

From: Rick Jankura

Sent: Wednesday, March 16, 2022 10:15 AM

To: Lysynski, Heather <hlysynsk@London.ca>; Hopkins, Anna <ahopkins@london.ca>; Vivian, Melanie <mvivian@london.ca>

Cc: City of London, Mayor <mayor@london.ca>; Lysynski, Heather <hlysynsk@London.ca>; Planning <Planning@london.ca>; Council Agenda <councilagenda@london.ca>

Subject: [EXTERNAL] Proposed Multi-family Residential Development at 6756 James Street, London, Ontario

Good morning all,

Some of my neighbors have informed me that we need to send emails in regards to the rezoning application on James St. before noon today. You have my permission to include this note in the council meetings scheduled to consider this matter, including the meeting scheduled for March 22, 2022.

I am a resident of the Lambeth community within the City of London. Our family to this community prior to its annexation with the City of London, when it was part of the Town of Westminster. I am not against community development when it is done responsibly and with the needs and capacity of the community in mind. Our community has served our family well but I must say that I am disappointed with development and plans for development that have occurred in our community of late. Some of it does not take into account the needs of the community or the additional risks it presents to its residents. The City has a track record of allowing development also gets ahead of the infrastructure required to support that development. This has resulted in Toronto-like gridlock in some areas of our City. One example of Lambeth development I have been disappointed is the redevelopment of Main Street in the Lambeth community. This redevelopment has increased risk to motorists, pedestrians and cyclists through the following flaws in planning and design.

- The confusing traffic flows introduced at the intersections at Main Street and Campbell Street and Main Street and Colonel Talbot Road. I have witnessed many near misses at these intersections due to poor design for traffic flow.
- Additional lanes were sacrificed on Main Street in favour of a limited amount of on-street parking which I have never seen used due to an abundance of parking available at commercial sites along Main Street.
- Concrete planter barriers have been placed in the middle lane which makes left turn access to commercial sites along Main Street confusing and dangerous.
- The City did not have the foresight to add bicycle lanes along Main Street. The traffic lanes along Main Street are not wide enough to safely accommodate vehicles and bicycles at the same time. The only safe option for cyclists is to use the sidewalks, which increases risk to pedestrians. If you ever visited our community you will know it is filled with people who like to walk.

Now on the the main reason for this email - my concern about the development proposed for 6756 James Street. Let me first say that I do not live in that area of the Lambeth community so I am not directly affected. I understand the municipal and provincial push for high density residential development due to the favourable economics it provides to these two stakeholders. However, responsible development must take into account the needs of other stakeholders within the community. I am concerned about the level of increased risk and impact to quality of life for residents

in our community who have children that attend the adjacent school or who live in that area. While I am not a professional civic planner, in my mind this is a perfect example of irresponsible infill development. The immediate area does not have the infrastructure to support the increased traffic in the immediate area that will result from the proposed infill development as well as the new community that is being developed to the North of this area. My understanding is that the community school is at capacity and will likely be that way for some time, especially with all of the new development that is taking place in and planned for the Lambeth community.

What has also become apparent based on information shared with me by another resident of our community is that the concept drawing has major flaws that members of the community can see but we haven't had the tools to clearly state why.

Based on advice received from others in the community, I would like to request that you see this as a major alteration to our zoning laws, but more importantly we now understand that the concept drawing is just that. Just a concept that will have to be altered, and therefore we 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 most likely cannot be built and therefore will require new concepts and falsely conceptualizes what the builder will build. This is what has been frustrating for us. We know it intellectually by standing on the lot, but assumed that the plan took the building code into thought.

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	10 meters
Driveway	11 meters
Home	9 meters
Back Yard	6 meters
Total	72 meters
Land width	46 meters

We are missing 16 meters to build this.

We would like to ask that this be addressed so that our community can truly see what is planned for execution in our community.

Thank you for your consideration.

Respectfully submitted,

Rick Jankura



London, Ontario