

**From:** Larry Dann

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**Sent:** Wednesday, March 30, 2022 at 02:15:21 p.m. EDT

**Subject:** 538 and 574 Southdale Rd. E Developments

My name is Larry Dann and I live at 541 Winblest Ave which backs onto the 538 Southdale Rd. E. property.

I am strongly opposed to these developments and all of the bylaw changes.

To replace a single family residence with a 12 unit building and a 6 and 8 unit building for 574 Southdale is a ridiculous intensification where you are going to have 30-36 people coming and going. These proposed buildings are much taller-12 metres for 538 Southdale (3.5 stories) and 10 metres for 574 Southdale than the surrounding neighbourhood which is 1 and 1 1/2 storey single family residences. Both proposals allow for minimal parking which will cause parking on neighbouring streets and the plaza across Southdale Rd. There are safety issues with traffic on Southdale Rd., cars turning left with no turning lane. Both developments are in the middle of the block which makes the cars turning more dangerous, undoubtedly this will cause car accidents, not to mention a safety issue with people crossing Southdale as they had to park in the commercial plaza across the street.

The recent redevelopment at 608 Southdale Rd. E is a good example of where a single family residence was redeveloped into a four unit one storey accessible housing complex, which blends seamlessly into the neighbourhood and works with existing zoning. (R3-2) Increased density does not have to stand out like these proposed developments but can be done in a way that suits the neighbourhood. One 1 storey fourplex or a 1 storey duplex is plenty for this property.

The attractiveness of the neighbourhood is the mature trees with green space and its relatively quietness, but these developments will ruin that. I am concerned about increased noise, lack of privacy and increased flooding in my backyard as the water flows from north to south. There are 4 White Pine trees at very back of this property, the tree assessment report says they are to be removed for grading purposes, obviously the development is too large if this has to be done. These trees should be saved at all costs as they provide privacy and are far better than looking at a building. A 7ft wooden fence which apparently is the maximum permitted, is going to be useless if the building is 10-12 metres high.

This residential development should not be compared to the commercial Medical plaza at 530 Southdale. The only residential property that has parking at the back is that new one at 608 Southdale, in my opinion the parking should be at the front or beside the building as is normal and save the greenspace behind and this can only be done with a duplex or maybe fourplex.