

COMMENTS ON THE PROPOSED DEVELOPMENT AT 655 TENNENT AVENUE,
LONDON (FORMERLY THE SITE OF NORTHDALÉ PUBLIC SCHOOL)
BY WASTELL DEVELOPMENTS INC

FILE NUMBER: 39T-13501/Z-8139

Attention: N. McKee

1. Green Space. The area was a public space. Children had a park and a green space to play in. There used to be a playground. Nowhere on the Ricor Concept Plan is there any allowance for a park, a place where children from the neighbourhood may play. The plan shows only houses, chockablock. Nowhere on the concept plan are there sidewalks. Where are the children of the development supposed to play?
2. The Walkway. There is an existing walkway from the area to Glenora, but there is no trace of this on the Ricor Plan. Why not? The walkway has been in existence since at least 1980 and it serves as a shortcut and connection from Tennent to Glenora and, beyond that, to Adelaide. It would also help to integrate the new subdivision to the community around it.
3. Traffic Control. The plan as proposed sees the building of 44 new houses which means that in all likelihood there will be 44 or more vehicles added to the daily traffic of Tennent Avenue which is already very busy twice a day with vehicular traffic to and from Lucas Secondary School. What is the plan for traffic control at the corner of Tennent and Adelaide? (It should be noted that there is already a pedestrian crosswalk which is controlled by a pedestrian-activated set of stop lights at that T-intersection.)
4. Trees. As the space exists now, there are 19 mature trees of various species (maple, oak, crab apple, blue spruce, walnut, white pine). In the usual way that such subdivisions are built, it is far easier for the developer to bulldoze the site flat and start from there. However, any of the trees that could be saved would add to the visual and ecological value of the site. Most of the trees will probably be cut down, but perhaps two mature trees, a silver maple and a walnut, which are very close to the east-west property line on the south end of the subdivision, could be spared. In order to do this effectively, a temporary fence could be used to surround each of these trees at a distance of at least fifteen feet to reduce root damage caused by heavy equipment. An undertaking by the developer to plant at least twenty trees on the property would also help to sustain the belief that London is the Forest City and that trees help to reduce carbon in the atmosphere.
5. Privacy. Trees can also act as buffers and provide privacy. Since there are going to be scores of people living in a small acreage, any trees that could be left would help in this regard. What are the plans for fencing so that close neighbours can maintain a minimum of privacy?
6. Run-off. With so many hard surfaces, such as roofs, driveways and roadways, what provisions are being made to reduce the heavy petroleum run-off that occurs every time there is a substantial rain?

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7. Construction. When would construction begin and how long would it last? What provisions would be made to limit the noise, vibration and dust? What hours would construction be limited to? For example, would construction occur on weekends? Would construction start before eight in the morning?

8. Lighting. What kind and what number of street lights would be used to illuminate the U-shaped roadway that is to service the housing development? Light pollution could disrupt the sleep of many of the neighbours on Glenora whose bedrooms are located in the back of their houses.

9. Foundation Placement. How close to existing property lines will foundations be built? Will there be a commitment to short front yards in order to maximize back yards, for example?

10. Philosophy. Is there an overall philosophy to make this development a part of the community or is it going to be a private development shut off from the people and the neighbourhood that surround it? Will it allow, for example, high school students from Lucas S. S. to walk through the community on their way to, say, their golfing class at the driving range at Windermere and Adelaide? Would it welcome children from all over the neighbourhood to enjoy the playground and park proposed by at least a few of us in the existing Glenora and Tennent community?

Yours,

David and Beverly Paul
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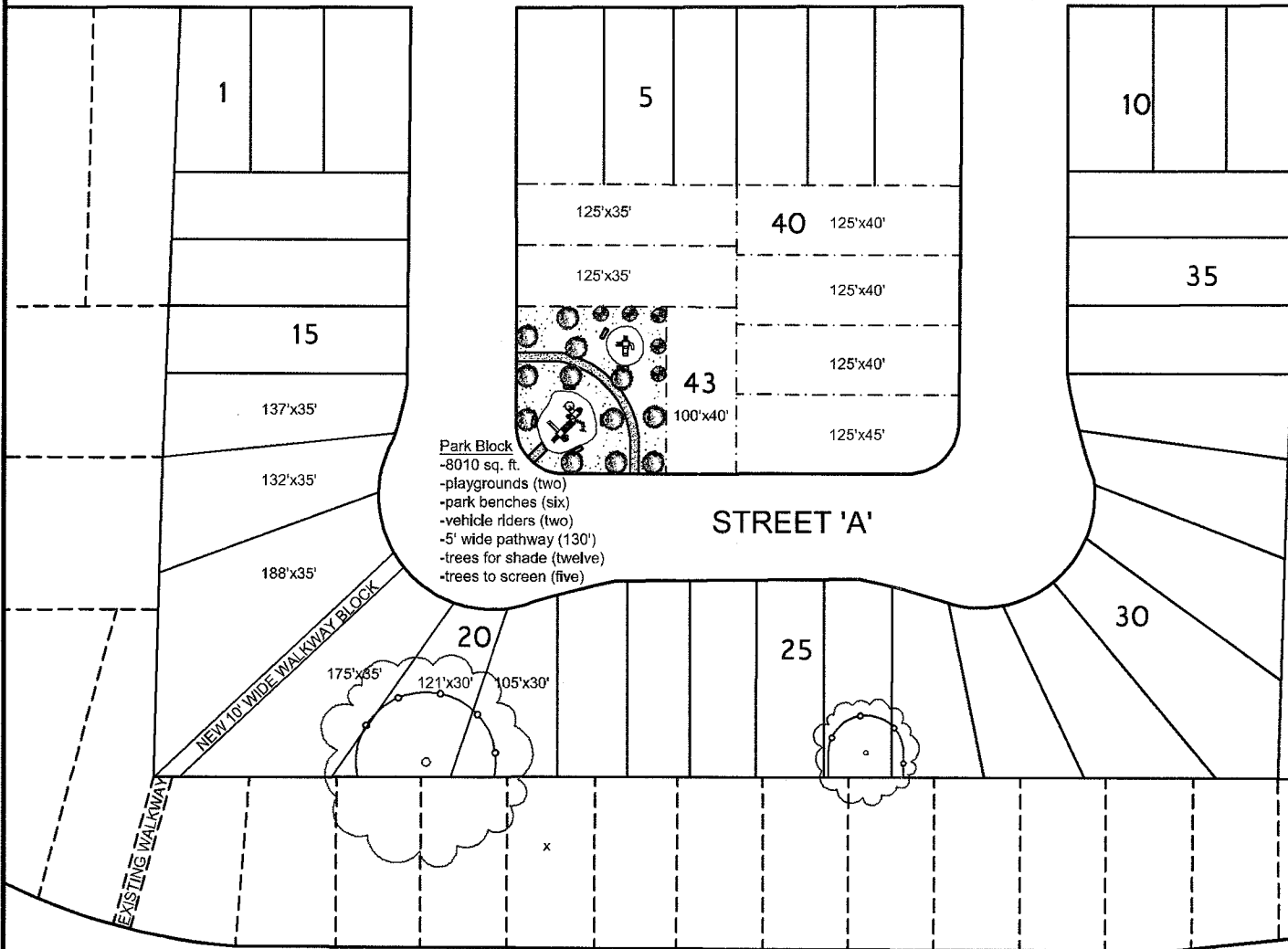
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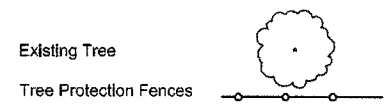
TENNENT AVENUE



Park Block
 -8010 sq. ft.
 -playgrounds (two)
 -park benches (six)
 -vehicle riders (two)
 -5' wide pathway (130')
 -trees for shade (twelve)
 -trees to screen (five)

LEGEND

- Existing Lot Lines - - - - -
- Proposed Lot Lines _____
- Revised Lot Lines - · - · -
- Street Lines _____



(All Dimensions are Approximate)



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655 TENNENT AVENUE
CONCEPT PLAN 1

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 FEBRUARY 2013
 SCALE IS APPROXIMATE

