

TO: THE CITY COUNCIL  
City of London

Subject: 931-1225 Southdale Road East, File Z-9544

Construction of Three 6-Storey Apartment Buildings with 167 units in total

**Applicant:** LONDON & MIDDLESEX COMMUNITY HOUSING

Dear Sir/Madam:

We would like to bring to your attention our opinion regarding the above project. Please note that we are not happy with the Three 6-storey apartment buildings which London & Middlesex Community Housing is proposing to build in our neighbourhood. We hope that you will rethink and delve into this matter earnestly before considering this project. We, home owners on Harrow Court, are finding this building application disappointing, disturbing and unfair.

Currently, people living in townhouses at the subject lot seem fine and comfortable. Also, the buildings look decent and are not dilapidated. Just like any other homes in the city, they may need upgrading as the need arises. Demolition as well as relocating and interrupting the lives of tenants will cost a lot of money.

We have learned that London & Middlesex Community Housing can only build structures of up to a height of 13 meters in the said location. Therefore, we understand it is feasible or reasonable that only 3-storey apartment buildings shall be allowed. We will be more than happy to accept and see the construction of three 3-storey apartment buildings as opposed to three 6-storey buildings behind us.

During the Council Meeting at City Hall on November 28, 2022, which we attended, we had mentioned to London & Middlesex Community Housing if they would look into buying a nice piece of vacant land where they could build those high-rise apartment buildings instead of putting them at 931 – 1225 Southdale Road East.

### **OUR PROBLEMS AND CONCERNS**

1. Will this project be of economic benefit to London & Middlesex Community Housing?
2. At this point you may be thinking this project will contribute to the progress of our community as it will create more affordable & updated housing facilities for people who may need them. Maybe the intention is good as these apartment buildings will help answer their needs for a more comfortable life.
3. However, on the other hand, we homeowners in the immediate area truly believe this project will put us into a lot of disadvantages. The buildings will be too high and can obstruct, impede or block our views as soon as we open our windows. It is of rental in nature and expected to accommodate a lot more people than there are now.

4. The Applicants failed to visualize the negative impact these buildings will bring to residents of the immediate area. Primarily it will affect the homeowners' everyday life, routine, functions, activities and investments. They failed to evaluate whether this project can enhance the life of the area residents or bring unprecedented problems to this neighbourhood.
5. Being homeowners who have resided in this area for many years (some of us for over 3 decades), we are greatly concerned that our privacy and quiet enjoyment will diminish. With the presence of the multi-family 6-storey apartment buildings towering over us, the majority of homeowners on our street do foresee a huge loss of our homes' market value. The whole area will be crowded, congested and ultimately traffic will be cited as one of the major issues which will contribute to our property losing its desirability.
6. Constructing high rise buildings with 3- bedrooms and 4-bedroom units will mean more occupants or families are allowed to live in the complex. For sure, more cars will be in sight too. The Applicant has overlooked the fact that there is Salvation Army Community Church on the north west corner of Southdale Road & Millbank Dr. and a Secondary School few meters away where we already have to deal with the daily problems with cars, students walkers, and school buses in the morning, noon and afternoon.
7. Also, we worry about your plan on changing the zoning to include office, commercial or light industrial.

#### **REQUESTS AND RECOMMENDATIONS:**

Sometimes projects such as this will make its way to fruition and there is nothing Homeowners in the area can do about it. We are making our voices heard, and hope all parties involved will hear one another. Please do not weigh things lightly or rush in making a decision to the advantage of one over the other. Let's make some compromise to the benefit of all involved in order to reach an educated decision and obtain our goal in a healthy manner.

We, citizens of this beautiful city, who pay taxes **year after year**, would like to ask London & Middlesex Community Housing and City of London with the following:

- a. To see if London & Middlesex Housing will look into buying a nice piece of vacant land which they can easily build three 6-storey buildings.
- b. To modify their plans and opt to construct Three 3-storey apartment buildings on 931-1225 Southdale Road East, instead of Three 6-storey apartment buildings.

- c. To provide us with a good fence to be erected along the North side of Southdale Road East, directly across the proposed lot where the proposed 3 buildings will be built- (i.e. behind our homes on Harrow Court and to run parallel to it from Millbank Drive up to the end of the subject lot. (See attached drawing).

There are nice and efficient fencing products on the market that are high enough to provide privacy, protection and reduce noise that may inadvertently come from the occupants when the buildings are fully rented out. Also, this fence will help minimize or deter the noise and disturbances that will be created during construction of the buildings for many months or years.

- d. **Further**, these fences shall be erected ahead of time (i.e. before the proposed project will commence construction), to keep us from annoying noise, smoke, yells, hazardous dust and fumes and whirring/revving of high powered machineries, equipment, trucks and other construction vehicles from different contractors, etc. **These fencing will just be a fraction of the cost to be added to the budget of London & Middlesex Community Housing, but for sure most of us, homeowners will be elated having it.**
- e. To apply to the city in consonance with this project to widen and improve the concerned stretch of Southdale Road East with proper signs, etc.
- f. To look into changing or upgrading the traffic lights on the intersection of Southdale Road East & Millbank Dr. in order to handle the anticipated traffic issues.

We would highly appreciate it if our problems and concerns, as well as our suggestions and requests will be given serious thoughts and utmost consideration during your planning stages. Thank you very much.

Very truly yours,

*Marguerite Rezer - Thank you, Lina, for voicing our concerns*  
*Deborah Maundy Pepers*

*Jim & Cheryl*  
*Neil & Betty O'Hanley*  
*John & Jo Anne Campanaro*  
*Mr. & Mrs. (Francis Peluso)*

*Lina D. Ambrose*  


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- M.P.
- S.D.P.
- M.R.
- J.C.
- J.D.
- J.F.
- C.F.
- N.H.
- B.H.

FP

City Council Office

City of London

MARTY PEPEUS.

I, Deborah M. Pepus hereby give consent to allow publication of my name on the city of London Website and will form a part of the permanent public record.

Dated at London this 7<sup>th</sup> day of December, 2022.

✓ Deborah M. Pepus 28 HARROW CT. LONDON  
✓ Marty Pepus

City Council Office  
City of London

I, Paul Price hereby give consent to allow publication of my name on the city of London Website and will form a part of the permanent public record.

Dated at London this 6<sup>TH</sup> day of December, 2022.

✓ Paul Price 16 HARROLD CT. LONDON

City Council Office  
City of London

WE

X. JIM & CHERIE FORSTER hereby give consent to allow publication of my name on the city of London Website and will form a part of the permanent public record.

Dated at London this 7<sup>TH</sup> day of December, 2022.

✓ Forster [Signature]

City Council Office  
City of London

W e John & Jo Anne Campanaro hereby give consent to allow publication of my name on the City of London Website and will form a part of the permanent public record.

Dated at London this 6 day of December, 2022.

✓ Jo Anne Campanaro John Campanaro

City Council Office  
City of London

I, NEL & BETTY hereby give consent to allow publication of my name on the city of London Website and will form a part of the permanent public record.

Dated at London this 7<sup>th</sup> day of December, 2022.

✓ Nel Betty

City Council Office  
City of London

I, Marguerite Reyer hereby give consent to allow publication of my name on the city of London Website and will form a part of the permanent public record.

Dated at London this Dec. 5<sup>th</sup> day of December, 2022.

✓ Marguerite Reyer, 26 Harrow Court

City Council Office  
City of London

✓ I, LINA SOMBREA hereby give consent to allow publication of my name on the city of London Website and will form a part of the permanent public record.

Dated at London this 6<sup>TH</sup> day of December, 2022.

Lina S. Sombrea \_\_\_\_\_