

I am writing in response to a proposed zoning amendment by Drewlo Development Corp. (File Number Z-8190). This proposal involves changing the zoning to allow for apartment building complexes at 2250 Blackwater Rd, 660 Garibaldi Ave and 670 Garibaldi Ave.

Please be advised that as one of the first residents in this newly built subdivision of Uplands Crossing we are totally opposed to this zoning change. Uplands Crossing is a small subdivision with only two access/exit points, one being from Adelaide St. and the other at Sunningdale Rd. Already we have a nursing home in the neighbourhood which increases truck and automobile traffic as well as issues with parking on both sides of Blackwater, which is also a bus route. Allowing the zoning change would increase the total number of units and residents exponentially.

Although our children have grown and moved on, this subdivision has become very popular with young families and there are many children now here. The draw to this type of neighbourhood is its small size with few streets within it. I truly believe that if this proposal is allowed it will significantly increase traffic within the subdivision, putting the safety of residents, especially children at risk.

It is time for this City to back the input from residents in this neighbourhood as opposed to what usually seems to happen, the bowing to developers and granting whatever changes they want to make to already established zoning laws.

Once again, we are not in favor of this zoning change.

Thank you,
Greg and Anna Mayea
807 Garibaldi Ave.



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To: City of London – Planning and Development

From: Concerned residents of The Adelaide and Sunningdale Area

Re: File number Z-8190

Dear Planning and Environment Committee;

Please accept this letter as a formal voicing of objection to the proposed amendment to the zoning of the area associated with the file number mentioned above.

In choosing a place to live and invest our hard earned money, the surrounding area is always a factor in making such a huge decision. At the time the current residents purchased or built homes in the area, they did so with the understanding that the unoccupied space would, at some point, be used for multiple family dwellings, but to an extent that would allow a maximum of 35 units per hectare. This seemed reasonable and un-intrusive.

The proposed change that is being brought before the committee, however, will allow for an increase of **more than 100% more** (double) the original allowed units per hectare, which is an **enormous increase** to the original plan. In addition to the increase in units, it is also understood that the height of the buildings could be increased from 12 to 18 metres. A request for a slight increase would have been more than acceptable, but we find the request that the developer is now making unacceptable and unfair to the residents of that area.

In addition to the area becoming overcrowded and taking away from the now- current tranquil setting, so many more people living in the area will create a huge increase in the traffic on Adelaide Street as well as Sunningdale. Adelaide street is already far too congested and the flow of traffic during peak times can be very poor to say the least. The subsequent traffic noise that has been created for the residents of Garibaldi Ave. is becoming increasingly loud with no barrier between the street and the area.