resident of Howlett Circle. I have the same concerns about the height of the building. I think that for the neighbouring backyards having a fifth and sixth storey there over what it is currently zoned for would provide some concern for the privacy of the backyards. I also noticed that this site is zoned for a commercial use, a commercial convenience use and I think that's a really important amenity feature for the neighbourhood. I think it would really strengthen the urban fabric to have some kind of commercial use in this building fronting along the street of Stackhouse or along Fanshawe that would provide an important amenity for us citizens that is not currently available in this neighbourhood so I think that that should be reconsidered in the current design of the application and some of the main floor space should be opened up for commercial use.
- Councillor Cassidy: Thank you very much. I'll go to Committee Room 5. Go ahead Sir.
- Thank you. My name is Dale Dawson: We live at 1305 Howlett Circle, you won't find it on a map but that is tucked up just right beside Fanshawe Park Road backing onto the proposed development. We bought and built in 2014 and like

our neighbours we were told that it was to be commercial behind us and clearly, as you have heard it here, that is a significant change for us, it takes us from peace of mind to a situation that we are really not pleased with so in particular with us at the end of the row, so our lot is fifty-five feet. Beyond our property fence the proposed development is calling for the townhouses just fourteen and a half feet beyond that fence that leaves us forty feet of townhouse wall instead of the thirty foot cedars we look at now. On a safety concern, because we live right there on Fanshawe we get a front row seat to the speed and the volume of traffic. It's beyond scary. I can tell you as an ex-Pilot and a muscle car buff, speed doesn't bother me but what I see on Fanshawe terrifies me and I have talked to the Traffic Unit, of course, resources are limited there. I see families trying to cross Fanshawe specifically, like an eight or nine year old boy, a younger sibling in one hand and an even younger sibling in the other and they dash to the median and the idea of putting more residential in there, more kids trying to get across to the park across the street, with traffic moving at the speed and volume that it is, is an invitation to tragedy. The night that the Ross's barn burnt, myself, my wife and son were out and when we came home, we came home to Fanshawe being blocked by the Police and our first thought was "it's happened", somebody's family member has been hit trying to cross Fanshawe. Okay. So, again, the idea of putting more residential in there, to us, is only asking for trouble. Okay. So I thank you for this time. Appreciate it and thank you for giving us a safe environment to speak from.

- Councillor Cassidy: Thank you Mr Dawson. Are there any other members of the public would like to speak to the Committee? Okay. I see Committee Room 1 and 2. Come to the microphone Sir. State your name and, and you'll have five minutes.
- My name is Bob Small and I am the owner of 1152 Fanshawe Park Road East. (See attached presentation.)
- Councillor Cassidy: Thank you Mr. Small. I just want to ask, just remind people that are in the Committee Rooms, under the current regulations we must keep our masks on at all times in these public gathering. It is difficult to speak through the masks so if you could just keep your mask on and project as much as you possibly can or get closer to the microphone that will help as well. So I'll look again to Committee Rooms 1 and 2 and Committee Room 5 to see if there are any members of the public that would like to address the Planning Committee? One more time. I see someone coming forward.
- Michelle Doornbosch, owner: Madam Chair, my name is Michelle Doornbosch, again, I just wanted to respond to a few of the items that were put off by the public.
- Councillor Cassidy: Well Ms. Doornbosch, you've had five minutes if it can, I understand, we'll wait and see if there are any other members of the public and then I will go to you to address some of the concerns that have been expressed if you have responses to these concerns. But first let me give one more chance to the members of the public to see if they would like to ask questions or share their concerns. Okay. I'm sorry Ms. Doornbosch, don't go walking away because I see that there is nobody else that would like to address so I will give you an opportunity to address the concerns that have been expressed.
- Michelle Doornbosch, owner: Thank you Madam Chair. So just a few very brief comments. There was an initial discussion with regards to the trees that had burned down. The trees that were affected by the fire on the property are central to the property. All of the spruce trees that we've been proposing since the

outset of the application to retain, to be retained, are still there; they were not affected by the fire so the entire hedgerow of the tall spruce trees will be maintained. With regards to the townhouses we did provide, and I am hopeful that the Council, Committee members are able to see that we provided all of the elevations, the south, the east and the west of the townhouses so those are available in the staff report as well a full shadow study was provided, it is included in the staff report and it does show that there are no impacts on the Tyner Shorten property from the proposed townhouses more from the proposed apartment building. Again, thank you for this opportunity and if there are any additional questions that do come up I'd be happy answer them for the Committee.

- Councillor Cassidy: Thank you Ms. Doornbosch and a given that no other members of the public are seeking to speak this evening I will look for.
- Audrey Pasqual, Committee Support Clerk: Sorry I have one more member of the public who would like to speak about the item.
- Councillor Cassidy: Okay. Thank you. State your name Sir and you then you have five minutes to address the Committee.
- Okay. Thank you so much. Well my name is Yudhbir Parmar: I live on Howlett Circle and I think I'm also one of the victims, or one of the affectees by the new construction which, which has come up. The other day there was a meeting and my friend had expressed so many concerns and I endorse all of them. I repeat, I endorse all of the concerns raised by my neighbours and my community members but there are three at least which I would like to focus. The first one is because they're planning to build, make a building there, six storey, so there's going to be underground construction and they're going to take, I'm from a science background and I can assure you that my house is not even fifty meters from that place. My house would be the first to get those cracks. Does the owner of the building give me initiatives that if at all there is any loss to my property she's going to bail me out? That's my biggest concern. The second concern is that this Howlett Circle it aligns with the property all along the west side from south to the north and there is plantation of the spruce trees. Those trees are very, very old and they are very tall, thick vegetation. It is only the last ten or fifteen meters towards the north where there are no spruce trees. Unfortunately, my house lies in that area and the entrance of the building is going to be from that side so that means, I don't know how many cars would be, or other vehicles would be leaving in and out. All those lights at night would be flashing at my house. The thing is, is it possible, anyway some construction has to come whether it's commercial or residential. Is it possible for the builder or the owner of the property to first have those trees planted because it's only ten, fifteen, maybe, meters of area so if they can plant the spruce trees well now, by the time that building comes up those trees would have really grown up and at least there would be some relief from the light falling on my house. The third thing is Canada, as you know, it's a cold country and it's only in the summers we get a chance to sit outside in the backyards. Honestly, by this construction because the garbage collection center, what they have been calling it, that's just going to be about ten meters from my place. That means you're just shutting down the ability for me to sit outside. Well, I'm an Immigrant. I love this country but certainly have not come here for the litigations. I respect the law. Please and please kindly consider these considerations. Thank you.

- Councillor Cassidy: Thank you Mr Parmar. Are there any other members of the public who would like to address the Committee on this issue? Okay. I'm not seeing any movement in either Committee Room so I will look for a motion to close the public participation meeting.

## **Petition against 6 story building on 1150 Fanshawe Park Road East**

We, the citizens of Howlett Circle, London Ontario petition the city to keep the zoning that only permits a range of medium density residential uses, with a maximum height of 13 m and a maximum density of 75 units per hectare on the 1150 Fanshawe Park Road East site. Keeping the zoning to 75 units per hectare would keep it consistent with surrounding areas.

We oppose the bonus rezoning that would allow the greater height of 21m (6 storeys) and density of 133 units per hectare for the following reasons:

- Privacy of nearby homes
- Negatively impact the value of our homes
- Increases in security and safety issues around our neighbourhood
- Increased traffic congestion and will not bring a traffic light to this area
- Overburden local schools
- The parking lot behind the homes on Howlett Circle will increase lighting into the homes (more importantly bedrooms) in the evening due to parking lot lighting, car lights as well as increase noise from the vehicles and beeping when locking the vehicles.
- This proposed building has already caused enormous stress to neighbours to the point that many have put their house for sale and others are concerned they will need to move as well.
- Safety issues for children as there is no appropriate green space that they can access safely
- Underground parking affecting structural integrity of homes on Howlett Circle
- The purchase of our home was with the expectation that we would be surrounded by medium density homes
- Loss of privacy in backyards
- Environmental impact (wildlife and trees)
- Location of garbage disposal
- Loss of natural sunlight year round caused by a tall structure for both mental health and gardening in the backyards of those backing onto the 6 storey building.

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.





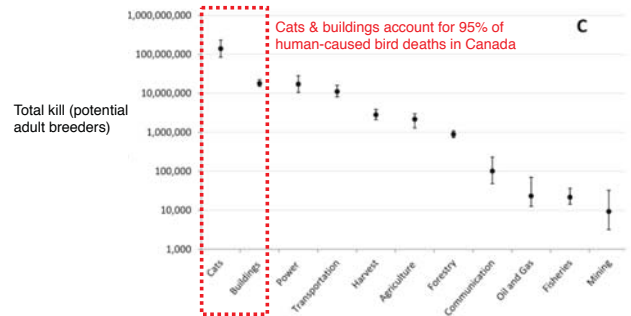
# London's Bird Friendly Skies supplementary material

Prepared for Planning and Environment Committee by Brendon Samuels  
November 2, 2020

Brendon Samuels is a PhD student at Western studying bird-window collisions.  
Brendon provided technical support through EEPAC for the development of London's Bird-Friendly Skies program.

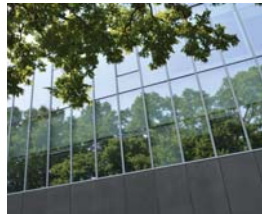
## A Synthesis of Human-related Avian Mortality in Canada Synthèse des sources de mortalité aviaire d'origine anthropique au Canada

Anna M. Culbert, Christine A. Bishop<sup>1</sup>, Richard D. Elliot<sup>2</sup>, Elizabeth A. Krebs<sup>3</sup>, Tyler M. Kuhl<sup>4</sup>, Craig S. MacInnis<sup>5</sup> and Gregory J. Robertson<sup>1</sup>



### Bird-window collisions in London: a threat to Natural Heritage

- Hundreds of millions of birds are killed by windows in North America each year.
- The number of collisions that occur in London is unknown, but likely ranges in tens of thousands of birds per year.
- Most bird collisions happen during the day:
  - Birds do not see transparent glass
  - Birds do not understand reflections on glass
- Most collisions happen at residences (homes), at height of stories 1-4, near bird habitat.
- Highrise buildings (less numerous) comprise less than 2% of collisions



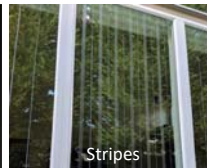
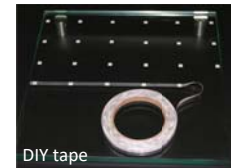
Western Interdisciplinary Research Building is (retrofitted) bird-friendly

### Solutions for window collisions

- Windows can be treated (e.g. visual markers, films, fixtures) to prevent collisions. Other municipalities (e.g. Toronto) require this by law in all new site plans.
- London has been developing a bylaw for collision mitigation, but this process has stalled since the last presentation to PEC in November 2019.
- Most collisions occur at existing structures; Londoners should be informed about retrofit solutions to minimize collision risk (i.e. through voluntary participation)



Best practices for marker spacing (2")



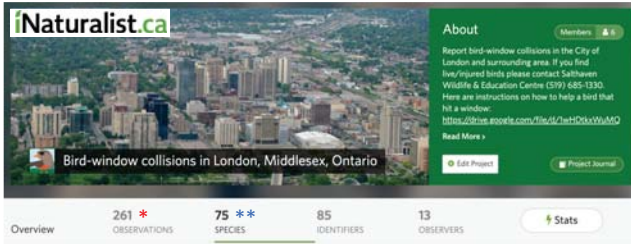
### Questions:

1. What is the status of the Bird Friendly Skies program?
2. Who is responsible for developing a communications program about preventing bird collisions?
3. When will this work resume?
4. What is the scope of enforcement for the glass piece of London's Bird-Friendly bylaw?



Available to read on london.ca [here](#).

[Community Science Data](#) on Bird Collisions in London – 2019-2020



- \* Subset of observations made to date, in the past 12 months in London. This represents a tiny fraction of collisions that actually occur.
- \*\* Includes at least 7 bird [Species at Risk](#) protected by Ontario's Endangered Species Act: Canada Warbler, Golden-Winged Warbler, Chimney Swift, Barn Swallow, Bank Swallow, Wood Thrush, Eastern Wood-Pee-wee

[Existing City materials](#) provide very little information about bird collisions



Pamphlet produced in 2019 by Development Services without advisory committee consultation.

Bird-Friendly Skies program webpage has been removed from City website.

We would like to update these materials to educate homeowners about how to prevent collisions and who to contact about injured birds.