

From: B Elliott
Sent: Sunday, April 21, 2024 12:22 PM
To: Council Agenda <councilagenda@london.ca>
Cc: Trosow, Sam <strosow@london.ca>
Subject: [EXTERNAL] 735 Wonderland Rd N - For Tuesday Agenda

Please include the following letter with the agenda for Tuesday's City Council meeting. I give my consent to have it published with the agenda.

I am a homeowner and Board member at [REDACTED] Beaverbrook, a complex of 92 condominium bungalows across from Swiss Chalet. I attended the Planning and Environment Committee meeting on April 9 and want to express my disappointment in the 4-1 decision to carry this application through to City Council. Many people from the neighborhood spoke at the meeting and conveyed credible reasons why this application as presented is wrong for this location, but all were disregarded. Anyone who is familiar with the area knows adding a 25 storey building on this site will severely impact the neighborhood we enjoy today.

First of all, although the application site has an address of 735 Wonderland Road North, this building is NOT on Wonderland Road. It is on the corner of Beaverbrook and Horizon; 2 small, already heavily congested streets. Both are two lanes with traffic exiting and entering Angelos Bakery, London Family Health Team, Horizon Place retirement home, a busy Emergency Services Station, Westview Chapel and Costco - all of these are in a half block area with only a 4 way stop in the middle of the 2-lane streets.

Traffic along these two little streets is extremely dangerous for pedestrians, many of whom are seniors. Because Wonderland widening has been cancelled and Bus Rapid Transit cancelled in this area, these 2 streets are heavily used as a cut through to avoid Oxford and Wonderland. This Transit Village is not currently "pedestrian-oriented" as written in the London Plan, given the danger of traffic congestion.

The traffic study in the application has been very limited and does not take into consideration the thousands of homes being built to the east and south of us. Also once Beaverbrook is extended to Riverside, and Westfield continues through to Beaverbrook from Platts Lane these little streets will be unusable for our local neighbourhood, yet impossible to avoid given we have only one exit from our complex onto Beaverbrook.

City Planners need to look at the bigger picture, not just directly in front of Swiss Chalet. It's not acceptable to just wait and see how it goes. Simply installing a single turning lane in the middle of Beaverbrook is not sufficient for the additional traffic that will flow through these little 2 lane streets.

A broader comprehensive traffic study needs to be completed before this development is even considered.

This part of Beaverbrook east of Wonderland is a low rise neighbourhood with no buildings over 3 storeys. Having a 25 storey building towering over 92 bungalows and a one storey retirement home is

not good planning. The Esam plan to the east is showing high rises at Cherryhill decreasing to low rises next to the homes on Beaverbrook. This is good planning.

If this high rise was built at the other end of the strip mall making it actually on Wonderland Road, it would make sense. The corridor of high rises to be built along Oxford and Wonderland would then complete the Transit Village.

Plans show the high rise entrance on Horizon beside the Emergency Services exit and across from Horizon Place retirement home entrance/parking lot. Horizon Street is frequently backed up the block with cars sitting waiting to get into Costco. This addition traffic will be a roadblock and dangerous for both vehicle and pedestrian traffic - especially for ambulances trying to get out quickly.

Knowing that the city has pressure from the Provincial government to build housing quickly, all development still has to be appropriate to its surroundings. Simply approving it and looking at the fallout later on traffic congestion and quality of life for residents is not good enough. This high rise as presented does not fit in the neighbourhood. If to be at this location it needs to be cut way down in height to fit.

This application needs to be put on hold to conduct the following reviews regarding:

1. Its fit in the existing neighbourhood - 25 storeys towering over a low rise street.
2. A broader traffic study taking into consideration all the massive development that will affect our neighbourhood.

Thank you for your consideration,
Barb Elliott