

March 28, 2025

Attention: London Mayor and 14 Councillors

Re: 415- 421 Boler Rd, 6-Storey 62-Unit Apartment Building Re-design/new Owner

Purpose: April 1 Council Vote whether to permit Zoning By-Law Amendment from Residential R1 (R1-8) Zone to Residential R8 Special Provision (R8-4(_)*H21) Zone.

As a member of the Byron village for over 30 years living near the proposed site, I am opposed to the Zoning re-design change to build a 6-storey 62-unit apartment building with patio and terrace on top, and first floor with 63 parking spaces. I and other Byron stakeholders believe it will obtrusively tower (over-shadow) the primarily single-detached residential area, 1 and 2-storey businesses, and 2-storey church. As well, this site is located at one of Byron's busiest and dangerous traffic intersections: Boler and Baseline Roads. One would expect added traffic from: residents, guests, repairmen, deliveries, ubers, phone, hydro, gas, Canada Post, Fire, EMS. Byron's bus system is inadequate. Some cars already race through the church parking lot to get to Boler or Baseline Roads faster. We need safeguards, as per Staff Planner recommendations, for sufficient road frontage and setbacks.

I spoke at City Hall's Mar. 18, 2025 PEC meeting, opposing the re-design proposal, because it is not a good fit for Byron. I spoke about my car getting hit from behind in rain, during rush hour on Boler Road near the site. Traffic congestion prevents rescue via Police, Fire or EMS. Not only are safety concerns for riders and vehicles, but also students, pedestrians, baby buggies, and animals on the sidewalks.

The intersection at Baseline and Griffith Street is .5km east of Boler and Baseline Roads. I also spoke on Oct. 29 and 30, 2018 at the OMB (PL180264) 2-day Hearing held at City Hall, led by the City's lawyer, since Canada Post did a site traffic study that failed due to high traffic levels and busy activities there. High School and French Immersion buses park for neighbourhood pickup/drop-off. This is the path where elementary students cross to Byron Sommerset and St. George's Catholic schools with crossing guard. Also, the adjacent property is on well water. The Jan. 23, 2019 ruling dismissed the developer's 4-storey 38-unit apartment building proposal Zoning by-law amendment application appeal. In [36]: ***"The Tribunal also finds that the proposed development in no way reflects the character of the surrounding, primarily single-detached residential neighbourhood, and cannot be considered to maintain that character or to be compatible with this context."***

As a certified Project Manager, I have concerns about transparency on this project. Living on the south-east corner of the site, we only learned about the proposal, when a neighbour received a mailed invitation from Strik Baldinelli Moniz (“SBM”) planners to attend a March 5 virtual community meeting, and shared it. City Hall staff said they mailed information packages to residents 120m from the site; SBM used 60m. We got nothing. SBM cancelled a community meeting, but failed to alert residents of the new date. Byron residents travel Boler and Baseline Roads daily. We do not view City Hall’s website. We have never received the Londoner newspaper. What is that? The posted sign on the property is not a true representation of height/green space scalability. Byron’s 3 major roads are: Boler, Baseline, and Commissioners. We had no idea a Zoning change was requested at two of these roads. In future, ALL Byron taxpayers should be sent information packages re proposed Zoning changes on major arterial roads (not side streets), and the reasons why. Afterall, ***we are the key stakeholders.***

To the Project Manager leading this developer re-design project, the global Project Management Institute ***prohibits starting projects (“infill”) that cannot deliver a product successfully under existing Zoning by-laws and regulations.***

Has a “due diligence” City Hall Cost/Benefit Analysis been conducted on excessive developer’s gains v. negative impact of unaffordable increased future local taxes, due to increased: road repairs, rain runoff, sanitary, where to put increased snow removal, and excessive rental costs for low income renters and homeless?

Byron residents are the key stakeholders of this project, and we need to know who ALL stakeholders are (internal and external to Byron taxpayers and city budget) directly and indirectly involved, and the motivation behind such projects.

Residents of Byron ask for and expect transparency from City Hall and developer, and the right to voice our concerns. We have been denied this process.

As is, this re-design is obtrusive and unsafe for residents, and does not align. I ask you to vote NO to this proposal. I consent to my letter being on the Public Agenda.

Sincerely,
Fran Webster