

From: BRAD ARNDT

Sent: Monday, March 21, 2022 7:29 AM

To: Pasato, Nancy <npasato@london.ca>; Cassidy, Maureen <mcassidy@london.ca>

Cc: johnlorchard@gmail.com

Subject: [EXTERNAL] Proposed Development 515-525 Fanshawe Park Road East

Hello,

We are home owners at 1495 Geary Ave and would like to voice some concerns that we have about this proposed development.

A number of issues have been raised about how the development will impact the neighbourhood in negative ways. Here are a number of things that we believe have been overlooked or neglected with this proposal.

1. Increased traffic. If we wish to turn left, west, onto Fanshawe Park Rd at any point during the day we have to go to the light at Stoneybrook Cres and Fanshawe, which is fine for us. But if 100 - 150 more vehicle take this route 2 - 3 times every day it will greatly increase traffic volume through our neighbourhood, and especially going directly through the school zone in front of Stoneybrook PS. This could be averted with the only in - out access to the building being off Fanshawe Park Rd, NOT off Geary Ave.

2. Infrastructure. If the above is approved with access from Geary Ave our road condition will further deteriorate. Geary Ave is already in very poor shape, in fact has never been reasphalted. Every year potholes are filled and every year the potholes get worse. The road is not even graded properly, as water runoff gathers at the corner of Geary and Stoneybrook before it gets to the catch basin. Again, increased traffic is only going to make these issues worse.

3. Parking. There are not nearly enough visitor parking spots available for this development. Any overflow parking will be on the street in front of our homes. Because we do not have curbs on our street, vehicles will be parked partly on our lawns.

4. Aesthetics. We live closer to the far end of Geary Ave, but for home owners closer to Fanshawe Park Rd, the proposed 7 story development will be the dominant view from their yard. Our neighbourhood is made up of large, mature lots that are very private. Homes close to the proposed development will lose some of that privacy, and lose the aesthetic value of the large mature trees if replaced with a 7 story building in their back yard. Increased noise levels is another concern with such high density development.

We understand the development of this property will happen. We would like to see a similar type of development as is currently being built further west on the south side of Fanshawe Park Rd, between Hastings and Hastings. It is a 3 story townhouse development that is much more consistent with the community of single family homes in Stoneybrook. It also ONLY has access via Fanshawe Park Rd. I hope the committee considers all of the proposed arguments against this scale of development and has proper consideration and respect for long time home owners in the Stoneybrook neighbourhood.

Thank you,
Brad and Jennifer Arndt