

From: Haasen, John

Sent: Thursday, May 26, 2022 12:31 PM

To: Wu, Monica <mwu@london.ca> **Cc:** Morgan, Josh <joshmorgan@london.ca>

Subject: [EXTERNAL] RE: RE: 1503 Hyde Park Development

Monica/Anusha, I am following up on the ongoing resident concerns with respect to this applications and the phone message I left with Anusha today. Please confirm how we can present to the committee on May 30 our concerns on an individual or collective basis as advised previously as highlighted in yellow below. Our concerns have been expressed in writing and verbally at the June , 2021 and November 25, 2021 public mtgs as highlighted in yellow below. In addition I provide the following for the City's consideration when reviewing and ruling on this application. Thank you. John

All, further to the planning application and public meeting for the proposed development behind you on the east side of Hyde Park Road May 30, 2022 (next Monday), I took a walk around today to provide some context to our concerns that should be relayed to the City when you request that each of you present at the meeting, or if you would like me to on your behalf. See my comments below and the pictures attached. We definitely should be arguing to stay within the 2 to 4 storey's as per the London Plan and Zoning By-Law. John

- IMG147 shows the south side of the proposed development behind Jim's and Rosina's place (66 Dissing Crescent). The 3 storey mark would be just above the lowest power line; the 4 storey mark halfway between the second power line and the first connectors; the 5 storey mark would be at the fourth power line; the 6 the storey would be at the top power line; then add 2 more storey's on top of that for the 8 they are requesting. With the tree coverage on the property you may be fine up to 4 storeys.
- IMG 148 shows the midpoint of the proposed development behind Mark and Barb's place (62 Dissing Crescent). The 3 storey mark would be just above the lowest power line; the 4 storey mark halfway between the second power line and the first connectors or at the street light mast heads; the 5 storey mark would be at the fourth power line; the 6 the storey would be at the top power line; then add 2 more storey's on top of that for the 8 they are requesting. With the tree coverage on the property you may be fine for 2-4 storey's but anything above this will be a problem, in addition to noise refraction from the building overtop the noise wall
- IMG 149 shows the mid to north portion of the proposed development behind Danny and Tanya's place (58 Dissing Crescent). The 3 storey mark would be just above the lowest power line; the 4 storey mark halfway between the second power line and the first connectors or at the street light mast head; the 5 storey mark would be at the fourth power line; the 6 the storey would be at the top power line; then add 2 more storey's on top of that for the 8 they are requesting. Anything above 2 storeys will be a problem in addition to noise refraction from the building overtop the noise wall
- IMG 151 shows the north portion of the proposed development behind Paul's place (54 Dissing Crescent). The 3 storey mark would be just above the lowest power line; the 4 storey mark halfway between the second power line and the first connectors or at the street light mast head; the 5 storey mark would be at the fourth power line; the 6 the storey would be at the top power line; then add 2 more storey's on top of that for the 8 they are requesting. With the tree coverage on the property you may be fine up to 4 storeys.

IMG 152 shows Mark/Barb's (62 Dissing Crescent) and Danny/Tanya's places (58 Dissing Crescent) from where the proposed building face will be on the east side of the road at about the lower 2nd story mark. **As you can see even a 2-4 storey building as allowed for by the London Plan and current zoning will have an impact on our properties. 8 storeys is completely out of the question and is exacerbated by the building being at the street face vs being well back from the roadway like the other 2 apartment building just south and east of this proposed one.**

John Haasen

From: Haasen, John

Sent: Sunday, November 21, 2021 12:45 PM

To: Wu, Monica <mwu@london.ca>; Barrett, Gregg <GBarrett@London.ca>; Morgan, Josh <joshmorgan@london.ca>

Subject: [EXTERNAL] RE: 1503 Hyde Park Development

Thank you for the planning application information provided regarding the proposed development at 1503 Hyde Park Road. Further to the comments we provided to the developer's consultant for the June 7 and upcoming Nov. 25 virtual info sessions in writing, we would like to reiterate our concerns to the City of London Planning Department and Elected Officials. We are supportive of the London Plan for the Hyde Park Mainstreet area, and the developers supporting information for the street facing facade, ground floor multi use spaces and the overall lot layout. We however do not support the developer's request to increase the building height from the current zoning (12 m to 27.5m), or 8 storeys from the London Plan supported range of 2 to 4 storeys. This is not consistent with the London Plan, or the scale of the existing and future surrounding land uses (i.e. the 12 story apartment building being further back near Coronation Dr., then the 3 story townhomes, then back up again for the proposed 8 storeys at street face, next to a 2-3 storey Peavy Mart building to the south and future 2-4 storey buildings as per the London Plan at street face to the north, and single family residential across the road to the west). This development should be consistent with the London Plan and existing/future buildings including the proposed 4 storey building at the southwest corner of Hyde Park Rd. and South Carriage Rd which we support. The developer can still achieve the London Plan's increased density objective by proposing a larger building footprint with 4 storeys which is something we could support. **We would request delegation status at the public meeting to present area resident concerns with this application as a result.**

John Haasen, PMP, CET







