

March 20, 2026

Willy and Anne Louise Timmermans

303 Metcalfe St East

Strathroy, ON N7G 1R1

Re: Concerns Regarding Proposed Multi-Residential Apartment
Development at 295-297 Metcalfe St. East.

Dear Mayor Grantham, Deputy Mayor McGuire, and Councillor John
Brennan,

I am writing to express my concerns regarding the proposed multi-residential apartment building at 295-297 Metcalfe St. East, currently under review by the municipality. While I recognize the importance of thoughtful growth and the need for additional housing, it is essential that developments of this scale are carefully evaluated to ensure they align with the long-term well-being of residents and the surrounding neighbourhood.

First, I am concerned about the potential impact on local infrastructure. A multi-residential apartment building in the close proximity of an already very compromised traffic corner consisting of mega trucks, high speeds and increased traffic will significantly increase traffic volume in this area, placing additional strain on an already busy road and intersection. I would appreciate clarification on whether traffic impact studies have been conducted and what mitigation measures are planned.

Second, I have specific concerns regarding water management. Prior to this proposed development; the Developer from 307 Metcalfe St. E. assured us that a swell was to be included in their development plan to control roof run off. This was never built and clearly signed off by the Municipality therefore creating a large amount of ground water in our

back yard. An additional development of this density can significantly alter the current natural drainage pattern, increase more surface runoff for us, and elevate the risk of localized flooding. I would like to know whether a comprehensive stormwater management plan has been completed, including measures such as retention/detention systems, permeable surfaces, and any green infrastructure. It is also important to ensure that the downstream waterway that was dredged approximately 10 years ago is not grown over and protected from erosion, contamination, and increased flow volumes, and that long-term maintenance is clearly addressed.

I am further concerned about compromised visibility at the corner intersection and access points. Increased traffic combined with building placement, landscaping, or fencing could obstruct sightlines, creating safety risks for drivers, cyclists, and pedestrians. It is important that adequate sightline triangles are maintained and that all design elements preserve clear visibility.

I am also concerned about the impact of nighttime lighting associated with a multi-residential building. Increased lighting from parking areas, building exteriors, and common spaces can spill onto neighbouring properties, affecting residents' ability to enjoy their homes and potentially disrupting sleep. I would ask that a detailed lighting plan be required, incorporating fully shielded fixtures, downward-directed lighting, appropriate intensity limits, and controls such as timers or motion sensors.

Additionally, I have concerns regarding privacy and boundary treatment. The height and proximity of a multi-storey apartment building may create direct overlook into neighbouring yards and homes. I recommend that adequate fencing, landscaping buffers, and/or privacy screens be required, along with careful consideration of building placement, window orientation, and setbacks to minimize these impacts.

I am also concerned about garbage management and the potential for increased rodent activity. Higher-density residential buildings generate

greater volumes of waste, and without proper planning, this can lead to sanitation issues. A comprehensive waste management plan should include secure and enclosed garbage and recycling areas, sufficient capacity, frequent collection, and proactive pest control measures.

I also have concerns regarding shared exterior elements along property lines. Where building walls or other structures are proposed close to or on property boundaries, there may be future challenges related to access, drainage, and maintenance responsibilities. Clear setbacks, easements, and legal agreements should be established to prevent disputes and ensure proper long-term management.

I wish to highlight the importance of preserving existing vegetation, including the mature maple tree and cedar hedge located on our property. These natural features provide important environmental benefits such as privacy screening, noise reduction, shading of the house and yard, and contribution to neighbourhood character. Their removal or damage would be a significant loss to adjacent properties. I strongly encourage the municipality to require tree and hedge preservation measures, including appropriate setbacks, root protection zones, and arborist supervision during construction. If removal is unavoidable, clear justification and appropriate compensation through replanting should be required.

There are also broader environmental considerations that should not be overlooked, including impacts on green space, wildlife habitat, and existing vegetation. Thorough environmental review and appropriate mitigation measures are essential.

Additionally, the scale and density of the proposed apartment building raises questions about compatibility with the existing character of the neighbourhood. It is important that new development integrates thoughtfully in terms of height, massing, design, and overall footprint..

Finally, I encourage meaningful and ongoing community consultation throughout the decision-making process. Residents welcome the

opportunity to provide input and receive clear, transparent communication about how their concerns are being addressed.

Thank you for considering these concerns. I respectfully request that the municipality ensure this development proceeds in a responsible and balanced manner that protects the interests of existing residents and the broader community.