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Subject: [EXTERNAL] CONCERNS ABOUT WESTMOUNT MALL (COMMONS)

Ref File OZ-9565

### CONCERNS ABOUT WESTMOUNT MALL (COMMONS)

It is our wish that this letter be added to the city council agenda on Tuesday June 27, 2023. We realize this will become part of the public record with any identifying info redacted.

We Art and Della Bouffard live on Village Green Ave (37yrs) We are very concerned about what's happening to Westmount Mall. It was such a vibrant, bustling mall, with so many stores and businesses. What happened to it?

Now they are proposing a zoning change and construction that could go on for 20+ years.

We were never informed as to this proposal for Westmount Mall. Only people living within 120 m of the Mall got letters.

This will certainly affect more residents of Westmount than those people within that radius.

With the construction of this magnitude, we will be affected.

Pile driving which disrupts the ground and causes destructive damage to surrounding buildings (we already have felt and had damage to our home, when the expansion of second floor and underground parking were done) and it wasn't nearly the magnitude of this project.

There will be a great deal of noise pollution, concrete dust into the environment, which will affect our breathing. We won't be able to enjoy our backyards.

The current sewers were not constructed to handle this magnitude of additional sewage. We are concerned about backups into basements, which has happened in this neighbourhood, when additional homes were built and hooked into original sewers. Not to mention more construction and expensive remedies.

With 3 schools located on Viscount Rd across from the Mall, Saunders Secondary (with nearly 2000 students), Westmount Public School ( with approx 700 students), St Rose of Lima Catholic Elementary School (with over 560 students), this poses a danger to children walking to and from school, as well as other pedestrians. There are no cross-walks from schools to Mall, only 1 traffic light, (which if you have ever driven on Viscount Rd, you'll notice most students, especially from Saunders S S, just walk out into traffic, with no regard to safety. It's only a matter of time until someone is killed and with large construction vehicles not being able to stop on a dime, this poses concern.

There are only 4 ways to get into the Mall, 2 entrances off of Viscount Rd and 2 entrances off of Wonderland Rd.

Already there is a lot more traffic cutting through on Village Green from Commissioners Rd to avoid the congested Wonderland Rd (especially after opening to #401), and it will certainly increase with this project. Wonderland Rd can't really expand as the city let developers build so close to it (especially at Springbank Dr.) Where will the children be going to school, (or are these adult only buildings?). The schools on Viscount Rd are already overcrowded and using portables. Will they be bused to other schools & cause more pollution, ( all we hear is clean up the environment), that sure won't do it, or are they going to expand the existing schools to accommodate the extra students, which means MORE construction.

We don't understand why we have a Planning & Environment Committee, which is supposed to be working for us, if they can't do anything to dissuade these developers from this kind of project.

Downtown is dying with all kinds of vacant/empty buildings (use them and make rentals/condos etc. Why build more and kill our downtown merchants.

The Library was in the Mall temporarily, which was great, many people in neighbourhood could walk to it, a new Library was built on Wonderland Rd, S, with no bus service, so if you didn't drive, there was no way to access it, then it was moved to the Community Centre on Southdale Rd, again most people have to drive to get there. In our opinion Library's should be central and easy to access.

A lot of seniors moved into the apartments across from the Mall, because it was close to good shopping, banks, food stores etc, and convenient to walk to, as many of them don't drive.

We realize something should be done with this area, and understand progress, but not to this magnitude.

Revitalize part of the Mall, and include some good shopping into it. SW London needs it.