

To the London City Mayor and Councillors,

RE: ADDED AGENGA – 415-421 Boler Road, London

March 27, 2025

Dear Elected Mayor and City Councillors,

I attended the March 26, 2025 meeting regarding the current proposal for this building at Byron United Church with other Byron residents who agree that a six-storey building is totally unsuitable and inappropriate. It does NOT fit the surrounding area and buildings within 200 metres are ALL one and two homes, including the nearby businesses like Bernie's, Byron Medical Centre and the strip malls in Byron. We moved into the area to raise our sons 36 years ago because of this character. We are not against building but it must be suitable for the area.

The proposed building would be a stark intrusion on our privacy and tax paying residents in the vicinity. Byron is mostly single family homes with ample green space and lots of parking. There is no reason for such a gigantic monstrous high-density building to be the replacement of 3 single family homes.

Traffic congestion at the intersections of Byron Baseline and Boler Roads is a very serious unresolved issue for years so adding this monolithic building of this huge scale will exacerbate it more...there are long lines on Boler Road from Commissioners Road passed Byron Baseline Roads during the day. This will cause more problems navigating the area to go to the shops and businesses in Byron but to get out to go north end or anywhere out of the city. The road system does not function probably and our lights are not synchronized as it is.

This proposal fails to give sufficient space needed for all the necessary items like green space, sidewalks and parking for all the cars belonging to the tenants and their visitors. Your staff recommendations – Section B says 8 metres of green space. Why doesn't PEC listen to London Planning staff who know better as they know the terrain and flow in this city. Why some company from Waterloo who knows nothing of our land. The clear direction in March 18, 2025 planning report must be followed. This proposal with right only turning lane from this building on the west side of Byron Baseline Road is inadequate and does not follow nor meet your London building rules. So why does the building on a two lane busy intersection with inadequate flow of traffic on Boler and Baseline Roads need to be so large?

What about the pollution that already exists...this will add to the already existing problem making medical care even more than it is with 24/7 emergency vehicles driving down Byron Baseline Road to Westdel Bourne, Kilworth and Komoka.

London bus system needs a major overhaul as it does not function properly; for years (closer to a few decades) even for my sons when they were teens trying to get to high schools, sports and friends....missed transferred buses, no show, etc.

Why not construct a row of townhouses with ample parking and green space for the residents? This site is not conducive to six storey ...maybe 3 -storey maximum. The builder would be replacing 3 family homes with multiple new homes and follow the London Building Codes for safety, wellbeing and fitting the character of Byron Village. Most residents do not allow their children biking on Boler and Byron Baseline Roads as they are so unsafe and people and cars have been hit. We never allowed our children

on these roads. Totally unsafe!!!! Accidents happen continually on Boler Road even when parked or driving down road with someone backing up and hitting the oncoming traffic.

Thus, why do families with single family homes in Byron need a 6 storey plus patio floor on top? So many tall buildings are already built on Westdel Bourne, Commissioners, and many other areas. The Byron Gravel Pit has plans for massive development which most of the residents know nothing about. However, the depth of the area would take very tall buildings. Lots of farmland has been purchased so put these gigantic buildings where ample space for green space, parking, snow retaining, rainwater and sewers would be suitable living area? Lots of room to plant trees as London has the reputation of being Forest City.

Why did this builder's letter dated February 14, 2025 only go out to a small number of homeowners...this letter was to go out 160 metres all around this proposed development. There were very few residents notified of the proposed changes! Where is the transparency?

Bottom line this building is too massive for the existing location with the streets as there are. Byron Baseline and Boler Roads should have been existing 4 lane roads. London has no ring roads like Waterloo and it looks like it is too late to do so.

Please refer to the attached letter emailed to mayor and councillors on March 23, 2025.

I consent to my letter being on the public agenda, at the Council Meeting of April 1, 2025.

Sincerely,

Marianne Hey