

October 4th, 2020

Zhihui Deng & Shihong Mao

Ancaster,

Re. UHOPA-17-032 / ZAC-17-072 Amendment

Dear Sir/Madam,

As the residents on the Londonderry Drive we received your letter regarding to the amendment project of building 24 townhouse units on the property at 35 Londonderry Drive. Three years ago (around Nov. 2017), the original project planned to build 27 townhouse units in the same lot, for which we expressed many concerns. This amendment doesn't solve the concerns we have addressed before:

(1) The land lot at 35 Londonderry Drive was originally designated for low density housing. The residents choose to live in this area because of its quiet and peaceful atmosphere. Building of medium or high density residential here is incompatible with this area. It will make the neighborhood noisy and adversely affect the quality of our lives.

(2) Development of 24 townhouse units does not have big difference from development of 27 townhouse units, which was proposed three years ago. This will inevitably lead to increased traffic density and put children playing outside in danger. Meanwhile, majority of families have more than one vehicles. The design of one garage parking plus one driveway parking (in this amendment) is very inconvenient for two or more vehicles. It is inevitable that some residents will intentionally park their cars on the Londonderry Drive just for their convenience. This will affect not only the residents on the Londonderry Drive, but also the residents who reside on the Lowinger Avenue and drive through Londonderry on a daily basis. To solve this, two driveway parking lots for each dwelling are necessary.

(3) As addressed three years ago, big concern will arise during the snow season in winter. The parking restrictions at Londonderry Drive do not cover nights or weekends. The city snow plow truck could not enter the end of Londonderry to clean the snow if there are cars parked on two sides of the Londonderry Drive. This issue had occasionally happened in

the past. Adding 24 residential units will inevitably worsen the situation remarkably and will significantly affect the daily life of the residents on Londonderry.

(4) Let's make a simple comparison between this lot (i.e. 35 Londonderry Drive) with its neighbor "RM4-411"(876 Golf-link Road): (A) the sizes of lot "RM4-411" is much larger than 35 Londonderry Drive; (B) "RM4-411" have fewer units (condos); (C) "RM4-411" owns more parking lots; (D) more importantly, "RM4-411" has its direct car exit to the major road (Golf-link Road) in addition to its exit to the Londonderry drive, which reduces the traffic density. Nevertheless, some residents of "RM4-411" still deliberately park their cars on the Londonderry Drive. Every evening, many cars park at the south side of Londonderry Drive, close to Meadowlands Blvd. This has affected the traffic, especially for the snow-plowing truck in winter. In contrast, the property of 35 Londonderry Drive has smaller lot size, more townhouse units (supposed to build), less parking lots, and most importantly, they don't have any direct exit to the major road. With such comparison, it is very easy to imagine what kind of traffic disaster will affect the Londonderry area once 24 townhouse units are built in such a small "enclosed" lot.

In order to maintain our community healthy and functional, we strongly recommend to reject this amendment, which proposes to build 24 townhouse units in 35 Londonderry Drive. Considering the size and location of this piece of lot, building four to six detached houses, or at most eight semi-detached dwellings would be appropriate and reasonable.

Thank you.

Zhihui and Shihong