

From: Kamila Karpierz

Sent: Wednesday, March 16, 2022 8:00 AM

To: PEC <pec@london.ca>; City of London, Mayor <mayor@london.ca>; van Holst, Michael <mvanholst@london.ca>; slewis@london.ca; Salih, Mo Mohamed <msalih@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Hamou, Mariam <mhamou@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Lehman, Steve <slehman@london.ca>; Peloza, Elizabeth <epeloza@london.ca>; Van Meerbergen, Paul <pvanmeerbergen@london.ca>; Turner, Stephen <sturner@london.ca>; Hillier, Steven <shillier@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Fyfe-Millar, John <jfmillar@london.ca>; Vivian, Melanie <mvivian@london.ca>; Lysynski, Heather <hlysynsk@London.ca>; Planning <Planning@london.ca>

Subject: [EXTERNAL] Re: File Z-9401- 6756 James Street

Good morning,

I am writing to you today to ask that my submission be included on the upcoming agenda in regards to the zoning amendment for 6756 James Street.

I have submitted previous letters to the city and am very disappointed in the level of responses received. The community has brought forth many major concerns and none are being considered because this development plans falls in line with the city of London's plan for expansion.

It seems as though the city councillors are not actually listening the community and instead are following their own agenda. The purpose of the community submitting their thoughts and concerns is for there to be a discussion around them and during the last planning meeting, everything was swept under the carpet and each councillor seemed happy to go ahead with the plan.

What was really disappointing was the fact that neither one councillor could answer questions about the number of entrances to the Lambeth Public School. It required for them to look it up on google maps to answer which tells me, no one has actually come to observe the neighbour hood of where this developer would be building. The school accounts for major traffic on James Street and the councillors said that it was a school issue, not a street issue. Many parents of the school have voiced their concern for this development affecting the drop off/pick up of their children and the councillor have answered by saying people are usually more aware of their surroundings of where they live. Parents have been asking for a crosswalk on James and Campbell and there is still to be one put in place. This will be another major road in their way, especially once the construction vehicles start coming through, and yet not one councillor has acknowledged that the children are at risk for their safety.

This property on 6756 James Street is definitely not large enough for what the developer has proposed. From my understanding, there are certain requirements for road width, backyard length, driveway length as well as house length. The measurements do not add up to the width of the property so I am unsure how this is going to get approved? Everyone in the community has realized that development will take place on this property and no one is against that. But the level of development that is proposed does not fit with the surrounding areas. Making the front 3 houses match the street is great, but surrounding houses are single dwelling homes and therefore The developer should build something in line with what the surrounding houses look like. The councillors response to this that the community needs to accept change and nobody likes changes. Again, the community is not being listened to. We do

want change, but we want the change to make sense. This does not make sense. A petition with over 300 signatures was submitted and many letters were received. Why are these concerns not being addressed? What will it take for the community to be taken seriously?

Major concerns have been brought forth in regards to the storm water management. There is yet to be a clear plan as to how the developer plans to address this. The surrounding properties are already dealing with issues and this will only make the problem worse. Who is going to monitor this once people are living in these households? Will it be up to each individual to report issues? According to the developer, they will be monitoring the amount of snow accumulation. Again, who will be monitoring this situation? It seems like a problem they are ignoring and leaving up to the home owners to deal with.

I understand the property currently is not connected to any municipal services. I'm correlation with the city of London, developers are to utilize properties that already have these services. Once again, it seems as though the developers have some inside connections with the city to be able to get away with this, as many residents on James Street have been refused to access this service. Why all of a sudden are we now being allowed to access these services? Councillors made a point that this is one of the benefits to the residents of James Street. How will it be if any benefit to us? It is extremely costly to connect to the wastewater systems and will later be charged monthly fees for the connection. Is this a service that we can connect to under the developers costs? Since it is being planned for directly behind my property, it seems as though it could be something that could be delivered to us as compensation.

I would also like to comment on the fence that is being proposed to being built around this development. How will it affect the current sunlight I receive in my backyard? Will it have any impact on my gardens?

I would also like to know about the project timeline for this development. When is the proposed date for the beginning of construction and end of the project? I would like reassurance that I will not have a mess and debris on my property from this construction. Even if that involves putting up a barrier of some sort during the construction process. I have a one year old child who play in the backyard regularly.

Thank you again for taking the time to go through these comments and I imagine they are taken into consideration. Please take into consideration what the existing community looks like and build onto that. There are much better locations for such infill projects and unfortunately, this is not the location.

Regards,
Kamila Karpierz
6742 James Street