



January 27, 2023

To Whom it may concern,

The Board of Directors of Kilworth Heights Mews at █ Dausett Drive has outlined the following questions/concerns in response to the Revised Application For Official Plan Amendment (OPA 50) and Zoning By-Law Amendment (ZBA-09-2020) for Plan Roll No: 393900001023190 on Dausett Drive:

- 1) The Board has concerns regarding the reduction of commercial area for the commercial node at Glendon Drive and Jefferies Road. The forecasted demand determined by Watson and Associates has indicated that the Municipality should plan for 14 ha in the 25 year plan. The Municipality currently has a supply of 13 ha of vacant commercial land. Changing this area to medium density residential would reduce the recommended supply by further 1.09 ha.
- 2) The Board has concerns regarding the unit density of the new development. The concern is that this increase in density in this small area will negatively affect our property values and change the dynamic of our quiet community setting.
- 3) The Board has concerns regarding the proposed increased number of units which has been accompanied by a reduction from 1.5 to 1.33 minimum parking allotment for stacked townhouses. The concern is that this would be inadequate as there is no public transit and most households with 2 or more occupants would be expected to have 2 cars minimum. In addition to this, current mandates from the federal government will require 20% of new vehicles to be electric by 2026 and 50% by 2030. As this development will be completed close to this timeline if approved, the Board has concern that this issue has not been addressed, particularly for those in stacked townhouses. As Middlesex Centre plans to be a progressive municipality, the Board has concerns this issue is not being considered.
- 4) The layout of this revised development has no space planned for visitor parking. In addition to above concern related to occupant parking, the Board's concern is that with no visitor parking,

the overflow of vehicles will be parking within our condominium complex and/or on Dausett Drive, impacting sightlines for safe entry/exit.

- 5) The Board has concerns over no allowance for snow removal in this plan. If snow is moved outside the complex there is concerns it may block our enter/exit area and/or impede sightlines.
- 6) The Board has concerns regarding the planned storm water drainage system location. We have concerns that our community members who back onto this new development will have flooded backyards if the drainage system is not planned with our community in mind.
- 7) The Board has concerns regarding the trees located on our swale towards the lot lines of the new development. The Board is concerned that the trees will be damaged during construction.
- 8) The Board has concerns regarding the planned intention for construction access. The Board does not want construction access through our community along Dausett Drive and would prefer access off of Jefferies/Glendon.
- 9) The Board has concerns regarding access for large Emergency Vehicles and/or garbage collection vehicles possibly damaging our property at our entranceway. For stacked townhouses, has consideration been given to where garbage bins will be stored?

Thank you for taking the time to read our concerns

Board of Directors

Kilworth Heights Mews

Gary Hunter, President – [REDACTED]

Claudette Reily, Treasurer – [REDACTED]

Kate Copley, Secretary – [REDACTED]