

Response to Planning Application 6756 James Street, London, Ontario.

1) Outdated portrayal of the neighbouring area in the Planning and Design Report (Aug 12, 2021)

The Planning and Design report dated August 12, 2021, shows farmland behind 6756 James St.– this is an old picture as the area has had many homes and streets added during the past few years.

Concern; Decision makers should be provided with current, accurate information regarding the extensive housing existing and planned in this area. Occupied housing fills the area behind Lambeth PS, 6756 James Street and extends north on Campbell St. Development plans for the area extend to Pack Road in the north and west to Colonel Talbot Road. These plans include extensive single and multi-family housing development. Including these plans would add better context to the significant infill already underway to support housing in London. The schools and traffic in Lambeth are already impacted by this with much more to come.

2) Drainage is a severe problem in this part of Lambeth- heavy soil prevents absorption of surface water

The extensive percentage of paving/building proposed on this lot and the removal of this large open space is a concern in an area already dealing with significant drainage challenges/ flooding. Infiltration beds* were added to the back of properties on Winterberry Drive abutting 6756 James/Lambeth PS as a strategy to handle stormwater. The infiltration beds are large pits filled with gravel, (approximately 4m(13') wide x16m (52') long x 1.5m(5') deep, meant to slowly drain storm water off the surface These do not adequately manage current stormwater let alone any additional water flow. Several homes have been required to pump large volumes of sitting water off the surface of their infiltration bed, these areas remain swampy and unusable as yard space even weeks after any rain.

Consider more open space/ more robust plan to manage stormwater within the property (i.e. a significant reduction percent of property covered by building/ pavement). Note there are descriptions of infiltration beds for the 6756 James property within the Functional Services Plan, as well as stormwater outlets within the easement at the back of the property abutting Winterberry. Will this adequately manage the significant challenges of this land area? Current models applied in the development north of 6756 James have grossly underestimated the challenge.

**. Shown as grey boxes on some of the property plans.*

2) Functional Servicing Report (21 June 2021) Inconsistencies

a) **The preferred model for Sanitary Outlet Option A (pg. 2-3) and Stormwater Outlet Option A (pg. 6-7) note that these would be placed within an 8.8 metre easement at the back of the property(pg.2-3) however easement size has been reduced.** Please ensure this is not a conflict that could require significant disruption to James Street if there is not adequate space left for Plan A.

b) Page 8 of the Functional Servicing Report from June 2021 describes Campbell St. as "mainly being used as construction access". Not true- there are many occupied homes and further plans for multiple unit housing as well as single family in the works. It is a route to school for many children living in the area. This may be less disruptive than the James Street option but is very disruptive to the many homes, and especially to direct neighbours. Please respect that.

Is there an option to take this piping out through lot 6712 at the point of the turnaround? This would limit disruption to the established homes on Campbell and allow a wider space to accommodate necessary utilities.

3) **Light pollution:** Driveway/ housing lights will shine directly into Winterberry properties. Due to the city mandated infiltration beds it is not possible for these properties to add landscaping to block. The Tree Assessment and Protection plan includes removal of many current trees and very minimal landscaping added on the property perimeters. Request a more robust landscaping plan respecting the inability of adjacent neighbours to add this shielding.

We realize that infill is very popular in the city right now and accept that development can be a positive impact to neighbourhoods however only when correct facts are reviewed and addressed throughout the process. We do not support approval of the current planning application due to the issues and inconsistencies noted in the current proposal.

It is important that the long term impact of poor planning regarding drainage, traffic etc. does not negatively impact those living in the area long after the builder has moved on.

Thank you for review of these concerns

Regards, Leslie and Randy Harden