

Dear Elected City of London Councillors,

I am responding formally to express my valid opposition vehemently to the proposed six-storey, 62 unit apartment complex in Byron at the corners of Byron Baseline and Boler Roads where 3 one-storey homes currently are standing: 415-421 Boler Road, London known as the Village of Byron. Not only is this a massive development entirely unbecoming for this location block, it will severely hamper the existing character, family living style and functionality of this family-centered community. All the existing homes including mine (one storey) are one and two-storey homes even the surrounding medical building and stores and restaurants across the street. Byron always was, has been and still is a well-integrated family focused community to live in. We bought our home decades ago for the sole reason to raise our children in a safe and family focused area of London. I recommend that all of you come and walk through Byron down the streets of Lansdowne, Griffith, Whisperwood Crescent, Wayne Road and other streets North and West of this proposed building site. There is NOTHING in the area with buildings over two-storeys! We chose this area for its charming character of different styled one and two storey family homes. We live here in Byron for the essence of the Byron Village. We have been in our home for 36 years.

Not only will this 200 foot structure be a great monolith eyesore, it does not align with the surrounding and existing neighbourhood of one and two storey homes with ample parking at the homes and it will be a big intrusion of our tax paying homeowner's privacy and rights. With lots of windows around this entire six-storey building, the inhabitants/renters will be able to surveil and monitor us from their overhanging balconies having an optimal advantage point 24 hours a day everyday giving all of us neighbours NO PRIVACY by surveilling our private backyards. This high density building with 62 units will disrupt this EXISTING character with no reasonable justification for such a drastic change. It will BLOCK OUT OUR SUNSHINE for sure as well as we can forget about our gardens and landscaped properties. Heating and air conditioning costs will be increased as well with this gigantic building impeding the melting of our winter snow and natural heating in the winter months. Where is OUR PRIVACY? Where are OUR RIGHTS AS TAXPAYERS? If you push this proposal through against our wishes and votes, then all Byron Taxpayers should have OUR TAXES REDUCED 75% YEARLY!!!

Byron Baseline and Boler Roads are NOT SAFE FOR EVEN WALKING now as I have almost been hit twice since November 2024: I had the green traffic light and the white walking light (which you must push every time as it never comes on automatically) by a driver on Byron Baseline going east....if I had not JUMPED out of the way, I would have been hit Not only is it not safe to walk, but biking is a NO GO as it is dangerous and our children growing up did not ride their bikes on those roads...too busy, too narrow, too many fast and inattentive drivers. The proposal does not show clearly the greenspace, parking, sidewalks and surrounding area of the building accurately to the shareholder.

Byron Baseline Road is a major thorough fairway for fire, police, and ambulance going to Westdel Bourne, Kilworth and Komoka at all times of the day and night, especially early mornings and late nights it seems daily. It is already busy and more buildings are going up on Westdel Bourne and Southdale Roads plus Commissioners Road West. The former gravel pit on Byron Baseline Road has been purchased and will be developed. North Street and Boler Road are very busy all the time and all the buildings are not constructed yet. We do NOT HAVE INFRASTRUCTURE for this now. Even driving home at 8:30pm this past Saturday night March 22, 2025 going south on Boler Road passed Byron Baseline Road to turn left

on Wayne Road, I had to lay on my horn to oncoming driver going north on Boler Road who was in my turning lane. Boler is too narrow to handle the residents and drivers now. This intersection is not good for safety – not wide enough for current road usage and definitely not marked out well either for drivers to know where they should be. This is an ongoing and escalating problem for me and many others I know who are trying to get home safely. I have incurred drivers in the northbound lane being in my southbound turning left onto Wayne Road on a weekly basis. It has gotten worse since 2019 and steadily growing more so there is no reprieve. Thus, traffic congestion at the nearby intersection is already a serious issue, and adding an apartment complex of this magnitude 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. Reduced visibility for drivers at an already existing congested intersection will increase the number of accidents already happening on Boler Road. It will be an issue also especially when sufficient setback of this building from the intersection is a major safety concern for everyone. Everyone drives in Byron as London buses are not dependable and not designed for alternative transportation around the city...for example no show buses, late buses so transferred missed etc. Our eldest son had problems getting from Byron To Beal High School downtown - bus system did not work for him and many others. Therefore, with your proposal, there will be at least an additional 62 to 124 cars for this complex at an already congested intersection.

Moreover, the renderings of the proposed plan provided do not accurately depict the building's true placement in relation to the roads and intersection, thus misleading the 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 contrasted 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. Why did residents not be told about the London Strategic Plan? We never voted on it either. How does this help the homeless? How is it good health and wellbeing having more cars and more units on a congested corner? What is affordability and affordability for who?

Why were we the only 1 of 2 homes that received the letter dated February 14, 2025 from Strik, Baldinelli, Moniz Ltd. outlining this out-of-place gigantic apartment complex? It did not cover 120 metres from the proposed site. Where is the transparency? 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.

Please come and visit the site at 415-421 Boler Road, particularly between the hours of 7:30 and 9 am and between 4 and 5:30 pm to witness the already congested traffic in this area. Check out the beautiful surrounding streets and crescents and see for yourselves.

I have included the comments from the online petition against the proposal that I totally agree with David L Media as he wrote:

“Byron is a beautiful community on the west side of London, Ontario. Once its own town until annexed by London, Ontario in 1961, Byron has a unique character that residents cherish. Now, London city council is allowing developers to build large buildings anywhere, disregarding the neighbourhood’s character and residents' voices.

Many of us have lived in Byron for years or decades. I have lived in Byron for over 40 years. Residents of Byron are not opposed to building new homes and buildings. But we ask that that council consider what matters to residents before approving these new buildings:

- they should fit with the character of the neighbourhood
- they should not make traffic significantly worse
- they should not make the neighbourhood unsafe for children who walk or bike in the area
- they should be adding affordable housing before adding new luxury rentals

The majority of city council is approving almost every development that is put forth without regard to the concerns of the existing residents. Help us tell city council: Listen to the people of Byron! “

My final note: the pollution will be intensified and this will cause health issues for children, seniors and active adults living in Byron whether walking or biking on the sidewalks.

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.

Sincerely,

Marianne Hey