

Mary Jane Bauer
6883 James St

March 7, 2022

March 16, 2022 Addendum

City of London
Planning Division
P.O. Box 5035,
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Via email: planning@london.ca

To Whom it may Concern:

RE: Proposed development of 6756 James St., (Lambeth) London.

I wish to bring to your attention my concerns regarding the proposal before you for the development of this property and hope for thoughtful consideration to my concerns and productive solutions.

A previous Zoom meeting held by the Developer representative was very much appreciated, however, answers to questions were not addressed. At that time, I was hopeful that notations were being made of the concerns expressed by my neighbours and myself and that some follow up communication would result. I had offered to form an advisory committee to assist the developer in understanding our concerns and having a productive negotiation toward a solution.

Unfortunately, no communication by the Developer or the City has been received and I am concerned that we have made no progress to a resolution to our differences in how this property should be developed.

Therefore, I can only bring forth my understanding at this time based on limited provision of information. I seek clarification, comprehension of issues and resolution.

Issues that I perceive from my perspective and not exhaustive or representative of all neighbours.

Issue	My conclusion
At the community meeting, I asked if there had been a study of demographics of the Lambeth community and a Needs Analysis identifying and providing a Gap Analysis of residential needs.	The response was silence. I have to conclude that no, there was not any analyses completed and this plan is based on Developer need to realize as large of a return on investment as the land can provide. No consideration was made to the community, the impact or the need. Recommendation: Complete a demographic research survey and provide a Needs and Gap analysis to confirm the best use of this property - for <u>the community</u> .

<p>The proposal is for 21 units, three bedroom, one driveway, one garage</p>	<p>This implies that the expected occupants will be at least one adult and two children.</p> <p>It is common knowledge that the adjacent Lambeth Public School is beyond capacity. Recent announcements from TBDSB has indicated that a new school is now in planning and will be built in the future – date TBD. The assumption is that until the new school is built, LPS will be required to accommodate any children living on this property.</p> <p>Calculating with the assumption that each unit will have two children of school age, there will be 42 children needing education. Again, based on assumption, at the first owner time, the vast majority of the children will be public school age or younger.</p> <p>Q – where will these 42 children play in this complex? The designated common land area is insufficient for multi-use which includes children’s play equipment.</p> <p>Q – is TBDSB prepared to have children playing on their property on non-school days?</p> <p>As the children grow into young adults, the current persona of a Lambeth as a bedroom community with limited bus access.</p> <p>Q - Is the city prepared to increase bus service to promote more usage as these children, as well as the surrounding development residents, make use of public transit?</p> <p>Current statistics on single parent families is 19.2%. Therefore, the assumption is that 80.8% of the units will have two adults. As mentioned previously, Lambeth as a bedroom community has historically not had transportation and is reliant on each household to travel into London using their own vehicles.</p> <p>Q- With the need of two vehicles for two working parents or parents who need transport to deliver children to and from activities, each unit will be maxed out for parking with one vehicle in the garage and one on the driveway. As the children grow and require their own vehicle, where will</p>
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	<p>these vehicles be parked as the property is limited to visitor parking?</p> <p>Recommendation: decrease the number of units <u>by half</u> to permit larger driveways, larger laneway and more land for common usage.</p> <p>It is my assertion that upon a demographic analysis, it will be determined that first time home owners and Seniors wishing to downsize, but stay independent, will be identified as the “users” of this development.</p> <p>Recommendation: design the property to be welcoming to young new owners or seniors who would only have need for a 2 bedroom unit. Make the units one floor with a basement. Provide a two car garage with two parking spaces in the driveway.</p>
<p>The property will have one central laneway with visitor parking mid-way and at the end adjacent to the neighbour to the north.</p>	<p>The property will be long and narrow and a narrow central laneway will be required to provide parking in driveways.</p> <p>Q – Has the City advised and consulted with their contractor, on the backing requirement and legal ramifications of backing from the end of the laneway to visitor parking – and are they aware that upwards of 42 to children could be hazards? This will involve garbage and recycling trucks. Should the city move to food waste, a third truck may be required entering this complex.</p> <p>Q – Should the waste removal contractor refuse to enter a narrow lane for legal and safety reasons, where will garbage pails and recycling pails that the residents will be required to wheel to a designated location be? 18 families generate a lot of garbage. Who will be responsible for ensuring cleanliness and a deterrent of rodents and animals?</p> <p>We live in the snow belt area of southern Ontario.</p> <p>Q - Who will be responsible for clearing snow? Will the laneway be recognized by the City?</p>

	<p>Q – Where will the snow be moved to? Will a visitor parking area be used, thus losing parking spaces during the winter? Will the snow be trucked professionally away? Again, lack of land space to manoeuvre large trucks will be a safety concern for the residents and a liability for the contractor.</p> <p>Q – With the normal land drainage being affected, how will piled melting snow from removal be directed to ensure that surrounding properties do not become low land for drainage?</p>
<p>Currently James St residents are using a septic system.</p>	<p>Q- With the proposed 21 units, how will sewage be dealt with? There is insufficient land to run tileage.</p> <p>Q –Has Thames Valley environmental been consulted if the plan is to install a septic system?</p> <p>Q- If the plan is to wait until sanitary sewers are installed on James, is the Developer planning to sit on this property and for how many years?</p> <p>Q- If neighbouring owners do not connect and the cost of sewer installation increases, is the Developer prepared to pay the cost of connecting the 21 units?</p>
<p>At the Zoom community information meeting, it was stated that a high wood fence would be erected around the perimeter of the property.</p>	<p>I find this disturbing as only jails and scrap yards have high fences to keep probing eyes out.</p> <p>This is insulting to the proposed residents to be placed in a “compound” that locks them in and treats them as undesirables.</p> <p>It is my opinion that the caging of this compound will lead to a small community within a community and possible ramifications could be unsettling as it will imply “them” the neighbour outsiders and “us” the insiders. This is not productive for our community.</p> <p>Recommendation: with the decrease in units per land, more open space and landscaping will assist in the integration of this small community into the James St. community.</p>

I will once again reiterate my offer to assist in creating a James St. advisory committee that would work with the Developer and City to create a project plan that is entirely beneficial to the residents of James St., Lambeth as a very special and historical community and a project that can become a show piece of pride for the Developer and City to point to as they enter other communities with development projects.

At this point in time, I support any resistance to the proposed usage of the land and I promote a collaborative approach between the Developer and residents.

Regards,
Mary Jane Bauer

C: Ed Holder mayor@london.ca
Anna Hopkins ahopkins@london.ca
Melanie Vivian mvivian@london.ca

March 16, 2022 Addendum

I am resubmitting this letter for inclusion in the agenda for March 22, 2022 Council deliberations regarding the approval of development for 6756 James St.

In the letter above, I sought answers to what I believe is a faulty plan for this development. Since the initial submission, I have considered why this development would be of interest to me, as I am not an adjacent landowner.

I am six weeks into my retirement and this issue has given me pause to reflect on my future in Lambeth. As I look at new development that is currently happening to the north between James St. and Pack Road, Southwinds and Pack Road and to the east of the Beattie St. extension toward Bostwick Road, I see numerous homes being built and planned, and some multi-dwelling buildings near the Bostwick. There is a considerable number of new builds under way.

One critical perspective as a senior who will in the future have limited mobility and energy but hopes for continued health and independence, there is no housing that would accommodate someone who no longer drives and needs to walk to Foodland or Greenhills Pharmacy. I have a chronic illness that is limiting but manageable, however, my only recourse, at this time, is to remain in a 4-bedroom home which will eventually be beyond my capabilities. What considerations have been given to the City's Master Plan for Lambeth for the ever-increasing senior population and those with disabilities – particularly in the Lambeth area?

A personal face: Forty-four years ago I arrived in Lambeth as a new bride and have contributed to my community as Home and School member and president, participated in Harvestfest parades, organized children's fun fair activities both at the community centre and Duffield school (a.k.a Lambeth Public school), I have driven school bus for 20 years driving children to Duffield, coached T-ball, attended hockey practices and games, I managed for a decade Lambeth Senior housing of 25 units (which has given me great insight into Senior's needs), I've attended church and I've

participated in many, many Lambeth activities. I have contributed to the well-being of the Lambeth community.

So, the question then becomes, how is my community supporting me? At some point my husband and I are going to have to make a difficult decision to leave our community because it failed to consider our senior population and those with limited mobility and assist them in remaining independent. Our only options would be to go to Lambeth Seniors apartments which are not within walking distance of our only grocery store or pharmacy, or institutionalized living at Ashwood Manor. **There are no transitional housing options available to us in Lambeth that support walking, wheelchair, or scooter mobility for accessing stores for our basic needs.** This, therefore, is the basis for my involvement in this development and rezoning issue.

As so, a personal face to an impersonal process. I ask that the current plan be rejected based on not meeting community needs, as well as, the issues noted previously above that the current plan is not a best plan for future residents and that a **modified inclusionary development plan be required.**

Thank you for your kind consideration.

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Examples of possible alternative development plan.



