

From: Jenn McNabb

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Subject: RE: 6756 James Street Planning Meeting

To whom it may concern,

I am a long time resident of Lambeth, and parent of two kids attending Lambeth PS. I spoke at the Planning Meeting about the safety concerns I have relating to this development. I wish to share these thoughts with Council, plus some additional items of concern I have learned since the meeting.

My kids are 4 and 6, in JK and grade 1 respectively. They attend before and after school care on Beattie, and are walked to and from the school daily by their adult care provider.

In the last 2.5 years, my kids and their provider have had too many close calls with the traffic issues in the area to name, and seen many more close calls. About 2 years ago, the City moved the stop signs from southbound Cambell Street to eastbound James Street, allowing speeding traffic on Cambell St to have a straight away and to take the left turn on to James way too quickly. This, coupled with the massive area being developed behind the school, and the construction vehicles that have come along with it, have made walking to school a potentially life threatening game of dodge the cars for Lambeth PS kids. Parents can teach their kids every safety rule possible for walking, but no amount of rules or mitigation will stop a speeding dump truck from jumping the curb.

The community has brought these concerns forward for two years. I have emails to and from our Councillor from October/November 2020 and September 2021 promising a cross over that is still non-existent, even though it was supposed to be installed this past fall.

Why is this relevant? Because adding these condos, and quite frankly, any more development behind or around the school, only adds to the safety issues for our kids. You are wanting to add yet another 22 households, even more construction traffic, etc, to an area that cannot handle it, which in turn adds to a safety issue that is being ignored repeatedly by the City. How can we trust that the City has the safety of our kids in mind, when they have done literally nothing to protect them? In the meeting the plan for construction vehicles was stated to be using James Street. How is this safe? Where will these construction vehicles fit?

It became obvious when asked by community members at the meeting that no one from the Planning Committee approving this has taken the time to visit the area, especially during school pick up and drop off times. Is due diligence and research, namely site visits, when approving plans not required?

In the Planning meeting, I noted that it seems as if the London Plan and Southwest Area Action Plan seem to be the holy grails, and development is approved on the basis of these plans even when there are numerous legitimate reasons why it should not. I took it upon myself to review these plans, and much to my dismay and disappointment, noted there is not much mention of safety. Furthermore, I find it appalling that construction in school zones is not mentioned. What recourse is there for citizens of London where these plans fail to ensure, or even consider their safety when legitimate issues are raised?

Putting my emotion and concern aside, in speaking with other area residents, I found additional issues related to the drawings and zoning. What has become apparent is that the concept drawing has major flaws that all of us in the community can clearly see but haven't had the tools or knowledge to articulate.

I would like to request that we see this as designated as a major alteration to our zoning laws, but more importantly, raise the issue that the concept drawing is just that. It is a concept that will have to be altered due to inconsistencies with the lot size and proposed development, therefore the City and its planners are being sold something that cannot be built. The garbage, the traffic and the parking are all major concerns, and the draft cannot accomplish what has been told to us at the public meetings.

The plan/drawing misses the width required and falsely depicts something that cannot be built as it is wider than the lot allows. This will therefore require new concepts and falsely conceptualizes what will be built.

In addition to dismissing our valid concerns relating to safety, garbage, snow and drainage, this is what has been frustrating for us. We knew it wouldn't fit by visualizing it in person by standing on the lot, but assumed that the plan took the building code and lot size into consideration. We have discovered otherwise, and have felt let down by our councilors. See widths below.

Back yard	6 meters
Home	9 meters
Driveway	11 meters
Road	20 meters
Driveway	11 meters
Home	9 meters
Back Yard	6 meters
Total	72 meters
Land width	46 meters

We are missing 26 meters to build this proposed development.

In addition, the feedback from the citizen planning committee (I forget the name, sorry) recommended the driveways of the 3 front units that lead on to James Street were moved to the back of the units. This has not been amended in the plan, likely because the lot is not big enough. As such, I feel the developer is not willing to listen, will not address any issues, and is being dishonest selling the City on something that is physically impossible on this lot.

I understand that we may not be able to stop a development from happening, however, our valid concerns should be addressed, and the developer should be required to provide honest and accurate renderings of the final product to be reviewed by the community, Planning Committee and council. What is the point of this whole process if the developer is not even required to provide accurate plans?

In summary, I strongly oppose this development as proposed and feel the concerns as outlined should be sufficient for Council to deny this planning proposal. I apologize for the long email but feel the content is important.

Thank you for your consideration. I consent to my email being shared and published.

Respectfully submitted,  
Jenn McNabb  
Lambeth Resident & concerned parent