

From: don mckinnon

Sent: Monday, November 21, 2011 8:41 AM

To: Saunders, Cathy

Cc: Brown, Matt

Subject: Monday,Nov.28 Meeting

Cathy Saunders:

Hello Cathy. My name is Don McKinnon. I reside at 71 Acorn Place,London. I was speaking to my councillor,Matt Brown about the "excessiveLighting" issue in my neighbourhood. Today he called to advise me of a meeting to be held on The November 28. He also requested that I attend this meeting. Unfortunatly I have cannot not attend , as I will be out of the city from Nov.26 for at least five days.

I hereby request to submit a written presentation on the issue of the lighting from the "Storage Solutions".

Thank You

Don McKinnon

Presentation for City of London

November 28, 2012

Don McKinnon
71 Acorn Place

I have been a resident of London for over 35 years. I built my home on 71 Acorn Place in 1987. At that time London's north boundary was at the back of my fence line. The area to the north was vacant. I knew that someday the area would be developed. On January 1, 1993, after months of political debates involving the Ontario government, the City of London, and local residents, the proposed annexation was allowed to proceed.

I personally thought that this annexation was a good thing for the City of London, as it needed room to grow and with that expand its tax base.

In the past few years development has found its way to the property adjacent to my home, the north side of Fanshawe Park Rd.

There were numerous plans proposed and I regularly received notices from the city telling me about zoning changes to accommodate these proposals.

One of these proposals was for the construction of the building now operating as "Storage and Moving Solutions". All the original information sent out from the city in the "proposal of zoning changes" showed the property as having a storage facility. None ever showed it as being a three story cement building. This is very unusual for the city of London. I do not recall seeing another similar storage structure in the city. Upon seeing how large and tall the building was I did contact city officials. I found that a lot of our elected officials were not aware of how tall this structure would be.

That being said, I am in favor of accommodating development. However the development should also be accommodating to those living around it.

When it was first erected the build "Storage and Moving Solutions" was lit up to what I would call ** "Light Pollution" **. The entire front of this structure is glass and the building owners did make an effort to make a cement build look fresher and brighter than most. The problem is that the way the building is set up with all the inside lighting mounted high on the inside wall.

This design makes all the light focus out through the glass front of the building. This light floods the residential properties on the south side of Fanshawe Park Rd. (Acorn Place). This lighting is so bright that it actually lights up the whole second story of my home to point that if I did not have black out blinds the rooms would be too bright for sleeping. The light also floods my back yard, where I have a pool and hot tub. The light is so bright that the lawful use and enjoyment of my property is strongly infringed upon. What used to be a fun and relaxing place has become something like a well lit parking lot.

I have notice that over the past week the building manager has been dimming the inside lights and at 11 pm turning off the large lighted signs on the front and two sides of the build. That is a great start and shows the property owners may want to work with the other residents around them.

I have spent some time looking at this problem and have found what I would call a very simple solution. This would be at the end of the normal business day, turning off the signs and the lights on the second and third floors. It is the light from these higher floors that is flowing over the sound barrier wall into the adjacent properties. There is no real need for the upper floors to be lit while not in use. If needed for safety code reasons, motion sensor switches could turn on any areas needing to be illuminated. The actual roadway is well lit and there are no safety or security concerns that would required the excessive lighting as it now exists.

This simple solution would be a win- win situation. The owner would save on his hydro cost and the neighbors would again get to enjoy their properties.

These same neighbors are paying about \$3500 per year in property taxes. One of the homes near this development recently was sold. This home sold for a price lower that any home on the street in the past five years. This is a serious concern to the home owners on the street. As for most people, your home is your most valuable asset. Ironically, I just received a notice from MPAC (Municipal Property Assessment Corporation) where they are telling me that my home has been reassessed from 2005 to 2012 and are showing an increase of \$37,000. This is what one would call a "very cruel joke", as the real estate market is saying the opposite. It is very obvious that having a three story cement building is not an asset to the neighborhood.

In closing, I will concede that the building is there and it is not moving anywhere. That being said, I believe the city must take steps to protect the interest of the residents who live around the development. That protection should include working with the building owners to turn the lighting down to a point where the neighbors can again enjoy the property that they have worked hard to purchase.

Don McKinnon

**** LIGHT POLLUTION****

By-law & Licensing Home

The Light Pollution By-law applies to all outdoor light fixtures erected, installed or used in the Town in conjunction with:

- (a) commercial uses, including parking lots;
- (b) industrial uses;
- (c) institutional uses;
- (d) recreational or athletic uses; or
- (e) residential uses of five dwelling units or more on a single lot.

Some exemptions do apply.

The Light Pollution By-law regulates installation, illumination levels, hours of operation, replacement of existing outdoor lighting fixtures and more.

For more detailed information about the Light Pollution By-law, please refer to the Town of Richmond Hill's **Municipal Code** and scroll down to the section entitled 'Protection', Chapter 1050.

LIGHT POLLUTION

When we think pollution, toxic chemicals, poisoned lakes and oil spills are often top of mind. But in recent years, **light pollution**, also known as "photo pollution" and "luminous pollution," has become an issue we're increasingly aware of. Light pollution refers to annoying, harmful and just plain wasteful lighting. Unnecessary lighting also contributes to global warming by making wasteful demands on energy.

Common examples include:

- the "sky glow" surrounding urban skies, (no) thanks to the overillumination of commercial spaces, plus poorly designed street and building lights that cast as much light into the sky above as toward the ground below;
- the glare from poorly placed or overly strong streetlights, which can dangerously affect driver vision;
- extraneous and harmful lighting that can endanger wildlife: for example, the office-building lights that confuse birds and cause millions of deaths each year during migration time;
- "light trespass," say, from your neighbour's security light shining into your kitchen window;
- overilluminated interior spaces.

Light pollution also has direct effects on your health, with numerous studies linking it to weakened vision, **headaches**, hypertension, and even increased chances of developing cancer, according to recent studies. There's no doubt that we need to turn the lights down a few notches.