

From: JOHN MELLOTT

Sent: Monday, May 9, 2022 2:40 PM

To: PEC <pec@london.ca>

Cc: Vivian, Melanie <mvivian@london.ca>; Cassidy, Maureen <mcassidy@london.ca>;

Subject: [EXTERNAL] 1140 Fanshawe Park E. Plan Revision Application & May 9 Meeting

Please consider this submission, as I am unable to attend the May 9, 2022 meeting in person or virtually. Please also forward this for the May 24, 2022 Council meeting.

Most of these items have been expressed by those in the existing neighbourhood.

Today's meeting:

- The meeting time and location are very inconvenient for neighbours throughout the affected area. A public meeting should be held at Stoney Creek Public School at around 6:30 p.m.

The Maps provided:

- The two maps mailed to neighbours are difficult to read, even with a magnifying glass.
- Also, the two maps contradict each other - is one "before" and the other "after"?

The Requested Zoning map (the developer):

- Block 26 (Adjacent to, and immediately north of the existing single-family houses on Devos Drive, and east of Stackhouse) appears to be switching from "School Block" to R5-7 zoning, permitting "cluster stacked townhouse dwellings". The "stacked" is causing considerable concern and resentment among those of us on the north side of Devos Drive. We are very unhappy with the possibility of losing privacy in our back yards by high units directly behind us. No one has expected the area to be undeveloped, but some consideration should be given to existing residents.

- What is proposed for the tiny triangle of land that has the big old oak tree and has the street address of 1702 Stackhouse Ave? It is currently a neighbourhood dump site. It appears to be one of several miniscule remnants throughout the area owned by some hidden company.

Traffic concerns (the City):

The proposed (and currently in-progress at Fanshawe and Stackhouse) development stretching from Fanshawe Park Road to Sunningdale Road is going to bring a massive increase in traffic along Fanshawe Park Road, Stackhouse Ave, and Devos Drive, especially east of Stackhouse.

- When I moved into this neighbourhood 13 years ago, and Joni Baechler was our Ward 5 councilor, she told me that a traffic light would be installed at Stackhouse and Fanshawe Park Road when major work was done on Fanshawe, 4 years after that. I asked this again a few years later when Maureen Cassidy became our Councilor, and she said that it was to be installed. It has never happened. It is already difficult and somewhat dangerous to make a left from Stackhouse onto Fanshawe going east. With the new high density development currently being built at that corner, the proposed development across Stackhouse south of the Creek, and all of the proposed building north to Sunningdale envisioned in the Draft Plan and Zoning Proposal, a traffic light needs to be installed there ASAP. The left turn from eastbound Fanshawe Park Road onto Stackhouse will need an advanced green, as westbound traffic on Fanshawe is heavy.

- The corner of Stackhouse and Devos Drive is already somewhat dangerous, due to the curve of Stackhouse and the fences of the houses on the north and south of the corner limiting visibility. The 40 km/h speed limit is often ignored now. A lot of children cross there to go to Stoney Creek P.S. A lot more children will be doing so when the new

houses are built at the east end of Devos Drive. The new houses at the end of the street, and the northward extension of Devos to meet the eastward extension of Nicole Street will funnel a lot more cars down Devos to Stackhouse. A 4-way stop is needed at Devos and Stackhouse, rather than the existing 2-way, and perhaps a pedestrian crossing at the north side across Stackhouse for the school kids.

Please take these issues into consideration, to make the new development as good as possible.

Regards,
John Mellott
1821 Devos Drive