

Dear Elected City Counsellors,

I am writing to express my strong opposition to the proposed six story. 62 unit apartment complex in Byron. This development is entirely inappropointment for the location and will have a severe negative impact on the character , function, livability , and I believe safety for our community.

The main concerns that I have regarding this project are :

- HEIGHT > 6 stories backing onto a single family neighbourhood is a stark intrusion on the privacy and rights of the residents in the vicinity.

Balconies overlooking backwards and the height of the building blocking sunlight, particularly in the winter are only two examples.(why are they using City of Waterloo Shadow Guideline - don't we have our own)

- 1st LEVEL PARKING > this would represent a major safety concern, especially as it is so close to sidewalks on two major throughaffairs roads. I can visualize discarded drink and food container being tossed in, homeless people taking refuge in all kinds of climate weather and not least of all just plain vandalism or safety of the young and elderly who must pass by on there way from shopping , church activities or visiting the medical building kiddy corner to it.

- INTERSECTION SAFETY > This is a very busy intersection now especially in the morning and late afternoon as people are going to and from work.. Boler RD will only become more congested as completion of subdivisions along Southdale RD are done as this is the only route north other than Wonderland RD (already above capacity) , never mind going west along Baseline RD W to Westdel Bourne (untill they complete one from Colonel Talbot RD

to Westdel Bourne & that road north to Gainsborough RD) .

Counsellors should not ignor the reccommendation of there professional city employees in regards to set backs , vehicle ingress & egress etc.

I think we all realize that progress can't and should not be stopped , therefore our once little village will gradually continue to grow but growth should be in relation to maintaining the unique village charm of Byron..We have Uptown London (Hyde Park etc) why not Downtown London (Byron) . Boler Rd being a major throughaffair could be developed

between Commissioners RD and Baseline Rd W into low rise buildings housing a combination of stores, apts, restaurants etc. and this application could be developed into a fine example to build forward upon.

IN my opinion this application does meet the criteria of our unique suburban village but rather a development for within the core of the city..

IN CONCLUSION a 6 story building does not fit in and will look unsightly as the design does not match the fabric of the neighbourhood .

What could fit in is a 2 or 3 story building with tenant underground parking and storage facilities , no rooftop patios and this SHOULD MEET THE RESIDENTIAL R8-4Zone variation for low to medium density residential development.

I respectfully request that you give this application careful consideration and thank you for your time in doing so. I also ask that my concerns be formally recorded.

Yours sincerely

Jim Wincott

A Byron resident of 47 years