

Planning and Environment Committee

April 23, 2013

On behalf of residents from:

Tennent Avenue
Glenora Drive
North Vernon Avenue
Delmont Place

Presented by:

Sigmar Martin
630 Tennent Avenue

Regarding:

Wastell Developments

Application Assessment Roll Number: 020430624000000
655 Tennent Avenue
Stoneybrook Planning District

Introduction

- We support the development, and trust that the plan will be in keeping with the neighbourhood.
- However, our quiet community and our beautiful wide open green space will soon be dramatically changed.
- Our modest homes on Tennent Avenue were built in the early 1950's.
- Some of us have moved here in recent years because of the school, the green space and the quiet summers.
- The school is already gone and the demographics and the population density will continue to change drastically with this proposed development.
- Currently there are only 25 homes directly facing or backing onto the school property.
- With the addition of 44 larger and more expensive homes, the number of households, cars and people increases by 176%!
- Moving forward in response to this zoning change application, we want to ask the city and the developer to keep this in mind as you fine tune this project.

Please be cognisant of the nature of our community.

**We want you to be successful AND
we want the community to thrive when you're done.**







Three Recommended Adaptations to the Plan

1) The Existing Walkway

- The existing walkway is a key neighbourhood feature and is very important to maintain.
- This is in keeping with preserving London as a walkable city.
- The walkway integrates the various parts of the neighbourhood, particularly to allow access to and from Glenora Drive sharing some of the pedestrian traffic with Tennent Avenue.

2) A Small Play Park

- A small play park will be consistent with the long-term use of the former Northdale School playground and will continue - somewhat - the historical use of the space.
- To this end, we understand and request that a required percentage of the purchase price by the developer be earmarked for a play park within in this development.
- We are accustomed to several hectares of green space and a small play park would be symbolic recognition that the neighbourhood has been changed drastically to accommodate these new households.
- Landscape Architect, Michael D. Paul submitted a concept plan to the City for a park within this development (copies are available).



3) Traffic Concerns

- We request a traffic study, with a focus on the peak times during which A.B. Lucas High School has heavy traffic.
- There may be a need for a proper stoplight at Tennent and Adelaide, and a crosswalk and stop sign at Tennent and North Vernon to control traffic speed and flow due to the anticipated traffic increase of 44 households, two road entrances, and several driveways being added on top of an already dangerous situation, we would ask that traffic and pedestrian safety be given more than the usual level of attention in this case.
- There is already a need for NO parking during peak hours and with new homes adding to the volume, there will no access for emergency, resident vehicles or pedestrians to move safely on the street. At times traffic is backed up from Adelaide to North Vernon.
- Forty-four new households will inject eighty or ninety cars and 3.5 people per household or at least 150 people will begin to use Tennent Avenue 24/7.



Other Concerns

Community concerns:

- Save the existing large trees on the North side of Tennent Ave by routing sidewalks around them.

Safety during construction:

- This development is being constructed in an established community, and requires extra attention to child and pedestrian safety.
- Will construction fencing be installed? Due to the heavy pedestrian traffic through the day we are concerned about the unusual hazards of this particular location.

Construction times, dust, noise, and other construction impacts:

- Will the heavy construction be completed during the summer and before the school opens in the fall?
- Will you designate one entrance to the site for construction vehicles?

The households immediately bordering the property

- These residents have serious concerns about issues with construction, potential damage to foundations, and the height of adjoining houses. What safeguards are in place to protect these properties?

Conclusion

Thank you for the opportunity to share our hopes and concerns as we prepare to welcome 44 new families to our community. We think you will agree that the **Walkway, Play Park, and improvements to traffic safety** are all benefits that will serve the city, the developer, the new residents, and the existing community for many decades to come.

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