

**From:**

**To:**

**Subject:**

Proposed Application for Plan and Zoning Amendment 22447 Komoka Road

**Date:**

Saturday, October 16, 2021 10:32:24 AM

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Dear Mayor DeViet and Members of Council:

As concerned neighbours of 22447 Komoka Road, we are opposed to the proposed rezoning of said property owned by 1571145 Ontario Ltd. Roll No. 393900002001000. This is the second time since the summer of 2019 this numbered company has requested a change in zoning to erect apartments on this property. What has changed since turning down the application in 2019? We respectfully ask for no zoning change on this parcel of land, not because we are anti-growth, but because we are supporters of smart, planned urban development in our rural setting.

Should this rezoning be approved and the planned development completed, the residential neighbourhoods surrounding the property will witness a dramatic increase in traffic in an already congested and busy area. The corner of Glendon Drive and Komoka Road already witnesses heavy traffic with the existence of commercial developments there, notably the Little Beaver Restaurant, Petro Canada, Subway, Tim Hortons and two medical professional buildings. Crossing the street at this intersection is difficult at the best of times and an apartment complex would only bring more congestion to an already busy intersection. Further to this, the long term official plan is to see Glendon Drive increased to four lanes with the addition of roundabouts creating a main thorough fare into the centre of the city of London. How does a pedestrian, the elderly, handicapped or a cyclist negotiate such a busy intersection?

Komoka and the Glendon Drive neighbourhood is experiencing rapid growth as evidenced by the significant number of new single dwelling homes and 72 townhome condominiums built at 9861 Glendon Drive. Conversion of this parcel of land to accommodate the construction of supposed senior's apartment buildings would be out of character for this area as it exists now. The area would be better serviced by leaving this space as "Parks and Recreation".

This area lacks proper sidewalks, street lighting, park areas within a safe walking distance as well as developed green space where individuals and families can commune and mingle. The appeal of this area is the rural feel it has, the very reason we moved here from Port Elgin, and unlike the city. We can understand the lure of tax dollars for a municipality that is in debt, but it shouldn't be at the expense of what makes this an attractive area to live.

We feel this is not a small scale development meant to infill an unused or under-utilized parcel of land, but rather this would be a large scale development inappropriate for this neighbourhood. This parcel of land is currently used by local residents to fish, exercise their dogs and walk. With the proposed development, we will lose that green space and access to the pond. Will the proposed trails be open to the public or for residents of the apartments only? Currently there is a sidewalk that leads to that green space from Bella Lago inviting access to that area.

Is there adequate parking for residents with disabilities (AODA) and visitor parking in the plan? Five visitor parking spaces doesn't seem adequate for apartment buildings of that size. Will they be utilizing the parking spaces in the existing plaza which is already busy? Will that even be permitted?

Has the municipality conducted their own hydrogeological and geotechnical studies or are you taking the word of the developer's investigators? What considerations has the municipality made for the storm water management that flows onto this parcel of land and the drainage pond? What would be the environmental impact of this property being developed?

In the event of a fire, is the volunteer fire department well enough equipped to extinguish a fire in two or more five storey complexes and rescue trapped occupants deemed to be seniors in a fast and efficient manner with as few casualties as possible? Will this result in the purchase of more fire equipment to reach the top of a five storey building and the costs to purchase such equipment passed onto the taxpayers of Middlesex Centre?

Will council be considering transit supportive development should this be passed to reduce traffic congestion, promote healthy green living and create a lower carbon footprint for the sake of our children? So many things for council to consider before granting permission to rezone.

In conclusion, we respectfully ask that Mayor and Council of the Municipality of Middlesex Centre deny the requests to change the land use designation of the subject property at 22447 Komoka Road from "Parks and Recreation" to "Medium Density Residential" and refuse the re-zoning of said property from "Restricted Agricultural (A2) to "Urban Residential Third Density (UR3).

Sincerely,

Ron and Penny Code

[REDACTED] Glendon Drive

Komoka, ON.

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[REDACTED]