

Resident feedback submitted by:
Kimberly Wood, 27 Forbes St., London ON N6J 1L2

Attention: Michael W. Davis, Planner I, City of London Planning Division

In response to the revised application by Malcom Ross, I'd like to first express my appreciation to the Applicant for having listened to some of the neighbourhood concerns. As reflected in their revised application to demolish the existing school building and construct a new purpose designed 2-storey apartment building, the proposal is certainly more aesthetically attractive and a more functional design that will result in a higher and better use of the overall project site. It further offers logical access and parking off Tecumseh Ave. which limits interior traffic and enables direct access to Wharncliffe Road.

Although I support the revised conceptual design and some of my concerns have been alleviated by the new application, I remain concerned about the overall project objective to inject 22 single bedroom affordable housing units into the core of our quiet Coves community.

As the overall project objective has not changed, I will summarize for you my continued concern for this project by referencing the Applicants response to a question raised during the April 9, 2013 public meeting to this original application Z-8136:

When asked for successful affordable housing projects completed in our community and how these developments may have affected the neighbourhood property values, Mr. Ross offered the "Nelson" and "Burwell" sites and advised that these projects had not only a positive impact on the area property values but also the neighbourhoods as a whole and were a very positive addition to their communities.

I take exception to this response as I feel the 'comparative sites' and their surrounding areas can in NO WAY be compared to our Coves neighbourhood; nor can the potential impact on our neighbourhood be predicated on any positive impact affordable housing may have had in those non-comparative sites.

Included for your reference are street view photographs of these areas. Both the Nelson and Burwell projects are located immediately off major roadways in high-density, mixed-use areas of the City where high-rise residential and commercial/industrial buildings dominate. The construction of more apartments may in fact have a positive impact in these locations. However, the neighbourhoods cannot be likened to our quiet area; mature trees, single-family homes, and residential dominant community.

570 Nelson Street (at Adelaide)



Project is located along a busy primary collector (Adelaide) in a highly commercial/ industrial area and consists of 52 one and two bedroom affordable housing apartment units.

390 Burwell Street (between Dundas & King near Colborne)



Project consists of 90 – one, two and three bedroom units and is located in the downtown core surrounded by high-rise apartment buildings and close to all office and mercantile uses of the downtown core...also in close proximity to Beal Secondary School.

An affordable housing project will NOT have the same impact on our quiet residential community, as it may have had on the two sites used as comparators by the Applicant.

77 Tecumseh Ave West
(dead end into The Coves – Environmentally Sensitive Area)



Neither project can be compared to the Manor Park, Coves neighbourhood location. Littered in mature trees and surrounded by modest single family homes, a playground, a wading pool, a soccer field, a

football field and the quiet seclusion of The Coves....London’s best kept natural ‘rainforest’ in the heart of the big City!

Our Manor Park community has a high retiree demographic and we’ve recently seen an influx of younger home buyers moving into our ‘starter-home’ niche; investing money in renovations, upgrades and exterior landscapes....residents are attempting to create a west-side version of the Wortley Village.

Concerns that property values WILL suffer and fears of increased crime and vandalism are a valid threat with internalizing an affordable housing project with a new methadone clinic in the immediate area.

In keeping with the Applicants objective to provide 22 affordable housing units, this new proposal lends itself well as an affordable **Seniors Residence**. Meeting the housing needs of our aging population is also a community challenge. Funding programs and financial incentives also exist to assist in this regard.

Given the existing neighbourhood, our quiet, mature, established Coves area would highly benefit from the construction of an affordable, fully ACCESSIBLE, Seniors Residence on this site. In fact, I believe this would be a welcome, positive addition in our community!

Sincerely,

Kimberly Wood
27 Forbes Street, London ON N6J 1L2