

From: Debbie Beverley

Sent: Saturday, January 16, 2021 9:50 AM

To: ppmclerks <ppmclerks@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Squire, Phil <psquire@london.ca>; Lehman, Steve <slehman@london.ca>; Lewis, Shawn <slewis@london.ca>; Hillier, Steven <shillier@london.ca>; City of London, Mayor <mayor@london.ca>

Subject: [EXTERNAL] PEC 18 Jan 2021 meeting Re: H-9255 for 307 Fanshawe East

Dear Councillors,

I am grateful for your continued openness and attention to the form and shape of development at [307 Fanshawe Park Rd East](#). I am writing to you today as a neighbour that borders the south east corner of the lot with an urgent plea that you only approve an AMENDED version of the plan you will vote on at PEC Monday January 18th.

Your amendments and oversight are desperately needed. Last week the site *almost had* yet ANOTHER mistaken action taken by the developer: digging in preparation for drainage was exposing and damaging roots of trees that the City had already MANDATED be saved, and on-site crews believed they were not to be concerned about ANY tree damage because they were ALL coming down anyway. This was not EVER approved by the City and it was only after repeated phone calls and emails by the neighbourhood that the City sent out an officer to review the actions occurring on site and put a stop to it (an action for which we are deeply grateful to the City). After your Site plan meeting and vote, the builder will move forward and based on past experience (removal of existing structures without a permit, plans submitted and re-submitted that did not conform to your mandates, and digging damaging tree roots last week) we have EVERY reason to be deeply concerned and need you to help protect our community and create a balanced, enjoyable space for both us and our new neighbours.

Specifically I ask that you mandate the following (as well as those outlined by my neighbours) as a requirement of obtaining approval to the current site plan submission:

1. Chain link fence to be removed around the ENTIRE property and board on board privacy fence to be installed in its place.
 - a. The builder and developer will tell you that they are not building this fence to preserve the existing cedar hedge, however if I want to build a fence any landscaper can come in and do it without removing my hedge so this is certainly possible here. And will afford me and my family, as well as all the other neighbours bordering the property, the privacy we deserve.
 - b. This is also desperately needed because if you look closely at the plans submitted, it states that the hedge will be pruned and deep root fertilized, and if necessary, replaced. A replacement hedge will take 10-20 years to provide decent privacy from a 2.5 story structure. Requiring a board on board privacy fence will mitigate any potential issues if the hedge is dramatically pruned, or ends up being replaced. You will not have the chance to mandate this later if / when the hedge is removed.
2. Ensure there is a plan in place to protect all of the Tree's that are mandated to be saved, once digging starts and damage occurs it does not matter what you requested, damaged trees will come down negating any requirement you set out.
3. Mandate that setbacks for the parking lot are maintained. We have given a lot with this development – 42 Units on a site that used to hold 1 – that is exponential increase. We, and the

new community to live on the site, deserve privacy and space to enjoy your gardens, pools, barbecues, etc. This is a key factor that makes OSCA the wonderful location it is.

4. Put a plan in place to oversee the construction at repeated points in time to prevent any more MISTAKES from occurring. Once many actions are taken they cannot be undone and history has shown that they are VERY likely to occur.

Thank you so much for all of the time and attention you have given to this development, I am sure it has at times felt like a burden. I am deeply grateful to have Councillors in place who care and who are willing to work with us – so once again thank you.

Warm regards,

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