

Sept. 3, 2012

TO: The City of London Planning Division
Mr. Craig Smith; Mr. Bud Polhill

RE: OZ-8055 - Applicant 1841577 Ontario Inc. c/o Lisa Lansink

As you have made this meeting at the worst possible time for those of us that contest this application, even after we explicitly asked that it not be set for this first week of September, in the afternoon when people cannot make it to the meeting. I must write this letter of opposition.

Like many others, I cannot attend this meeting at this time, but I must express my opposition to the application.

Firstly, do not take low attendance to this meeting as lack of opponent; everyone in the area is opposed to the zoning change application.

Despite what the developer (his name has not been disclosed to us!) has stated to a few of my neighbours, he HAS NOT talked to everyone, as he claims, and all of us ARE NOT in favour of a 54 unit apartment building being built in our back yards. This lie brings to question anything that the developer says.

Now to the points

- Additional Traffic - Westminster Ave / Thompson Rd. already gets backed up almost to Baseline Rd. at high traffic times of the day, and this is without a traffic disruption from a train crossing. This is already a hazard for the school crossing at Westminster / Whetter Ave Intersection. Additional traffic from the proposed building is only going to add to this problem.
- Proposed building's proximity to the train tracks - The building is 1/3 the distance that is stated in the bylaw - 15 meters vs. the 45 meters set out in the bylaw.
- Building's occupancy - We are told that this building will be upscale, and cater to Doctors and Nurses from the local hospital. If I was a Doctor or Nurse, I sure wouldn't want to live 15 meters from a train crossing; shaking me out of bed at all hours of the day and night. I live more than 100 meters from the tracks and I can feel my house shake for the trains. I have been in houses that are closer, and it's much worse. An apartment building is only going to amplify it even more than any single storey house does.
- Property Values - Despite the developer's claims that this project will only add value to our properties; it will only decrease resale value. Is the developer willing to compensate us for this decrease? Is the city going to lower our property taxes? Right now, properties that back onto this open land sell within a week of being listed for sale, and for higher prices than comparable homes up the street that back onto existing apartments ... the same type of apartments that this project would end up being ... attracting some less-than-desirable tenants. To say our properties will increase in value is nothing short of a lie.
- I DO NOT want to sit in my back yard and have people hovering over me; watching me from their balconies and or windows! This is why we bought our homes here in the first place!

In the approximately 18 years that the Lansinks' have owned this parcel of land, it has never been kept up; and despite numerous complaints to the city about the over-grown noxious weeds, nothing has ever been done about it. If I let my property go like this, the city would be coming here to clean it up and fining me for it.

The prolific growth of these weeds has been more than an eyesore; the weed seeds fly into the adjoining properties, causing a weeding nightmare. This was not a problem when the city owned this land and kept it park-like.

I have lived here for 21 years, and was involved in the dispute with Mr. Lansink when he wanted to develop this land 18 years ago. At that time we had all come to a mutual agreement that he would not build a multi-family apartment building; but instead several single family houses and a few semi-detached homes. Why was that never followed through with?

I could go on with dozens of more concerns / complaints; these are just the tip of the iceberg.... I'm sure some of my neighbours will bring some of them up at the meeting.

Over the years, if this property had been kept up by the owners, and not become a land fill dump, maybe - and only maybe- would I have the least amount of willingness to believe any of the positive claims made by the land owners / developer.

Bottom line, I am sick of the dump land behind me, and don't want to see a dump apartment there either.

Sincerely,

Dan Bini & Joy Zimmer

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