
108 Caverhill Cres

From Ross Fergusson <[REDACTED]>

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To Clerk <Clerk@middlesexcentre.ca>; Mayor Aina DeViet <deviet@middlesexcentre.ca>; Councillor Sue Cates <cates@middlesexcentre.ca>

Cc [REDACTED] <[REDACTED]>; Ashlee Westbrook <[REDACTED]>

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Good day Clerk, Madam Mayor and Counselor Cates,

We are writing to you today to share our opinions on the proposed changes to the lot at 108 Caverhill Crescent in Komoka.

A little background on us: My wife and I have called Komoka home since 2017. I'm a GTA transplant who called London home for 15 years prior and her family roots in this community go back to the late 1800's. There's a street that shares her last name and many of her family are laid to rest in the cemetery on Oxbow. We're proud parents of a one year old son and we're excited to raise him in a community that we love, where he will have ties to a rich family history.

We're not supportive of the lot at 108 Caverhill Crescent being rezoned to accommodate ten townhouse units. I'm sure at this point we would be referencing the same reasons you've already heard from various others in the community including safety issues with emergency vehicle access, neighbor privacy, potential for more flooding because of the amount of pavement, excessive building height or garbage collection, environmental impacts, etc.

Most of us in the community are aware that the developer failed to engage with the community and that the development goes against our Middlesex County Official Plan. We're also aware this has been declined once already and we know that others have also referenced the esthetic of the community or that the neighborhood had a restricted covenant that intended to allow only single dwelling homes. Personally, we agree with all of it and these are good reasons why this property should remain zoned as is.

We're not anti progress. We have watched this community grow and change over the past several years and we support and patronize almost all the local businesses that have come to our community including FoodLand, Union Pub, Pet Valu, Mr Sub, Home Hardware, Pharmasave and Sakata (just to name a few). We're also excited for the A&W and the Domino's Pizza. These businesses add value to the community, they give back and they make life more convenient. Progress and development is a wonderful thing when it is carefully planned and purposeful.

The proposed townhouses at 108 Caverhill are not well planned and don't address what our province needs to address our housing crisis. Ontario created the More Homes, More Choice act which aimed to increase the housing supply and affordability across the province. It also allowed changes to the development and planning acts to allow the government to expedite projects to increase housing. The act specifically called out that a goal was to create more housing in urban areas with access to public transit. Komoka is neither an urban area and we have no public transit. More importantly, these units will not be affordable housing geared to first time buyers which is what Ontario badly needs. We've seen the townhouses on Tunks Lane sit on the market for months with very little traction and there's an obvious reason for it.

Middlesex Center should have a comprehensive plan to address housing and growth which contains input from government, developers and residents. There should be guidelines on what we feel is appropriate and where changes in density would make sense. It should align with growth projections for the community and we should partner with developers who want to be leaders in the community and create homes that fill a need. If Middlesex Center really wants to address the housing crisis in Ontario and contribute to a solution then there should also be a plan to create affordable housing for first time buyers and young families who want to put down roots.

We think it's fair to be transparent about the rezoning at 108 Caverhill Crescent and label it appropriately as a developer trying to turn a large profit with no benefit to the surrounding community. This proposal has the potential to set a precedent and send a message to anyone in the future looking to do the same thing. We urge you to really think about what message we're sending and what this will do long term. We ask that you consider a larger strategy for growth and planning in Middlesex center that is purposeful. We can understand the appeal of the additional tax revenue from this proposed intensification at 108 Caverhill but council needs to consider if it's safe, reasonable and in the best interests of the community. This is a situation where the juice is not worth the squeeze.

Please vote against this zoning change and encourage the developer to come back with an appropriate proposal that fits the intent of the area and makes sense.

Thank you for taking the time to read this letter and understand our point of view. If

Sincerely,

Ross Fergusson & Ashlee Westbrook