

Working Group Feedback on Morgan Ave, Wharncliffe Road South Notices of Application

Prepared by Environmental Stewardship and Action Community Advisory Committee (ESACAC)

October 23, 2022

Question		Recommendation	Notes
Park Space			
1	Given anticipated density, is park space adequate?	Park space should meet minimum standards outlined in the London Plan. Include additional green spaces and amenities for gathering (benches, tables)	Where will people gather? Residents from north/east of Bradley Ave will likely also use the park in this area, so needs to also consider these residents. Currently only one park is available in surrounding subdivision.
2	What amenities and activities are planned for the park space?	Ensure adequate-sized playground for all ages and abilities. Space should be large enough for organized sports.	Suggested amenities: District-size playground Half basketball court Soccer field Bike racks
Roadways/Walkways/Transportation			
3	How will pedestrians safely move around development?	Wider sidewalks for children to play will keep them out of the road. Pedestrian crosswalks with signals to alert motorists should be included in the plan	A lot of the outdoor space between buildings is allocated for parking and roadways. There is a lot of potential for children to move around unnoticed and get hurt by collisions with vehicles. What are the speed limits on these roads?
4	Why are bike-friendly road designs not in the plan?	Segregated bike lanes on the “spine” are needed (not just lines on the road, but actual dividers); these roads will be very busy when everything is developed and active transportation safety must be a priority.	Bike racks should be available in select areas
5	Where will tenants store bicycles?	Each medium density building should have secure bike storage available in the parking garages	

6	Why are no parking garages planned for the stacked townhomes?	Residents in stacked townhomes could be granted access to underground parking?	<p>This creates a need for a lot more impermeable surface outside.</p> <p>No storage available for larger items such as bicycles</p> <p>High rate of vehicle break-ins and thefts historically reported in the area.</p>
Grounds			
7	How will waste (e.g., garbage, recycling, organics) be collected and removed?	<p>Ensure there is sufficient space for waste trucks to move safely through the development.</p> <p>Define space allocated for waste and recycling collection for all buildings.</p> <p>Include waste collection bins in park design.</p>	<p>For stacked townhomes, this could look like recycling totes and larger front-load bins. This removes the need for residents to pile garbage on roadways for pick up days</p>
8	Where will plowed snow be piled?	Define space for snow piling in the plan.	
9	What will be done to minimize negative impacts associated with higher density to habitat in and surrounding the SWM pond? (block 88)	Suggest installing an information sign near the pond warning the public not to dump pet fish.	Many of London's SWM ponds already harbor infestations of invasive goldfish.
Buildings			
10	Will the mid-rise buildings have retail at their base?	This is a prime opportunity to make a truly walkable development, by having multiple retail opportunities at the base of each building, providing necessities to residents	Retail spaces could include a mix of grocery, restaurant, pharmacy, pet supply.
11	Will buildings be designed solar-ready?	All buildings should be designed solar-ready for near-future innovations in solar energy technology	
12	Will more units be designed for larger families?	2- and 3-bedroom units should be included in the mid-rise buildings.	Not all families with children will be able to afford a stacked townhouse with multiple rooms