

## **Notice of Concern for new Proposed Development on the Corner of Wonderland & Springbank Ave.**

September 25 – 2015

Dear City of London Council

We would like to raise our concerns with respect to the Zoning By-Law Amendment Application of York Development Group relating to 598, 600, 604 and 608 Springbank Drive.

We are all residents of Cherish Court which is just west of the proposed development.

By way of background, we would like to draw to your attention that a prior development in our neighbourhood that occurred a number of years ago has bearing on the current Application.

The prior development related to Rosecliffe Gardens I and II (which are on Springbank Drive immediately west of the current proposed development).

When Rosecliffe Gardens was being proposed a number of issues and concerns were raised by our community relating to the change in use of the lands, as well as the height, scale and location of Rosecliffe Gardens. At that time an agreement was reached that limited the height of Rosecliffe Gardens to no more than six stories. That was a compromise for our community and we believed at the time and going forward that it would be the maximum density and height for buildings in our area. We are concerned that the agreement which was previously reached and involved considerable community consultation and compromise in respect to a number of factors including height and density restrictions for buildings in our area is now being disregarded.

**In respect of the current Application by York Development Group we note the following concerns:**

### **Established Neighbourhood**

The character of our neighbourhood has long been established. It is primarily single family residential and features a number of ravines, lots of trees, a local park and most importantly Springbank Park which was established in 1894 and which we believe is not just the gem of our neighbourhood but of our city. The proposed development does not respect nor fit in with the established character of our neighbourhood. In particular, the development is at the corner of Springbank and Wonderland and is proposed at 13 stories. The North West corner of Springbank and Wonderland is the gateway to Springbank Park and has a 1 story building on it. The building on the south east corner of Springbank and Wonderland is 4 stories. The building on the north east corner of Springbank and Wonderland is 2 stories.

Additionally, the existing buildings on the corners of Springbank and Wonderland have considerable set back from the sidewalks and roadways. The proposal by York Development Group seeks to reduce the front and exterior side yard depths significantly bringing the development just over 3 feet from the roadway.

Rosecliffe Gardens I and II are immediately west of the proposed development. The Rosecliffe Gardens buildings are 6 stories and have a generous set back from Springbank Drive. These buildings are surrounded by a tasteful wall which is covered by greenery. These units offer underground parking and are nicely landscaped.

Continuing west on Springbank are Condominiums and Single Family homes within Rosecliffe Estates.

In our opinion the proposed development does not fit in with the established character of the neighbourhood and, in fact, at almost three times the current height restriction and would tower over all existing buildings and homes and fundamentally change the character of the neighbourhood which has been established for well over 30 years.

### **Safety and Traffic Levels**

Over the years the amount of traffic on Springbank Drive and Wonderland Road has steadily increased. Traffic delays and back up on Wonderland Road occur regularly. We are concerned that a building of this size in this location would add to traffic congestion and delays.

Additionally, we are concerned that the Applicant's request to reduce the front and exterior side yard depths will create safety issues for motorists whose lines of sight will be reduced as well as issues for pedestrians who will be walking dangerously close to the roadway. The current notice which we received from the City did not specify the exact reductions to the front and side yard depths but previous information we received from the City indicated that the Applicant sought to reduce the front yard depth on Springbank Drive from 11 metres to 1.1 metres and the side yard depth on Wonderland Road from 11 metres to 3.8 metres. We believe that a development so close to the road will create safety issues for both motorists and pedestrians.

### **Building Scale and Location**

The proposed development is grossly out of scale compared to the height and set back of the current buildings at the corners of Springbank and Wonderland and the adjacent Rosecliffe Gardens as well as the homes in Rosecliffe Estates. The current streetscape is engaging, inviting and complimentary. The proposed development will dominate and detract from the streetscape. We expect that the proposed development will tower over the entire neighbourhood being visible to all residents and as such have an adverse impact on lighting, our privacy and the enjoyment of our properties. Additionally, we believe the reduced front and side yard depths will reduce pedestrian traffic.

### **Public Notice**

We would like to note that some of us have heard from our neighbours living on other streets in our subdivision that they did not receive notice of this Application. We believe this Application affects all of Rosecliffe Estates and that the Application should have been sent to all residents in our subdivision.

I personally have not received any prior notice when the first application was submitted last year.

Thank you for the opportunity to comment.

Sincerely,

Gini and Dan MacGillivray	5 Cherish Court
Rick and Gina Tomaszewski	9 Cherish Court
Dennis , Veronica and Ryan Major	15 Cherish Court
Catherine and Ed Plesko	23 Cherish Court
Gary and Debbie Jazey	27 Cherish Court
Mr and Mrs R Etemad-Rezai	31 Cherish Court
Terry and Diane Morton	39 Cherish Court
Barb. Fisher –	47 Cherish Court
Eb and Elaine Machuletz	51 Cherish Court
Harry and Kathy Milne	55 Cherish Court
Francisco and Terra Perera	111 RoseHip Court