

Dear City of London Planning Committee,

I am delighted to hear that the front portion of 348 Sunningdale Road East will be designated as an OS5 zone. This is something that should be done for ALL new planning applications where mature trees are present. One of my worries with this application is the loss of the mature maple trees that line the edge of Sunningdale road. I have been alerted that the road is due to be widened in 2025, which, along with this application, will result in the loss of these trees. Fortunately, I do believe that these trees could be saved if the road was widened to the south in this area, where there is nothing but a quite wide expanse of grass. I would strongly ask the council to consider this option, as mature trees always improve the aesthetics of a development and provide privacy to neighbouring houses.

I also wanted to comment on other future developments that are supposed to occur to the north of Sunningdale Road. I believe that it would be a good idea to designate a green space or open area along the North side of Sunningdale Road to provide a barrier to the houses located to the south side (in the Northcrest neighbourhood). These homes have large lots and were primarily built in the 1970s. Any new homes or townhouses built directly across the street would be in stark contrast with these.

Currently, the homes of Northcrest are surrounded by farmland and green space on all but one side. The neighbourhood has a long and interesting history, with at least 2 heritage properties and a laid-back feel. Construction of the Northcrest subdivision began in 1950. It was intended to be a semi-rural escape, just to the north of the City of London. As the city has grown, the old estates and farms have fallen to developers. In their place have risen suburbs, where the lots are small, the houses are big, and there is not a tree in sight. To the north of Sunningdale Road is still largely undeveloped, though, and City Council can protect this gem of a neighbourhood by ensuring that development to the north of Sunningdale road has open space along the road to ease the transition between the older and newer homes.

London's remaining forests in the north end of the city are rapidly disappearing. One example of this is the recent application by UWO to rezone the Gibbons Lodge property at 1836 Richmond to allow for development. Although they deny that any building will occur, I am sure that it will at some point in the future. Another example is the parcel of land at 34-35 Debbie Lane, also located in the Gibbons wetland. Despite an application by Sifton many years ago to build two houses on the property being denied, the land is still designated to allow for development. This should be changed immediately, so that this natural area can be protected.

I would like to Thank you all so much for listening to this rather lengthy input, and I wish you all good evening. Thank you.