

Good Morning,

As a resident in Byron I would like to voice my concerns regarding the Apartment Building application for 415-421 Boler Rd.

You have my permission to use this information/statement for public record and for review by City Councilors.

#1 – The proposed building design/architecture is in no way suited to the aesthetic of the neighbourhood. Byron has small “wartime” bungalows that create an atmosphere and quaintness to the village. I moved to Byron to get away from the boring cookie cutter neighbourhoods where people live on top of one another and have very little privacy in their own yards. This is going to stick out like a “sore thumb” and tower over the area.

#2 – The intersection of Boler Rd and Byron Baseline is already at maximum capacity with no availability for expansion. As an example during the morning rush (roughly 7-9am) it takes on average 25 minutes (in my experience) to travel from the intersection of Boler and Baseline to Boler and Commissioners. That length is 1.1 km. Adding this apartment building, plus the influx of houses that are already being built around Boler and Southdale (Somerset Woods) is going to turn Boler Rd into a parking lot with little to no alternative routes. With 60+ extra cars that will be added due to that building, the congestion problem grows that much more.

If emergency crews need to travel along that route there is no where for cars to get out of the way.

#3 – The extended building construction. I am assuming construction of the apartment building will be anywhere from ~ 8 months to 1 year. The regular deliveries of materials such as concrete, steel, wood, plumbing supplier, electrical supplies, etc. will shut down that intersection on a regular basis.

Currently when there are extended delays on Boler Rd due things like construction, an accident, etc. drivers divert onto some of the smaller residential streets. These smaller residential streets have no sidewalks and are not meant for that extra volume. Plus the delays cause drivers to speed down the roads.

Even on days when there aren't deliveries where are all the contractors and sub-contractors going to park their vehicles?

Are people going to have to put up with vehicles parked in front of their houses and blocking up the streets for an extended period of time?

#4 – There are currently 3 single family homes total on the lots that make up #415-421 Boler rd. Based on the application from the developer they want to build a six-story building with 62 units. That changes the landscape from maybe 20 people maximum in space to over 100+ people in the same amount of land.

That is 100+ people flushing toilets, using dishwashers, using washing machines, etc. The infrastructure in that area isn't set up for that extra volume. That building is at the top of a slight incline on Boler Rd, so all the residents on down the road are going to be the ones that are impacted by this influx.

As it stands now London does NOT need any more people. London is not servicing the citizens that currently live in this city. The larger employers in London are not building in the west end of the city, they are building in the east end and out towards the highway. Send the expansion out that way.

This is not progress. Progress is for the benefit of the masses. The only individuals benefitting from this are the developers. The residents of Byron are going to have to deal with the consequences of higher taxes, worsening traffic and lowering of property values.

J. Whibbs