

January 24, 2013

City of London  
Planning and Development Department  
300 Dufferin Ave  
London, ON N6A 4L9

Attention: Craig Smith, Planner II  
Re: **Notice of Application to Amend the Zoning By-Law – File Z-8136**  
**Hyland and Manor Park Elementary School, 77 Tecumseh Ave.**

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In response to the above Notice of Application to change the zoning of this property from a Neighbourhood Facility (NF) Zone to a Residential R8-4 Zone, I offer the following feedback.

Before closing in 2011, the school was a focal point of this small community; the many low rise residential buildings appropriately located on the periphery of the neighbourhood with modest single family homes on the interior and the school acting as its hub. As a result of the school closing, the area now lacks community focus and is in need of a community-based use for this abandoned site.

I do support development, infill and intensification however I feel the proposed change of use of this property from a neighbourhood facility to a high density designation to accommodate 28 apartment units plus 12 homes is not a good fit for the neighbourhood. Dropping 40 units onto a small parcel of land in the middle of a quiet, established community will have the effect of internalizing high density intensification and spoiling our 'off the beaten path' quiet Coves neighbourhood.

Additional concerns include:

- loss of open space
  - ✓ the school yard currently provides for a green corridor connection to the adjacent park and through to The Coves natural wooded areas.
- loss of mature trees
  - ✓ the school yard is home to many beautiful mature trees (on their private property)
- increased traffic
  - ✓ peak traffic patterns during school would be replaced with constant traffic increase
- capacity of existing storm and sanitary services
- environmental impact
  - ✓ increase in vehicles, residential parking lot to serve new apartment, loss of trees/urban forestry canopy
- Heritage Designation of the existing school building
  - ✓ how is this being addressed in the proposal?
- Neighbourhood character
  - ✓ the aesthetic of the existing school is acceptable as an educational institution...not appropriate as a residential apartment building

With respect to the immediate neighbourhood, the broader community, the intent of the existing building and its current zoning, perhaps there is a more conducive use of this property. We have an opportunity to regain community focus and respect the quiet, natural wooded areas of the surrounding Coves.

For consideration, the property would make a wonderful Community Centre for added childrens' and seniors' programming or an Environmental Science Centre given its proximity to The Coves...

In closing, I purchased my home in this area because it is a quiet, established, mature area centrally located in the City while quaintly nestled into The Coves. Transforming the school into an apartment building at the heart of this area is a detriment not only to my personal living enjoyment but also to the neighbourhood as a whole.

Thank you,

*Kimberly Wood*  
27 Forbes Street