NANCY WIADERNY

March 30, 2016

Eric Lalande
City of London Planning Office
300 Dufferin Street
London, Ontario

Re: **File# Z-8578**

Dear Eric Lalande,
I am writing to you today on behalf of the neighbourhood directly adjacent to the West of the proposed zoning changes requested by Bluestone Properties Ltd..
It is with utmost concern that we feel these proposed changes are detrimental to the community for pertinent reasons that need to be addressed.
Starting with safety, the increased traffic to reach the new units would pose a serious risk of accidents. We already witness a great deal of uncaught speeders, racing around the corner to and from the current apartments in front of the playground. There is always a steady population of children playing at that park and consistently run into the road. The park's frontage is very close to the current roadway and we gravely fear that adding heavier traffic to that road will jeopardize the safety of the children that are home to this community.
On a second note, the proposed new units for the current land seems unreasonably high. We are curious what the percentage building space would be increased to. This also brings with it new concerns; strains on current sewer systems, parking, higher vacancy rate, noise pollution, and lack of green space to name only a few. The proposed townhouses have no green space surrounding them. Experience would dictate that the townhouses would draw young families; Where would the children of the townhouse community play? We can foresee this becoming another safety problem as the lack of space would ultimately force the children to play in the parking lots.
Is there a rental study available that would show a demand for increased units? What is the current vacancy rate for the community? With an over supply the community as a whole would suffer a decrease is property value if there is a high vacancy rate. Ultimately rents would have to be decreased to attract new tenants. Current home owners would lose pride of ownership and the community would be negatively impacted.

We ask that you consider the possible outcomes before approving the proposal from Bluestone. As concerned neighbours we lack seeing how this will benefit the community in any way.

Sincerely yours,

Nancy Wiaderny

c.c. Ward 4 Councillor Jesse Helmer

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