

Attention Mayor and Council Members:

We are writing to you in response to the recent PEC vote of 3-2 supporting the bylaw amendment of 415-421 Boler Rd. It is our understanding that there will be a full City Council vote on this issue April 1, 2025.

If passed the bylaw amendment would allow for a 6 storey residential apartment building with 62 units and 63 parking spaces at the corner of Boler Rd. and Byron Baseline Rd. It is our understanding that you received considerable community feedback in 2022 and in 2025 that strongly opposes this rezoning. We are writing to request that you vote not in favour of this bylaw amendment.

Although the City of London staff did support this development they did not support the special provisions requested by the applicant. For example, the applicant is requesting 1.5 metres setback, the bylaw is 8 metres setback, city staff recommended 3 metres. During the PEC meeting the applicant indicated that the building was “not viable” if the special provisions were not allowed. It is curious as to why the PEC members who voted in favour of this building would disregard the expertise of city staff whom they apparently rely on for information and guidance. After all, why have this expertise and knowledge? Also, how is it that the opinions of the PEC members who voted in favour outweigh the expertise of city staff in the planning department? This appears to be a vote in favour of the developers interests as opposed to honouring the copious concerns voiced by residents of Byron as well as following the recommendations of the city planning department. We encourage all city council members to thoroughly read the recommendations of city staff as well as the many letters attached to this file submitted by Byron residents prior to voting on April 1, 2025. If you take the time to read those letters you will hear concerns about this development significantly impacting the character of Byron as being a “village,” setting a precedent for large imposing buildings along Boler Rd., increasing traffic issues already impacted by all the developments surrounding Byron on West Del Bourne, Riverbend, West 5, Southdale and Colonel Talbot. There has been significant development in the West end of the city with more development planned along Commissioners Rd. The development of this out of place and out of character proposed building at 415-421 Boler Rd. will have more of a lasting negative impact on our community than the benefit of another 62 units. At some point Council members need to make a balanced decision regarding growth and development in Byron. Now is your opportunity to support residents who have clearly stated their concerns.

Linda Damore and Aaron Beachey

We consent to this letter being on the public agenda.