

**From:** Jenn McNabb

**Sent:** Wednesday, March 16, 2022 8:42 AM

**To:** Council Agenda <councilagenda@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Lysynski, Heather <hlysynsk@London.ca>; Masse, Penny <pmasse@london.ca>; Vivian, Melanie <mvivian@london.ca>

**Subject:** [EXTERNAL] 6756 James Street

I am a Lambeth resident and wish to submit a statement to oppose the development of 6756 James St. I consent to this being submitted and made public.

I live in the area and am more than familiar with the water issues present here. I have had to do extensive work to waterproof my basement, exceeding \$100 grand. This is not unique to me, it is common in the area. When dropping my kids off, it is easy to see the standing water on this lot, especially towards the rear. Lambeth PS school grounds are frequently full of water/mud, resulting in 'tarmac' recess for the kids all too frequently. Building on this lot will only exasperate the water issues, make the issues worse for neighbours, and be a constant issue for the future owners of this development. While the developer is responsible for ensuring their development doesn't impact water on others properties, when this does occur, many homeowners do not have the legal or financial resources to pursue a remedy. It's David vs. Goliath.

I understand this was raised unsuccessfully in the Planning meeting. I would like to counter argue the point made by Planners regarding barrier free access. They approved this plan based on a subdivision that is years away from completion providing barrier free access out of the neighbourhood in the event of a flood. If the roads providing this access are not even created yet, and won't be for years, how can that be approved or allowed to qualify as access?

Furthermore, I did some research and found that this area is part of the Dingman Watershed. In fact, an article came out today stating building plans will have to be scaled back. (London Free Press - <https://lfpres.com/news/local-news/flood-plain-mapping-update-could-threaten-development-in-south-london>) If this area is located within a known watershed and floodplain, why is it being furthed developed when there is considerable research stating there will be future flooding issues and potential environmental impacts. This argument isn't just for this development, but can be applied to two others that are now at the planning stages in the area (Kilbourne Road and Colonel Talbot Rd across from Sunray).

I urge Council to do the right thing and reconsider this proposed development on the basis of watershed impacts amd flooding.

Thank you,  
Jen Smith