

M A Bhatti

From: ""
Date: Monday, February 25, 2013 1:12 PM
To: <elconway@london.ca>
Subject: 3047 Tillmann Road development

Dear Mr. Conway

My name is Mohammad Bhatti and I own Platinum Homes construction company.

I bought 7 lots from Westfield village, which is owned by York Development. At the time of purchase I raised the question with Mr. Ali Sofan regarding the development at 3047 Tillmann Road. I was told there would be professional offices (Doctors, dentists etc.)

I built a house at 3079 Tillmann Road in October 2011. I could not sell that house until January 2013. I had on my list 22 objections that Tillmann Road is a very busy road as is. I had to sell that property at \$100,000 loss. I have all the paper work for you to examine. I have six more lots if this development goes ahead I will be bankrupt and my family's whole life, which I made in 42 years, in our beautiful country, will be ruined.

1 Under the present plan it increase the traffic flow on Tillmann Road.

2 There will be three restaurants and one of them is Ring A Wing. Ring a wing food is 100% deep fried. Being a business person of HVAC (I operate Discount Heating & Cooling of London Inc.) I can assure you there is no filtration system which could stop 100% grease. Because of that the sidings of adjacent houses will be effected. The grease will come in the air will stick to the siding. That will devalue the properties.

3 After the approval of the variance the development will be built .3 meter from the road. The house next to it will be built 6 meters from the road. Also there will be a 8 feet fence between two properties.

4 The driveway of the restaurants is next driveway of 3073 Tillmann Road property. The fence will be about 22 feet out from the 3073 Tillmann Road house. That will cause a blind corner for the resident of 3073. People going in and coming out of restaurants will cause big problem for residents of 3073 and 3079 residents to get out of their driveways. If people living in those properties have children we will be putting our future nation in danger.

5 As I understand there will be a traffic signal at Southdale and Tillmann Road. If you the driveway built on 3047 is in away that some people will cut short to come on Tillmann. Specially if signal red and there are other cars are in front of them.

6 I am a resident of London for last 42 years. I have not seen a single development in London area which will have driveways next to residence. I am willing to bear the expenses to take your committee around the city.

7 There is also a three story building will be erected. The people from adjacent houses, who likes to enjoy sun or swimming pools will have no privacy. Even their bedrooms will not private any more. If they keep their windows covered with curtains to protect themselves then it kills the purpose of building code that there should be 5% area of light for specific area. Indirectly people will be force to violate the law.

Please forgive my English if you have any difficulties to understand it.

Sincerely

Mohammad Bhatti

Owner Platinum Homes and Discount Heating.

3467 McLaughlan Cr. London, Ontario

N6P 9A 4

I will appreciate a copy of the decision

LIST PRICE



MLS# #: 506457i	Major Area: LN
Price: \$349,700	District: S
Status: Active	Sub-Dist: V
	Prop Is: For Sale Only
Legal Descr.: PLAN 33M-621 LOT 10	
Address: 3079 TILLMANN RD	
City: LONDON, N6P 0B8	
Sd/Rd: West	
Near: SOUTHDAL	
Nearest Town: N/A	
Prop. Size: 36 X 114	Zoning: RES
Acreage:	Taxes: \$ (2011)
	Occupancy: Vacant
Lst. Date: 09-AUG-2012	Possession: 15 DAYS

Directions Two blocks east of Colonel Talbot Rd off of Southdale
Howseen ABCE 519-657-2020

Type: Residential	Heating / AC: Energy Efficient Forced Air, Central Air	Water: Municipal
Type of Dwelling: 2 Storey	Fuel: Gas	Sewer: Sewer
Parking: Dbl Garage Attch, Inside Entry, Private Drive	Flooring: Carpet, Hardwood, Ceramic	Indoor Features: Refrigerator, Stove, Compactor, Jetted Tub
Exterior: Brick, Aluminum, Vinyl	Fireplace 1: Natural Gas Fuel	Site Influences:
Foundation: Concrete	Fireplace 2:	Outdoor Features:
Basement: Full	Rental Equipm.: Water Heater	
Basement Dev: Unfinished		

Westfield Estates- Platinum Homes builder's model ready for immediate possession! Loaded with upgrades. Hardwood and ceramic flooring, rod iron spindles on dark maple staircase, open concept main floor with huge family room with custom stone fireplace and tray ceiling. Dark oak cabinetry in kitchen with centre island and granite countertop. Second floor laundry room and computer nook. Large master bedroom with ensuite and walk-in closet. Stone driveway and centrally located in Lambert with easy access to 401. Other lots available to be built on. All measurements approx.

# of Rooms:	Ensuite: Yes	Handicap: No
Bedrooms: 3	Age: NE*	Solicit Seller: No
Bathrooms: 2 1 1	SPIS: No	Special Conditions: N
# of RI Bathrms:		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	KI	9.5x15.5	2	BR	13.6x12.7
M	EA	9.5x8.5	2	LA	7.7x5.6
M	FR	17.0x17.0	2	OT	18.0x7.0
M	MR	6.0x7.0	M	B2	
2	MB	13.5x17.0	2	B4	
2	BR	11.3x13.6	2	E4	

Improvements:

Seller Name: PLATINUM HOMES (2006) LTD Home Tel.: N/A Bus. Tel.: Address: N/A

Listing Office: OLIVER & ASSOCIATES REAL ESTATE BROKERAGE Listing Agent: FRANK CLARKE 519-657-2020 Pager: INC. 519 657-2020
 Listing Agent: ACHILLO BRIGLIO 519-657-2020

CB: 2.25

E. & E.O

*SOLD FOR \$250,000
 AT LOSS OF \$100,000*