

At your August 13th 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 to be built at 1146-1156 Byron Baseline Rd. **file number Z-8847.**

Previously three single family homes stood there before they were sold and the houses raised creating a parcel of three empty lots. These houses were built far back from the street and suited the neighbourhood profile of older single-family bungalow style homes across the street as well as some single storey duplexes.

Two years ago, we were happy to hear rumours that a one or two storey condominium development was planned for these lots. There was also a possibility of two storey town houses similar to those farther down the street near Colonel Talbot Road. Even a two storey apartment building (16 units) would be a welcome addition to the neighbourhood and a good infill plan.

Last fall we were stunned to learn that the builder intended to build a four storey (15 m.) tall 32-unit apartment building instead. To facilitate this build, they require a change to the current Residential zoning R1 (R1-7) by-law to a Residential R8 (R8-4(_)) Special Provision Zone which would allow them to locate the front of their structure **1.8 m. from the sidewalk** instead of the currently zoned 8 m. to give them enough room for a parking lot behind their building. Needless to say, there would be little or no room for any kind of landscaping in the 6 feet in front of the building to soften the intrusion.

There is nothing “special” about this building. We were told at a community meeting with the builder last winter that high priced condominium apartments were the goal.

This structure would loom over the sidewalk and street, block the sun, create all kinds of privacy issues for the two storey family homes backing onto the lit parking lot and look totally out of place and scale to the other one storey homes, duplexes and town houses on either side of Byron Baseline Rd.

We are opposed to the rezoning request for this four storey apartment building.

Thank you for your attention to this matter.

Ingrid and Jim Clark

1044 Griffith St. London ON N6K 3Y5 (residents for 32 years)