

From: Bruno Castellani

Sent: Thursday, June 13, 2024 8:39 AM

To: Council Agenda <councilagenda@london.ca>; Maton, Catherine <cmaton@london.ca>

Subject: [EXTERNAL] City of London Planning File # Z-9722 - 367 Springbank Drive

Dear Council Members:

My name is Bruno Castellani and I am the President of Altacima Diversified Corporation. I write to provide some last minute input related to **City of London Planning File # Z9722** as you consider the application for final approval

Although I intended to participate in the scheduled planning meeting at 1PM on Tuesday June 11 for 367 Springbank Drive, circumstances beyond my control prevented me from doing so. At the time of the meeting It happened that a family member required my assistance due to an emergent health matter requiring a trip to a hospital emergency department. I was thus unable to attend the Public Meeting on June 11, 2024 regarding the Planning Application related to change of Zoning and Site plan for 367 Springbank Drive. I had previously left messages with the listed Planner Noe O'Brien but did not receive a call back. It is my understanding Mr. O'Brien no longer works for the City of London.

I am aware the deadline for input on this file has passed but due to the extenuating circumstances I would appreciate if the following comments could be taken into consideration when making your final decision on this file:

My Company (Altacima Diversified Corporation) owns the property adjacent and to the east of the subject property at [REDACTED] which currently operates as a triplex residential property.

I do not have significant objections to the applicant's proposal as I believe the properties along this section of Springbank Drive will in due course likely gravitate toward more commercial uses.

I would like however to make the following inputs and list a couple of concerns as an affected property owner:

1) As noted my property currently operates as a residential rental property. I have concerns that the increased commercial use and intensification including the increased traffic flow into and out of the subject property will impact the quiet enjoyment of the property at [REDACTED] by its residential tenants. Therefore I would like to see the existing fence between 367 and [REDACTED] Springbank Drive (which is only 5 feet high and in poor condition and situated within the boundary of 367 Springbank Drive) to be repaired/replaced and increased in height to a minimum of 8 feet. This would also assist in reducing the impact of odours from the garbage bins which are proposed to be situated on the east boundary of the property near the back yard of [REDACTED]

2) The existing trees right at the property line between 367 and [REDACTED] Springbank Drive should be removed as they are the cause of the poor condition of the wood fence. Both the fence and the trees are within the boundaries of and owned by 367 Springbank Drive. In addition most of the branches overhang onto [REDACTED] causing limbs to place pressure on said fence. Although I addressed this issue with the previous owner, no action was ever taken. I believe this would be a good opportunity to resolve this issue permanently.

Bruno Castellani
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