

Re: 599-601 Richmond St. Please add this letter to the Council agenda.

Dear Members of Council,

At the last Planning and Environment Committee meeting, Councillor Lehman stated that no one lives near the site of a new proposed development at 599-601 Richmond St. despite hearing from members of the immediate community. In fact, there are apartments above Starbucks, Burrito Boys, in the old funeral building, and above most businesses along Richmond St and Dundas St, for that matter. **In addition, the proposed development at 599-601 Richmond St. was rejected by planning staff because it is an over intensification of the site, and its impacts will resonate across the small neighbourhood of North Talbot.**

Over intensification does not provide good housing. There is no buffering for future residents of that building from street noise, traffic noise, car pollution, and heat.

It would need to be a climate controlled building to buffer against noise and car pollution. This means residents will not open their windows in the summer. Carbon monoxide builds in sealed environments (sick building syndrome) without cross air ventilation.

Urban Planning higher education programs are teaching young planners about sustainability, creating good neighbourhoods and green cities. A 'perfect storm is brewing' between higher educated planners and a Council that may harbour opinions that are stale. In the last two weeks alone, Council has dismissed three staff recommendations.

There was little debate at Committee on this proposed development because a motion was prepared prior to the public meeting. **This particular project at the corner of Richmond and Central flies in the face of balanced debate, and I encourage you to reject Councillor Shawn Lewis' prepared motion and uphold the staff recommendation.** Everyone deserves a better building at this location.

It would be appreciate if you can consider these facts.

- The boulevard that Westdell wants to cut away, currently has trees planted by the city, and they are thriving. Westdell also owns the parking lot adjacent to this development. Any delivery person can use the parking lot to delivery goods, without cutting away at the only green boulevard on the street.
- Larger cities that have long practiced over intensification, such as Toronto, are pulling away from this concept because it does not contribute to the principles of healthy neighbourhoods, streetscapes or living. Currently, city planners are enforcing setbacks and green amenity space, and the immense push back from residents from over intensification resulted in a major political shift this past mayoral by-election.

London City Planners are reflecting the policy accurately and perhaps higher educational teachings that focus on healthier livable cities. Please reject C. Shawn Lewis motion and uphold the planner's recommendation of refusal.

Sincerely

AnnaMaria Valastro