

**From:** [johnlean.johnlean](#)  
**To:** [Middlesex Centre Planning](#); [Marion Cabral](#)  
**Subject:** 22447 Komoka Road  
**Date:** Tuesday, October 19, 2021 12:03:49 PM  
**Attachments:** [9909 Glendon Dr Site Plan.pdf](#)

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Hi Marion

Thanks for the opportunity to speak with you today. further to our conversation, the following are my comments regarding the application for 22447 Komoka Rd, Komoka.

Overall I am supportive of residential development at 224477 Komoka Rd. I will trust yourself and council to determine the appropriate form and scope. I have the following specific concerns:

1. The site plan appears to be simply recycled from 2019 without addressing comments at that time. In particular, the plan shows a vehicular access connecting the applicant's site to my site to the north, 9909 Glendon Dr. The plan is not clear, but 9919 Glendon Dr. (Tims/PetroCan) would also be affected. This proposed access is a bad idea, because it would encourage vehicles travelling along Glendon Dr. to circumvent the Glendon/Komoka intersection and gain access to the applicant's site **through** my site and/or 9919 Glendon. This would be very unsafe within my site and also at the access/egress point off of Glendon Dr. This is a joint access for 9909 and 9919, and is very busy at the best of times. This access already has multiple vehicles making left turns in and out, to and from each site, as well as vehicles going directly from one site to the other. Adding vehicles trying to zip through our sites to reach 22447 Komoka Rd. is ill advised. The same is true of vehicles leaving the applicant's site to gain access to Glendon Dr.. In addition, I have a screened garbage enclosure (which I provided as a courtesy to my neighbours) at the rear of my site that would make additional through-traffic from the applicant's site problematic. I would encourage yourself and council members to stop by the property and view it for yourselves. In any event, I would exercise my own property and easement rights to prevent such an access. The laneway the applicant is seeking to access is private. Please see attached the site plan of 9909 Glendon Dr detailing all of this. I did speak to the applicant about this and he indicated that access points will be changed to Komoka Rd. This should be shown and reviewed now rather than later.
2. By virtue of drainage easements, the stormwater from 9909 and 9919 Glendon Dr drain onto the applicant's lands. I am not aware of any engineering detail to demonstrate how the proposed development intends to accommodate this drainage. This should have been addressed prior to or along with this application. Has the city engineer reviewed this issue?
3. The proposal is for 152 units. You have indicated that the municipal parking requirement is 1.5 spaces per unit, so the requirement would be 228 parking spaces. Only 171 have been provided, leaving a deficit of **57** spaces. This is far too large a deficit to approve, given that there is no public transportation in the area and that the vast majority of residents and visitors will be accessing the site in cars. Having only 5 visitor spaces for 152 units is inadequate. The result will be a kind of expropriation of the parking available at 9909 and 9919 Glendon Dr. Cars will be left in spots overnight or longer and it will be up the owners of 9909 and 9919 to police all this. The applicant must provide parking for his own development. I would not

accept the argument that the applicant's site does not need parking as it is geared toward seniors. My experience is that such developments require just as much parking, if not more, than other similar "non-senior" sites. 5 visitor spots on a day like Mother's day, for example, will not go very far.

I believe the concerns above can be addressed, and still allow a vibrant and successful development that is in the Municipality's overall interest, The plan that has been provided however seems rushed and incomplete. While I agree that highly detailed issues can be dealt with at the site plan stage, more fundamental issues such as access points, stormwater drainage and permittable density/parking should be dealt with now. The site plan should be revised to provide a more realistic vision of the ultimate development. Only then can council provide a meaningful verdict on zoning and allow the development to move to the non-public site plan stage. I would be pleased to be included in the Oct 27 meeting via Zoom. Kindly register me.

Regards

John Lean

Pres. Lupine Properties Limited , owner of [REDACTED] Glendon Dr.

[REDACTED]