

From: G. Pepe

Sent: Monday, November 4, 2024 8:53 AM

To: Riley, Alanna <ariley@London.ca>; Pelosa, Elizabeth <epelosa@london.ca>

Subject: [EXTERNAL] Z-9785

Hello Alanna

After our telephone conversation of Oct 21/24 and my subsequent conversation with Councilor Elizabeth Pelosa I am submitting my concerns in writing for consideration. These concerns were also raised at a meeting with the planners. As stated I have issues with a parking lot being almost the entire length of my side property and the effects that this parking lot will have on my property. No fence or bushes placed in front of it will deter the lights from the cars parked shining into my home on the windows located on the side of the property shared with this parking lot. In addition the car engines from the 9 parking stalls that will be physically less than 5 feet from the property line will provide for constant engine noises from these 9 vehicles abutting the property line with mine including 2 of these 9 parking stalls directly into my backyard and another in my front yard. The parking proposed will be constant light, engine and other noise pollution directed towards my property. The other issue will be the effect of any security lighting placed in the parking lot will then also reflect into the upper rooms of my home and no tree canopy will help with this as trees are bare of leaves for 4-5 months of the year if not longer, will reduce any natural light into my home and also create extra work in raking the leaves that fall on to my property, The access point/driveway for the parking lot will also reflect the lights of these cars and any security lighting into the homes across the street resulting in the same effect as having a cross road at their property and not what this neighbourhood expected or thought to be seen by any who have lived in the area for 30 plus years. Many of the new residential developments/proposals along Southdale Road have done a much better job at restricting the light and car noises to within the new development and not affecting the nearby existing neighbours to the extent of this proposed building and parking lot. Adjacent residential properties should not be subject to light and car noises of neighbouring properties 24/7. Would you like that?

The issue with the parking lot is directly related to the number of units in the building design proposed for the property. The property directly to the east of this proposed development requested a planning application about 2 years ago and also from Siv-ik Planning Design. That property is the same width but the depth is the entire 200 ft and the proposal is for 14 units in two separate buildings whereas the proposal for 566 Southdale and 818 Easy has a depth of approximately 161 ft and are proposing 16 units with little to no green space adjacent or around the property to buffer against existing

neighbours. These two proposals both indicate only 1 or 2 visitor parking spots thereby forcing others to park on Easy Street most likely which will affect all the properties between Southdale and Winblest but most specifically those closer to Southdale. These extra cars parked on Easy St will further hinder exiting out of driveways as cars already come off Southdale at high speeds. In addition any person walking will be less visible as there are no sidewalks and will be at further risk with cars parked on the street more often. In a recent communication with Michael Davis of Siv-ik Planning Design he noted that the City is seeking to acquire a "significant Widening Dedication" along Southdale Rd (i.e 8 meters) which impacts the ability to increase the depth of the planting strip allowable with my property. With this in the City's books any development along Southdale Road will impact the streets that intersect with Southdale Road. In addition this comment would signify that the building proposed (i.e number of units) is too intense to allow for any significant green space on the property and better transition with the neighbourhood.

In summary the proposed design use of the property is too intense and does not transition well to the neighbourhood and as such the number of units requested be reduced which in turn reduces the number of parking spaces reducing the light and noise pollution and overflow street parking that the properties located nearby will be subject to.

G. Pepe