

November 10, 2023

Alanna Riley
ariley@london.ca
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9

RE: 978 Gainsborough Road – Highland Communities Ltd. Proposed Official Plan and Zoning By-law Amendments File Number: OZ-9247, Ward 7

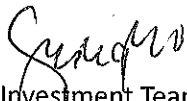
Medical Investment Team (MIT) Inc. is the owner of the property located at 990 Gainsborough Rd. We provide you with this letter to express our concerns with the application made by Highland Communities Ltd. (applicant) for the Official Plan and Zoning By-Law Amendment of their property located at 978 Gainsborough Rd. This application will be heard by Planning and Environment Committee (PEC) on November 13th, 2023.

MIT has the following concerns with this application:

1. We have a fully operational medical center that serves more than 250 patients per day, that is over 200 vehicles that access our property via Gainsborough Rd. per day.
2. Our property is accessed via a 6-meter-wide laneway.
3. The applicant's property is directly south of our property.
4. The interim vehicle access to the applicant's property is via our laneway.
5. An additional 476 vehicles using our laneway to access the applicant's property per day is ridiculous and unacceptable.
6. There is no public access to the applicant's property. With future public access via extension of Sophia Crest and Coronation Dr. being proposed, our laneway is directly north of the proposed entrance to the residential towers which will prompt/encourage vehicle access via our site to reach Gainsborough Rd. as it is quite the distance to a city main road.
7. The increase in units being proposed by the applicant will be damaging to our business. Patients who want to access the medical center will be delayed due to the increased traffic on Gainsborough Rd.
8. There is no municipal infrastructure that can accommodate for the proposed intensification.
9. There was no traffic/servicing study completed by the applicant to demonstrate the feasibility of this proposal.

MIT is deeply concerned about the proposed application and the extreme damages that it will have on the medical center and neighbourhood at large. MIT does not support this application and requests that PEC refuse this application.

Thank you,


Medical Investment Team (MIT) Inc.
Gladish Mae Vallecera