

November 17, 2014

The Manager of Development Services
City of London
P.O. Box 5035
London, ON N6A 4L9
Attention: Craig Smith crsmith@london.ca
Copy: Matt Brown mbrown@london.ca

Ref: File 39CD-14501/Z-8167

Sir,

This appeal relates to the request by Tridon Group Ltd. to change the zoning of 161 Windermere Road from a residential R1 (R1-9) zone to residual R6 (R6-4) zone. This change is essentially to permit cluster housing in smaller lots of "flag lot" type.

We strongly oppose such a change for the following reasons:

1. It changes the character of the lot community on Corley Drive south of Windermere from "estate" large lots to cluster housing on flag lots.
2. Such a change will have a significant negative impact on the value of the 32 properties in the aforementioned area.
3. The suggested units #2-5 on Windermere 161 are smaller than any property across on Windermere court West, East, and in fact all properties serviced by Windermere Road west of Corley (Ryersie Road etc.), in other words that is out of character of the entire neighborhood (aside from also not front on a city road).
4. Infill policy is ok, but has to maintain or upgrade the character of a neighborhood, not downgrade it.
5. Ideally, the front (North side) of Windermere 161 should be infilled with one or two additional lots of comparable size to the average size of those on Corley South of Windermere. The South part facing the river should be passed to the City to bring closer the now disjointed "park" areas along the Medway Creek.

We hereby request for the above reasons to refuse the requested amendment in its present format.



Stephen Chryssoulis (slc@amtelabs.com)
owner of 1377 Corley Drive