

From: Ferris Dean

Sent: Tuesday, March 15, 2022 11:30 AM

To: City of London, Mayor <mayor@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Vivian, Melanie <mvivian@london.ca>; Lysynski, Heather <hlysynsk@London.ca>; Planning <Planning@london.ca>; Council Agenda <councilagenda@london.ca>

Subject: [EXTERNAL] FW: Proposed townhouse development on James St. (Lambeth) - waiting for consent

To whom it may concern:

I am forwarding the attached email I wrote to Councilor Hopkins on Dec 10th as it pertains to the proposed James St. townhouse development. As I did not receive any response or acknowledgment to my comments, I am copying this group today in the hope that it will be entered into council notes for deliberations.

As a community, I know that Lambeth is aware and is supportive of the growth and changes our city must undertake going forward. My hope is that council will see that the safety and planning concerns the community has for this development are real, and that a better resolution can be found.

Kind regards,
Ferris Dean, CPA

----- Original message -----

From: Ferris Dean

Date: 2021-12-10 1:51 p.m. (GMT-05:00)

To: ahopkins@london.ca

Subject: Proposed townhouse development on James St. (Lambeth)

Good afternoon Mrs. Hopkins:

I am writing today as I am greatly concerned about the effect of the proposed townhouse development on James St. in between Routledge and Campbell if it is allowed to progress.

To tell you about myself, I am a lifelong Southwest London resident - raised in Westmount and lived in Talbot Village, Andover Trails, and most recently, built a home in the Heathwoods subdivision where my wife and I moved with our toddler daughter in November 2020.

When my wife and I decided to build in Heathwoods, there were many advantages. One of the greatest is the proximity and ease of access to Lambeth Public School. Door to door is 500m, James St. has traffic calming bumps and a lower speed limit. It's a great assurance as a parent to know that my daughter can walk home from school every day in minutes down safe streets in a safe neighbourhood with strong control measures in place.

This proposed townhouse development shows a severe lack of planning on the part of the city if allowed to proceed. The entrance to the development would be in the middle of a section of street that is currently used daily as street parking by parents for pick up and drop off. Students walk past the lot and would need to observe not only the pick up/drop off traffic, but also the residents entering/exiting the development. I would also like to emphasise - these are elementary age children.

By doing this, it would be tantamount to creating another 3 way intersection less than 20 metres from the ones that already exists at James and Campbell, the entrance to Lambeth PS, and the 4 way intersection at Routledge and James. Furthermore, the street parking at busy times also reduces the number of lanes to essentially 1 car width, especially in winter time. Adding resident traffic from the proposed development will place an even greater choke on this throughway.

When I tell you that families moving into Heathwoods and the other new subdivisions in this area see the proximity to the school as an advantage, I mean this in flashing neon lights. The school is rated as one of the best in the city, and families with young children are flocking here. Survey the residents who have recently moved to this area and you will see that the elementary school age population is going to explode in the coming years.

The safety concerns alone should be enough to warrant further review of this development proceeding but I have further points I wish to raise as well.

Another advantage of living in this part of Lambeth, whether in the older homes or the newly constructed, is the generous lot sizes. Homes are not cramped here. This new development has already received approval to reduce backyard space from a length of 6m to 1.8m. This, I can only imagine, was allowed in order to increase the number of units constructed. How does this fit with how the rest of the surrounding area has been planned? There mature lots on both sides, and new lots behind with ample space, and then somehow this development with no space at all is thrust in the middle.

See the Savoy development of townhouses just down Wharncliffe by the new firehall, or the Birchwood townhouses planned for just North of here down Cl. Talbot and the spaces in and around the developments allow for safe traffic flow and buildings that compliment the neighbourhood as a whole. I can't imagine how invaded the people on either side of this proposed James St. development will feel.

I apologise for the length of my email today, but I feel that if you have not already observed this area currently it is my duty as a resident to invite you to take a look for yourself. Please do it at a time when the school is letting out for the day as well.

I will also mention that as this neighbourhood grows, this space could be put to use for the school and community in a way that is safe - which the proposed development is not.

I will be forwarding my concerns to the planning department but I do hope that you will take my message to heart and get involved yourself. I know that I am not the only resident who has noticed the potential issues and I hope they will be addressed.

Kind regards,
Ferris Dean