

Subject: Zoning By-Law Amendment Z-9011, 348 Sunningdale Road East

As a long-time resident of Sunningdale Road, diagonally across from the subject land, I'd like to bring a different perspective to this forum. We are the third generation of the same family living here since 1947; my wife and I, having purchased the property at 307 in 1995. Only one family lived there before my grandparents, also for several generations, since the mid-1800's.

I remember the development of the original Uplands in the early 1960's and Old Man Powell's farm, for whom the Powell Drain Wetland was named, and in particular the shotgun he wielded if he ever found us on his property.

The family that purchased the subject property in 1963 were good neighbours.

The north side of the road had large deciduous trees removed when the Imperial Oil pipeline was laid down. The road was well over a meter lower than it is now, raised three times since. Maybe a dozen cars used the road daily.

As a teen, I worked collecting the straw and hay bales from the farm fields, the present Uplands North.

The nearest grocery store was either the Value-Mart (formerly Dominion) on Oxford by Richmond or Steinberg's on Adelaide at Huron, a FreshCo these days. With the city's progress over the decades, I rarely have to go south of Fanshawe for anything I need.

From a rural setting, we've been amalgamated with London, the road's been paved, and several neighbourhoods built.

Development has been an ongoing fact of life for us, some of it disappointing.

We witnessed night-time landscaping which eliminated the woodland, west of Adelaide at Sunningdale. The pond, west of us in Heron Haven Park, was drained when the City constructed the sidewalk through it. The smell of rotting fish lasted weeks. Herons no longer visit.

Mail delivery is a challenge for us, as is keeping our country mailbox in good repair with ongoing vandalism. What used to be quiet "Rural Route #5" now requires timing, outside of rush hour, to collect our mail on the other side of the road.

Litter and dumping along Sunningdale eventually outpaced our gathering efforts. Our cedar hedge has blue box matter blown into it whenever it's windy on collection day and unwanted fliers litter the super box area on Skyline Avenue.

We knew development was coming and have never opposed it. Some positives include the street lighting of Sunningdale by night and the traffic lights at Richmond and Adelaide. There is now a public transit stop within walking distance we've used. A sidewalk runs for a large portion on one side, much safer than when I was a child.

Regarding this proposed development, we have no problem with the newer architectural style. The building elevations look on par with the surrounding community. We don't see any issues with the proposed density or height of the development. London needs more housing of higher density to house its growing population, making maximum use of land designated for such, including infills. Large lots are becoming an unsustainable model. Many homeowners don't want to maintain lawns or gardens, have pools or shovel snow. Higher densities also mean delays to further amalgamations of outlying agricultural lands and natural environments. This is in line with the Provincial Policy Statement, the London Plan and the 1989 Official Plan.

In speaking with the developer, we understand him to be keeping up with building science, exceeding the industry's standards as he can afford to. Building at a higher cost allows the construction of more energy efficient homes which buyers are seeking.

We understand the stucco finish is actually 'HardiePanel®' which is a factory-primed fiber-cement vertical siding in a stucco finish, not the cement plaster version many are familiar with.

Conventional heating will be used, electric heating not being mainstream in general construction yet. Green heating and cooling is something our levels of government need to mandate to reduce greenhouse gas emissions from the use of fossil fuels with the global climate crisis upon us.

The pipeline easement will protect trees and vegetation while giving a visual buffer from the road. True, many trees will have to come down but several will be kept. Originally, the same family owned both 348 and 307 Sunningdale and planted most of the trees. Generations since have planted more. They are not original forest. By our calculations, and if the recommendations of the Tree Preservation Plan are followed, 56 trees with a diameter of 10cm and greater will be preserved. That's about 41%. It's a win of sorts.

The Provincially Significant Wetlands surrounding the subject land will be preserved, the UTRCA will see to that. Flora and fauna will have habitat.

Some of the energy of complaining about anticipated garbage issues could go into addressing the escaped garbage problem in the established community.

Sunningdale will be widened from the overburdened country road it is and, together with the traffic light planned at Bluebell, will accommodate burgeoning traffic. The temporary closure of Sunningdale at Canvas Way since Sept. 8th is a clear indicator that local use is a small fraction of our traffic.

We would like to point out that our neighbours participating in the Zoning By-Law Amendment process were only able to move into their present homes as a result of previous Zoning By-Law Amendments and the ensuing development. Opposing continued development will not stop the next generation from taking up residence in time.

As long as the development process continues while factoring in adequate infrastructure, keeping reasonable green space, maximizing on the available space, providing mixed densities and uses, traffic flow and the availability of public transport, we will consider the City to be managing new development responsibly. Considering the future of 348 Sunningdale, we are satisfied the City is doing this.