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To: The Mayor of London and London City Councillors

cc. John Fleming, Director of Planning, City of London

Re: Proposed Development on Reservoir Hill – 940 Springbank Drive (File: SP11-011305)

I am writing this letter urging all of you to vote against the ill-conceived proposal by Ayerswood Development Corp. to build a twelve-story apartment building, comprising 165 units and 220 underground parking spaces. Apart from violating the privacy and aesthetics of the neighbourhood, this proposed building presents numerous risks to the community. I believe it is with good reason that Mr. John Fleming and his department oppose this plan.

For one thing, the lengthy construction period will entail myriad heavy equipment coming and going from the site: large trucks, earth movers, pavers, etc., all snarling traffic and presenting increased risks of auto accidents, owing to the visibility challenges and winding sloping nature of that area of Commissioners Road. Secondly, by compromising the integrity of the slope through digging, building and extensive tree removal, I question what will be the effects on soil erosion, run off and potential for serious flooding in the lower lying area. Given that the intersection of Commissioners Road, Springbank Drive and Base Line Road Byron is a heavily travelled hub, having this area inaccessible through flooding will have not only serious environmental impact but economic impact as well. People will not be able to travel to and from their places of work, emergency services vehicles will not be able to pass through, homes will be seriously damaged, and clean up costs will be enormous. Who will bear those costs?

Once the apartment building is complete, there will continue to be increased traffic, thereby further aggravating our already existing traffic congestion which is becoming more and more difficult for us West Londoners to bear, especially during rush hour. The proposed building does not bring any significant value to the City or the neighbourhood, other than a few short-term construction and design jobs and, of course, some monetary benefit for the developer. But as usual, the costs will be borne by those who live in the neighbourhood, and I believe I speak for many when I say that we are tired of being the victims of poor planning and the resulting ugly blights on the landscape we are forced to view (i.e., the corner of Col. Talbot Road and Southdale Road), increased traffic problems, noise issues and flooding.

On the latter, I can speak from personal experience. I truly believe that the development of Warbler Woods has caused the severe flooding at my street corner, Grandview Avenue and Southfield Crescent. With the large number of trees cut down and cleared for housing development, the water run off travels from the higher area (Warbler Woods) down to the lowest-lying area (my corner). While we are hopeful that the newly installed sewers will help alleviate the problem, we neighbours have in the past been afraid to leave our homes when heavy rains are predicted for fear they will be flooded when we return home. On more than one occasion, the rising water level on the street has come as far as a few feet from my front door, and extended to the first bend in the crescent. That is a considerable distance and impact. This did not happen before Warbler Woods was developed, and it's not the Warbler Woods residents who have to put on their boots and hip-waders at all hours of the day or night and try to unclog the sewers so that their homes don't get damaged by the water.

In sort, why should developers be allowed to impose not only mass inconvenience but also unacceptable risks, costs and aggravation on the City's tax paying inhabitants? So, dear Members of City Council, I urge you to listen to your Planning Department, who are offering you sound advice. Please do not approve this development of Reservoir Hill. It's not needed or wanted.

Many thanks for your consideration of my remarks.

Anne Papmehl