

From: John Orchard
Sent: Monday, March 21, 2022 12:03 AM
To: Cassidy, Maureen <mcassidy@london.ca>; Pasato, Nancy <npasato@london.ca>
Subject: [EXTERNAL] 515- 525 Fanshawe Road East

March 20, 2022

To: Nancy Passato, Senior Planner
Maureen Cassidy, Councilor

From: Janet and Jay Orchard.
1528 Geary Avenue London, Ontario.
N5X 1G7

Re: File 0-9426/Z-9427

We are writing to you in concern and protest of the proposed development at 515- 525 Fanshawe Road East. London Ontario

With the sale of the three homes on Fanshawe, development was inevitable. No one ever thought a 6 story apartment building would even be considered.

The City of London should be our advocate.

Here is the scenario from 1528 Geary Ave.

- A proposal for a 6 story apartment building near our home
- Will devalue our property
- Significant changes to the neighbourhood
- Zoning laws and wording we are not knowledgeable of or accustomed to.
- Large developer leading the case
- Consultant, Zelinka Priamo involved in many zoning cases in London (quite obvious they know the inside line)
- Numerous north end developments with no regard to common sense planning practices that ordinary residents identify with.
- Short timeline to respond

During this entire process we feel like we have been "Charged" It is our duty to prove that a 6 Story 99 Unit Apartment Building is going to affect our home and neighbourhood., There has been **no** reassurance from the City that this proposal is right or wrong,

David vs Goliath.

After careful consideration of the "London Plan" and "Masonville Plan" the proposed apartment building does not fit or blend into the existing neighbourhood. Planning is inconsistent with these doctrines. Neighbours have written specifically on this matter.

Please consider the current and future implications to Masonville with: The impact is huge.

- 22 story apartment building on North Centre Road

- 48 Unit Building Fanshawe near Hastings and Fanshawe
- 109 Unit building Fanshawe near Philbrook

Is the City's attitude "bring it on" ?

Infill can occur in London and NOT affect existing neighbours

For residents in North London, infrastructure does not support existing residents.

We cannot make a westbound turn from Geary to Fanshawe. You must drive south on Geary, by Stoneybrook School and access the stop light at Stoneybrook and Fanshawe. This proposal will increase intra subdivision traffic significantly

I ask each and every one in the Planning Department, committees and decision makers: How would you react to this proposed 6 story apartment building in your backyard and affecting your neighbourhood?

My wife and I are so deeply disappointed. We both have lived in London all of our lives. We are true Londoners!! We made a major decision in our lives to buy a home on Geary Avenue 6 years ago and renovate to support health needs(required one floor). What sold us on this area was the following: the estate lots, the neighbourhood, the walkways, the local school (our daughter's school) and the peacefulness. I was on the front lawn last summer and a walker said to me " This is the most beautiful street in London". This is what we want to maintain and preserve. Please listen to the residents.

As secretary for Concerned Neighbours, 55 families affected by the proposed build who reside in Stoneybrook, herein are summarized comments and concerns I have heard.

- An unhealthy cynical regard to the City and the Planning Department
- How did this proposal even get as far as it has? (Thank you Maureen Cassidy for explaining) (Guidelines need to be changed)
- Have councilors other than Maureen Cassidy visited the site?
- The City "rubber stamps" development with no regard to existing residents
- Infrastructure is not keeping up with development.
- What is the relationship between planning staff and Zelinka Priamo Ltd? Zelinka Priamo seems to be very prominent in the City to help applicants through the zoning process.
- Bonus zoning. An excuse to break the planning rules.
- I have lived in "whatever city" and this would never have happened.
- The housing shortage, infill, and where should infill occur that it will fit into existing neighbourhoods
- How can we fight this?
- Stoneybrook school already is over capacity
- One meter setback from sidewalk?
- For anyone that has traveled in Canada or the USA, and for many of us who have friends who visit us from other cities "what is with the traffic flow in London".
- This is not a good fit in that area. I would hate to be one of the homeowners living behind that building and going from having a one floor house beside you to having a six story building looking into your backyard
- The City rarely shut this stuff down. The City will think delay delay delay is sufficient and give them cover for the eventual Ok .
- It's a residential neighbourhood and letting developers (that know the system) buy up a few homes should not be allowed unless they maintain the style of home and that particular community feel (state lots)

- Consider Sunningdale Road and the North London traffic flow. It does not flow. The need is there for 4 lanes, not being developed yet. Very concerning to look at the current Sunningdale Road and see how the development will even occur.
- The road infrastructure does not support current let alone future residents

Dual left turn lanes? Lagging left turn signals? timed stop lights? All very basic traffic measures. We are not even close.

- This is a public relations disaster on behalf of the City of London Planning Department.
- I will leave you to read the comments on "Next Door"

These are not positive comments towards the City or the process.

We remain very concerned with regards to the timelines and the process. Two weeks notice of a meeting is not sufficient time to prepare. The process is hiding under the veil of Covid restrictions/guidelines with respect to in-person meetings.

Our request, please delay until we can meet in person with the key committees and they can hear from the impacted community residents that will have to live with this build, the development and the entire community change.

Thank you

Regards,
Janet and Jay Orchard