

From:

Sent: Tuesday, October 10, 2023 10:56 PM

To:

Cc: Council Agenda <councilagenda@london.ca>

Subject: [EXTERNAL] Re: councilagenda@london.ca

Please add to Council agenda. Thank you

A. Valastro

Dear Members of Council,

re: Twin Towers at the Forks of the Thames: 50 King St and 399 Ridout St.

There is chatter that Council is pushing the public away and making decisions that are not in their best interest, but instead on monetary interests alone. For example, researchers from Western U. recently publicized a study showing heat domes in London, the hottest being in the downtown core. They did so to assist planners in reducing the health impacts of extreme heat on residents by expanding treed areas. <https://www.cbc.ca/news/canada/london/heat-map-london-ontario-climate-change-1.6939403>

Another study as recently as September 2023 found residents living too close to busy city streets potentially have a greater risk of dementia from traffic pollution.

<https://www.nih.gov/news-events/nih-research-matters/air-pollution-linked-dementia-cases#:~:text=Higher%20levels%20of%20a%20type,lower%20the%20incidence%20of%20dementia.>

There are ample studies that conclude that skyscrapers are bad for the climate and polluting for residents, yet this city is eager to raise as many skyscrapers as possible - a 'wannabe city stuck in the 1950's - rather than a city that is advanced and at the vanguard of great communities.

Skyscrapers are not an example of sustainable urban living. There are many studies that have looked at best practices for building heights measured against the climate change crisis. Below is one and summarized plainly.

The study [Decoupling density from tallness in analyzing the life cycle greenhouse gas emissions of cities](#) published in the Nature journal, concluded that a chain of skyscrapers generates 140% more total emissions during their service life compared with an area with lower buildings with the same number of inhabitants. Density doesn't change, just the height.

Skyscrapers require heavier structures, thicker foundations and greater use of materials with a higher carbon footprint than lower buildings. Building high means using **more materials that must be robust enough** to withstand heights of 400, 600 or 800 meters. This substantially increases the carbon footprint.

Grouping together skyscrapers in the same urban area causes [heat islands](#). When temperatures are high, the heat becomes trapped between the street level and the buildings, **preventing the temperature from cooling naturally when the Sun goes down. London being in a valley, and the downtown being at the lowest point, exacerbates the heat dome we experienced this summer.**

These buildings will also cost Londoners potentially hundreds of millions of dollars in development charges. **Scott Mathers** at the Planning and Environment Committee, when asked three times by **Councillor Franke** 'who pays' the development charges, Mr. Mathers, each time, failed to answer the question clearly. Mayor Morgan answered the question by stating the developer pays the fees up front, essentially a loan, and the city pays the developer back over a number of years. Mayor Morgan failed to inform the public whether the city pays interest on this 'loan'.

I would appreciate if Mayor Morgan would answer the question whether residents pay interest on the loan for Development Charges.

Please build better. Council's decisions are seen as greedy and while many Councillors believe they are in good standing with the public, door knocking will tell you otherwise.

Thank You

A. Valastro