

Brian Timney

London, ON, N6A
5N8

Sept. 26, 2023

Members of the Planning and Environment Committee:

Councillor Steve Lehman (Chair), Councillor Steve Hillier, Councillor Anna Hopkins,
Councillor Skylar Franke, Councillor Shawn Lewis.

City of London
300, Dufferin Ave
PO Box 5035
London, ON
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To the Members of the Planning and Environment Committee:

Re: File OZ-9622 - 50 King Street

I am writing regarding the proposed zoning amendments to allow two apartment buildings on the lot at 50 King St/339 Ridout St. In its present form the proposal raises a number of significant issues about the impact on the surrounding area, and the use of the forks as a recreation area for the whole City of London. I have listed a number of these below:

- Downtown London has been designated as a heritage district, and the area around the Forks was singled out in the *Back to the River* initiative a few years ago. At that time the city acknowledged that the Forks of the Thames, the birthplace of London, should reflect our culture, heritage and history. The *Back to the River* initiative reflected the need to protect and enhance this area. The current proposal would remove almost all of the above ground parking along King Street and would severely reduce access for those who come down to the Forks for their recreational activities.
- There is already an approved plan for a single 28 storey tower at the corner of King and Ridout. Here is link to that detailed brief: (<https://www.middlesex.ca/sites/default/files/documents/50%20King%20Street%20Urban%20Design%20Brief.pdf>) that I'm sure you're familiar with. This brief specifically addressed issues related to the integration of the building into the surrounding area, including the preservation of the integrity of the Forks. The current proposal is for two towers, of 53 and 43 storeys, respectively, including

commercial development, that would take over almost all the space around the Forks and the heritage buildings. The density would be increased almost fourfold.

- There are already issues related to stormwater runoff and sewage overflow in this area. The increased density from such a large development would place an enormous additional strain on the infrastructure
- Thames Street is used as a shortcut from the west of the city and is already very busy at times. The increased traffic flow from the additional units could cause serious problems, especially at the intersection of King and Ridout, which is part of the Bus Rapid Transit system.
- It appears from the proposed plan that the entrances to the parking garage would be on King Street. The recent changes to the traffic flow rules on Ridout, including the prohibition of right-hand turns from Ridout onto King, would mean that anyone wishing to get to the buildings would have to make a loop round York Street to Thames Street and then turn into the building from eastbound King. This does not seem to be very efficient.
- With respect to the buildings themselves, a total of 800 units is proposed, with an allocation of 550 parking spaces. It is quite possible that those without parking space in the buildings would then be forced to use the few spots that might still be available at the corner of King and Thames.

I am concerned that if this project is permitted to go ahead unmodified, it will restrict access and destroy the ambiance of what is arguably London's most attractive asset.

Sincerely,

Brian & Joanne Timney

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