

July 27, 2018

Councillor Stephen Turner (Chair)
Planning and Environmental Committee
City of London

Dear Councillor Turner:

At the August 13th, 2018 meeting of the Planning and Environmental Committee, you will be introduced to a proposal to amend the zoning by-law to allow a four storey apartment building at 1146-1156 Byron Baseline Road, File Number Z-8847.

My husband and I have the following concerns:

- A 15 meter building (four storey) is too tall and will not fit in with the surrounding single and two storey homes in this area;
- The proposed building's setback is too far forward and it will be positioned right at the sidewalk on Byron Baseline Road;
- Byron Baseline Road is a two-lane arterial street that runs through the heart of a single family residential area and traffic entering and exiting an apartment building will negatively impact traffic flow;
- The proposal by the developer amounts to piecemeal planning: the developer owns three lots in the centre of single-storey and two-storey dwellings and in order to maximize profits, he applies for a zoning change to obtain the highest density that he can;
- The existing three-storey apartment building on North Street and the condominium development at 1100 Byron Baseline Road cannot be used as justifications for the proposed intensification because the consultants have misrepresented the nature of these buildings;
- North Street slopes down considerably from Byron Baseline Road to Commissioners Road, and the roofline of this apartment complex is no higher than that of the single-storey houses across the street from it on Byron Baseline Road;
- The condominiums at the corner of Col. Talbot Road and Byron Baseline Road are one and two-storey units, not the three-storey buildings the consultants have cited.

These are just a few of the many reasons why the proposed four-storey apartment building is not compatible with the surrounding area. A much more appropriate development for this location on Byron Baseline Road would be single-storey or two-storey townhouses.

We hope you will consider these comments when making your decision.

Yours truly,

Keith and Jan White
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