



# London South Catholic Family of Parishes

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March 27, 2024

## **Fitness Forum Rezoning (File Z-9697)**

Thank you for the opportunity to comment on this proposed rezoning, which is directly across Jalna Blvd. from St. Justin's Parish.

We welcome new neighbours to our section of White Oaks subdivision. As you deliberate on the proposed changes to the zoning bylaw, please consider the following items:

- 1. Density:** The proposal is for 78 units but with only 83 parking spots. This does not seem to provide adequate parking when you consider that some families will have more than one vehicle, and many families will have visitors who will arrive in cars. St. Justin's parish is well attended with almost daily Masses, funerals and special events. Many times, our parking lot is full and vehicles park in adjacent areas. We already fight overflow and overnight parkers from neighbouring townhouse developments and do not wish to see this problem made worse by inadequate parking in this development. **Please balance the number of units with adequate parking spaces.**
- 2. Landscaping on Jalna Blvd.:** St. Justin's takes pride in our property, and we hope our new neighbours will as well. **A well landscaped frontage on Jalna Blvd. will achieve this and should be compatible with the care we give to our property across the street.**
- 3. Front yard (Jalna Blvd.) setback:** The proposal is to reduce the front yard setback from 6.0 m to 3.5 m. **We suggest the setback should be consistent with that of the townhouses to the west so that the streetscape has a consistent look.**

Thank you for considering these planning matters.

Sincerely,

Fr. Chris Bourdeau, Pastor

London South Catholic Family of Parishes:

St. Francis-St. Martin, St. Justin, St. Leopold Mandic Parishes