

Attention: Mayor and Councillors

I am writing to formally express my strong opposition to the proposed six-storey, 62-unit apartment complex in Byron. This development is entirely inappropriate for the location and will have a severe negative impact on the character, functionality, and livability of our community.

The proposed building would be a stark intrusion on the privacy and rights of the residents in the vicinity. Byron has been a neighbourhood of single-family homes for over sixty years, creating a cohesive and well-integrated community. The addition of a high-density building will disrupt this established character with no justifiable reason for such a drastic change.

Traffic congestion at the nearby intersection is already a serious issue, and adding an apartment complex of this scale will only exacerbate the problem. This area cannot support additional traffic, and the increased congestion will make navigation even more difficult for residents and emergency vehicles alike.

Furthermore, the proposal fails to provide adequate space for necessary elements such as green space, parking, and sidewalks. The sheer scale of this development does not align with the surrounding neighbourhood, which consists of single-family homes with ample spacing. Additionally, the positioning of balconies overlooking private backyards will infringe on residents' privacy, while the height of the building will block sunlight, particularly in the winter months, affecting snow melting and natural home heating.

Where will guests and extra unit renters park—at the church or on side roads, given that road parking is already prohibited during winter (Nov. 1 to Mar. 31)? The proposed development is too intense for the area, lacks common amenity space, and does not prioritize affordability. Additionally, the design fails to address benefits for London's homeless population. What demographic is the developer targeting for these units?

The lack of sufficient setback from the intersection is also a critical safety concern. Reduced visibility for drivers at an already congested junction will increase the risk of accidents. Moreover, the renderings provided do not accurately depict the building's true placement in relation to the roads and intersection, misleading stakeholders on its real impact.

The highest structure in this immediate area is a modest two-story commercial/office building, making a six-story apartment complex entirely out of scale. Allowing such development erodes the unique village charm of Byron and replaces it with increased density, traffic, and an overwhelming structure that does not belong in this location.

I understand that the City of London has a mandate to increase the housing supply, aiming for 47,000 new homes by 2031, in response to provincial mandates and is working with industry stakeholders to achieve this goal through a community-wide approach. That being said, with multiple new developments already planned in the

Byron area, why is it necessary to force yet another large-scale building—one that has been overwhelmingly rejected by the community?

In 2019, Park West was constructed at 1200 Commissioners Rd., W. with 128 units. In 2020 and 2021, Village West contracted two buildings at 51 units each. Commissioners and Reynolds Road has been approved for 22 units and Commissioners at Stephen Street has been approved for 62 units. We also have a very large construction project for the Gravel Pits Secondary Plan in the near future that will add hundreds of units.

Residents have consistently voiced their opposition, yet this proposal disregards the very people who live here. The City must prioritize responsible development that aligns with community values rather than imposing projects that erode the character of Byron.

I invite you to visit the site at 415-421 Boler Road, particularly between the hours of 7:30 am and 9 am and between 4 pm and 5:30 pm to witness the already congested traffic in this area.

Thank you for your time and consideration. I request that my concerns be formally recorded, and I look forward to a response addressing these issues.

I consent to my letter being on the Public Agenda.

Sincerely,

Barb Botten