From: Larry Holmes
Sent: Thursday, October 14, 2021 9:46 PM
To: PEC <pec@london.ca>
Cc: ppmclerks <ppmclerks@london.ca>; 'Craig Linton; Peter Johnson
Subject: RE: File: O-9339/Z-9340 Public Meeting

Alanna Riley. MCIP, RPP, Senior Planner
Development Services
City of London

Regarding the subject file pertaining to the redevelopment of 1 Commissioners Road East, we would state that generally support increasing the housing supply within the City to assist in offsetting the known shortage.

We do however have a few comments and concerns as they relate to the concept plan provided with the Zoning By-Law Amendment application.

1) Existing cut through traffic on the current properties have used the private right of way shared by both ourselves and London Honda extensively, to the point of having to rebuild that access a few times already and an additional 157 units would potentially increase this mis-usage, hence we feel this should be a topic of discussion as additional unauthorized use is potentially dangerous to those using our facilities.

2) There is a retaining wall separating our property and 1 Commissioners and the suggestion of decreasing the require setbacks is a concern, especially as it pertains to the possible maintenance or rebuilding of the wall at some future date. We trust that in any final site plan this will be a serious consideration not to be overlooked.

3) We share the feelings of the other landowners in that the shared access and maintenance agreement currently in existence across the 9 Commissioners property should be revisited considering the significant increase in usage the redevelopment will create.

We look forward to further discussions as the proposal reaches the Site Plan Approval process.

Finally, you do have permission to include this email on the Public Planning and Environment Committee agenda.

Sincerely,
Larry Holmes, CIM, RCM, FCCI, C.Mgr.
Chief Executive Officer
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