



**13178 Ilderton Road
Development Project**



Zoning and Site Plan Application Package

(ZBA-04-2022)

for the Municipality of Middlesex Centre



The Municipality of Middlesex Centre
Planning and Development Services Department

April 5th, 2022

RE: 13178 Ilderton Road Development

Dear Planning Team,

Firstly, thank you for all the support you have provided to-date as the details of this project were taking shape.

Being a long time Ilderton resident, I have a passion for this Village and a love for being a part of its great community. I have always felt that the Village Centre in Ilderton has so much potential to be a fabulous community gathering place and offer a diverse array of amenities, businesses, recreational facilities, and affordable residences.

If you look at the average house sale value of \$1,424,500 for Ilderton in 2021¹, it paints a picture of a Village of high-income earners that work in London. Most people that work in Ilderton wouldn't have a high enough income to support purchasing a house at that value. This causes Ilderton workers to live in London, the only place where they can find affordable rental housing. There is also a growing demographic of Baby-boomers owning these high-cost houses. They are getting to the point of wanting less and freeing up their equity to support their fixed income. As a result, Ilderton is short on rental housing for these groups too.

What I am proposing would be a small contribution to the rental housing need in Ilderton, while maintaining the village charm and look that we are used to.

The 2022 Growth Management Study (GMS) identifies a shortfall of commercial lands and that the removal of commercial lands in the Village Centre could have a negative impact. While the subject development is the last property at the West end of the Village Centre designation, and thus a small part of the potential for commercial lands, I would offer the following justification for its transition to medium density residential:

There are several vacant lands within the Village Centre designation that have been vacant for many years. For example, the empty car lot located at 13273 Ilderton Road and the empty lot behind the UPI gas station, just to name two. This would suggest a lack of Business interest in these locations.

I posted this property for rent in the summer of 2021. It was posted as a commercial or residential rental opportunity and was for rent for approximately two months. I received over 100 inquiries and less than 10% were interested in the property for commercial reasons. Of the approximately 10 commercial applicants there were only two that provided a viable business plan that would provide me with the comfort that my risk of defaulting on the rent would be low. In the end neither of the two ended up

¹ Canadian Real Estate Association (CREA) – 2021 Housing Prices Report
<https://www.ontariohomesearcher.com/reports/city/on/ilderton/>

going with this location and it was rented to a family of five. This experience proved to me that the demand was for residential units as opposed to Commercial units in this location.

The development of the Tim Horton's property, with its associated commercial building, has had the effect of unofficially extending the Village Centre and subsequent commercial zone further to the East. This puts my property at the opposite and less commercial end of the Village Centre. This is most evident by the recent vacancy generated in the dental office, located at 13193 Ilderton Road, so that they could move to the commercial complex on the Tim Horton's property.

All commercial zones in any Village Centre type area would benefit from transition zones, or properties that smooth the transition from commercial to single family residential. The proposed development would do just that and allow for increased density while still maintaining the look of a residential dwelling.

I have heard that several attempts to get a grocery store like Foodland, Value-Mart or Sobey's has fallen flat. This is likely due to the proximity of Ilderton to the North-end of London, which has a diverse selection of commercial options, and the ease with which the affluent residents of Ilderton can just drive to or pass by on their way home from work. I personally think that there needs to be more mid-to-low-income residents in Ilderton, without cars, to increase the need for more common commercial walkable options in Ilderton. This proposed development might be the catalyst and critical mass needed to jump start the Village.

This development would help to address the immediate housing crisis in Ontario and more specifically, the desperate need of affordable rental accommodations in Ilderton. This would give our existing residents an opportunity to stay in the area instead of moving away, or to an existing Ilderton employee to afford to move to the area that they are already employed.

From the Age-Friendly Community Action Plan, 76% of survey respondents felt there is a need for more housing appropriate for older adults, seniors, and people with disabilities.² The proposed development addresses all these issues with main floor accessible units designed with seniors in mind. This would allow existing Ilderton residents to "age in place" in the Village they have grown to love over their lifetime.

The proposed dwelling would consist of 5 residential apartments. Each would be two bedrooms and two bathrooms with approximately 1250sqft of living space. Both main floor units would be fully accessible, including ramps, wheelchair parking, roll-in showers and more. The upper units would feature balconies and great site-lines in all directions. The basement would have one residential unit and the other half of the basement would be used as storage lockers for all the tenants. The building would have the same look, feel and height as a standard single-family two-story home.

The dwelling would be located on the Western most side of the property to allow for great site-lines to the West and North, that look out over the Cenotaph parkland and the Arena property. This would also provide for separation and privacy from the lot and dwellings to the East.

² Age-Friendly Community Action Plan – Domain #3: Housing – Page 19.

While the direct outdoor amenity space on the proposed property development meets the UR3 zoning requirements, the proximity and access to community amenities would also be bountiful: There is the Arena that provides access to pleasure, figure and hockey skating; the Curling rink with attached food and beverage facility; the community centre; the Royal Canadian Legion; the expansive lands belonging to the Ilderton Agricultural Society that host the annual Ilderton Fair; close proximity to the beautiful Junction Park Rail Trail walking paths and various other trails created within the adjacent subdivision; the Deer Haven Optimist Park that offers tennis, basketball, soccer, playgrounds and picnic facilities; a short walk to Heritage park with a skate park, splash pad, playground and baseball diamonds; and, that doesn't even begin to cover all the local businesses in the Village Centre that are all within a short walk from this property.

WEL Real Property is excited and have the resources to proceed with this project. We are also very flexible to work with the Middlesex Centre Municipality, Council, and the Community to make this project work for all parties.

Please see attached Zoning and Planning Application, applicable drawings, and appendices.

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