

David Hall
439 Old Wonderland Rd.,
London, ON
N6K 3R1
July 18, 2019

Michael Pease
Manager, Development Planning
City of London

Dear Michael:

Re: 447 Old Wonderland Rd, (555 Teeple Terrace) file SPA19-021

I wish to express my concerns regarding the Site Plan Application. I live at 439 Old Wonderland Road and my back yard abuts the property in question. If the plan is approved my property will look over the proposed parking lot.

Privacy

I do not see a fence indicated on the map I was sent but I assume there must be one. Because my house is on a higher grade level than the parking lot I feel a normal 6 foot (1.8m) fence will serve little purpose in providing privacy for me or the condominium residents. I feel that the applicant must provide an at least 8 foot (2.5m) high sound attenuation fence along the entire east side of the subject property. The level of noise from Wonderland Road traffic had already noticeably increased when the previous applicant clearcut and semi-levelled the land. Now the city's expressed plans to widen Wonderland Road in the near future is an acknowledgement of the anticipated increase in traffic and therefore even more noise. In addition, Wonderland Road is a hill ascending to the south. Traffic is extra noisy as vehicles, especially large trucks, come up the hill. Sound absorption in the fence will help to replace the absorption that was naturally provided by woods previously. If sound absorption is not a possibility, then a brick wall, like the one on the other side of Wonderland Rd., 8 feet high, would blend the neighbourhood.

I am pleased that the plan calls for a couple of trees planted in the buffer. While they will add to the privacy it will only be for a few months of the year and no doubt will not be fully grown for several years.

The previous applicant cut down several more trees along the east property line in December 2015 and March 2016. The stumps were left alone. These stumps must not be disturbed as doing so will damage the roots of nearby mature trees (at least 60 feet high) on our neighbouring properties, including the city property to the north. I am particularly concerned about 2 stumps at the end of my property, right on the property line, that are 5 feet from a mature 60 feet high tree. This is another reason for requiring a deeper buffer.

Light

I understand that the applicant wishes to install LED lights which will be directional downward. While this is a desirable feature, I see that one of the light standards will be located on the narrow buffer directly behind my property. By making the buffer 6 metres deep the light standard could be placed further from my property.

Grading and Erosion

The grading of the land, because of its location on a hill, is bound to cause erosion unless there are adequate retaining walls. There is still no indication of retaining walls in the Plan. The slope behind the condos in particular is quite steep. Is this slope within recommended guidelines?

Also, the north end of the subject property abutting city land will, I believe, require a retaining wall or else a relatively large gentle slope. If I read the Grading Plan correctly, it says the property line will be 1.5 metres above the Wonderland Rd sidewalk. But currently the property line is at least 3 metres above as it rises up a hill. This should be examined for accuracy.

Building

While I recognise that aesthetics can be a personal matter, I do feel it is important that the building blend into, and enhance, the look of the neighbourhood. Especially at this location which has such high drive-by traffic on Wonderland, and its position at the beginning of Teeple Terrace serving as a gateway to our community. Apparently this building will be similar in appearance to the applicant's new building in Byron, a building which I find quite unattractive, mainly because of the building materials. Nearly every building in our area is brick; even the fences along Wonderland. I feel that the design of this building would not only blend in with our neighbourhood better, but would have a far more attractive appearance, if it was made with bricks.

I am unable to attend the scheduled meeting at City Hall on July 22. Please add my concerns to those expressed at that time.

Sincerely,
David Hall
439 Old Wonderland Road.