

Sunday, February 24, 2019

Re: Resident Concerns for Proposed Zoning Amendment of 945 Bluegrass Drive
(File: Z-9020)

I am writing on behalf of my family, neighbours, and myself regarding the proposed zoning amendment at 945 Bluegrass Drive to express our concerns. We object to the zoning amendment proposal for the following reasons:

- The current proposal is not compatible for the neighbourhood in terms of the population density and the size of the apartment buildings. It does not conform to the official London plan nor Ontario zoning bylaws which state that new development should be "a good fit within the context of an existing neighbourhood" and be compatible with "adjacent uses of land" (low density). It is surrounded by single family, two-storey homes. Many of these are home to families with young children.
- We have selected this neighbourhood based on the existing zoning.
- Increased traffic will make the neighbourhood roads less safe for children and other pedestrians. :
- There is also the strong potential for an "inadequacy of parking access." Parking overflow will lead to more parking on the sides of the roads in front of our homes, adding more obstacles to obscure the view of drivers which will also make the neighbourhood less safe for all pedestrians.
- There is a significant risk that the higher density development will lower our property values. It would then be more difficult to sell if our property values decrease.
- There will likely be a much larger amount of greenspace removed from the property than what would remain with the current zoning in place.
- There would be a disruption to wildlife. Ducks, deer, and small mammals frequently use the area. Animals travel the tracks and come up around us.

We hope that you consider our concerns.