

RE: FILE NO. 39CD-20502/OZ-9192

APPLICANT : 2690015 Ontario Inc. c/o Azhar Choudhry

101 MEADOWLILY RD. SOUTH

1. What is the minor variance that is requested for this application?
Urban Reserve R6.
2. I would like to begin my comments by saying that I support any reduction in number of units that could be considered, hoping for a lowering of the R6 zoning. My opening question of the design as presented is, "What will this look like?" This development is being represented as "low density" but it will increase the population of Meadowlily Rd. by over 200 per cent.
3. Based on input from the previous Public Participation Meeting, there have been definite improvements – especially lowering the number of driveways directly off Meadowlily from 16 to 1. (Hopefully the Transportation Staff at City Hall can determine the best location for entering and egress (as egress will simply be a right-hand turn onto Meadowlily Rd. South, whereas the subdivision entrance will require cars to make a left turn.) (Note – last Thursday, I turned left onto Meadowlily Rd. from Commissioners Rd. and was quickly met by an older lady in a motorized wheelchair, moving along the East side of the Rd. in a southerly direction. Some children do use this road to walk to school or the YMCA located on Hamilton Rd. I often encounter people rollerblading, and many times pedestrians pushing baby strollers. Cyclists often use this as a transportation corridor to get to downtown and return. Can there be warning signs for both people and vehicles near this specific subdivision driveway - warning them of how little space there is to "share the road" specifically at that location?
4. * Question – is there any provision to widen this road and provide a pedestrian walkway of some kind?
5. Since this is a rural setting, the developer has proposed shielding the view of the subdivision by a buffer with trees planted side by side to - as much as is possible - retain the rural feeling with natural hedging Q

- P. 12
6. Is there a native species of trees that would fill in to provide this visual barrier – perhaps planted alternatively - in a way that each tree could have room to spread its branches, as opposed to the side-by-side as presented in the drawing. (I am sure a good Tree Consultant Company could advise on this in order to allow future growth of each tree.) Also, It seems a fairly narrow buffer compared to the buffer with Highbury Woods...is there any way this could be adjusted to give perhaps one or two more metres buffer to the roadside location where it would be of great value to those living nearby?
 7. * Question: - what are the current measurements of roadside buffer vs Highbury Woods buffer? Can this be adjusted to provide a wider buffer with Meadowlily Rd.?
 8. I am requesting tonight that the Planning and Environment Committee make a motion that City Council direct Staff to include the following in any approval of the Subdivision Plan:-
 - a) One native tree to be planted for each residence (a combination of 88 native deciduous and native evergreen trees within the subdivision itself.) . I am sure City Environmental Staff could advise on which native trees would thrive in that specific area.
 - b) That some kind of native "thicket hedges" of one to two metres be planted along all shared boundaries with the Meadowlily Nature Preserve and Highbury Woods. This would be a way to prevent residents from throwing their garden waste over the fence into the natural areas. This has been a significant challenge in other subdivisions, in spite of best efforts by the City of London with pamphlets and signage discouraging this degradation of natural areas by introducing plants that can be invasive and can crowd out the natural species. This measure would also help prevent wildlife from invading the subdivision itself, as there is a significant deer population in that area. It would also provide a haven for smaller wildlife, some of whom will be displaced by construction of this subdivision. All of these measures would help with London's Climate Change commitments.
 - c) That the Subdivision Plan require bird-friendly lighting so as not to cause disruption of migration pathways already established.
 9. Councillor Hillier mentioned on the news that this development needs "more Nature".
 10. *Question – Has the Developer proposed any other earth-friendly approaches, such as solar hot water heating, led lighting within units, and low-flow toilets, etc. etc.

11. *Question – which Municipal building codes have changed to make these earth-friendly options mandatory?

Thank you sincerely for the opportunity to speak at this Public Participation Meeting.

Carol Richardson, member of Executive of Friends of Meadowlilly Woods,
2-1200 Riverside Dr., London, Ontario. N6H 5C6