

From: Mike Niglas
Sent: Monday, December 6, 2021 2:33 PM
To: Morgan, Josh <joshmorgan@london.ca>
Subject: [EXTERNAL] Public Meeting: File Z-9247

Hello Josh:

My name is Mike Niglas and I am a unit owner at Northcliff. I am writing to you with concerns regarding the proposed zoning amendment by Highland Communities Ltd in connection to the captioned file. These are my personal comments and I do not speak on behalf of the condominium corporation.

It appears that the proposed amendments significantly alter the guidance provided by both the Official Plan and the Neighbourhood PlaceType as detailed in The London Plan. Specific areas of concern are:

- Increase in the maximum density by 91% (150 units/ha to 287 units/ha);
- Increase in the allowable building height by 40% (50 m to 70 m);
- Reduction in the front, rear and west interior side yard setbacks.

While I appreciate the need for residential apartment space as London continues to grow, the variances contemplated by this application strike me as being excessive. The additional burden to municipal services, infrastructure and the impact to traffic density should be taken into consideration.

I would also be interested in whether the City's Planning Department has taken a position on this application.

I would appreciate any comments that you are able to share on this matter. Please feel free to contact me by email or on my mobile phone.

Thank you.

Mike Niglas