



300 Dufferin Avenue

P.O. Box 5035

London, ON

N6A 4L9

October 17th 2023

Regarding: 50 King St & 399 Ridout St. N

Dear Colleagues,

I want to see as much infill as possible and adding 800 units to the core on a small footage is quite exciting to me. Given the prominence of this location and the hugeness of the building, there is an opportunity to create a legacy with this project, as these towers will become instantly iconic when they are done.

Unfortunately, we are unable to mandate affordable housing. I greatly appreciate the \$500,000 that York Developments have committed to Indwell, which I've heard will be transferred after the approved site plan. Based on my back of the napkin math, if we still had bonusing, we would have secured between 26 to 31 affordable units, which is an estimated cost between \$5.5 to 6.6 million over 50 yearsⁱ. This location will also be receiving between \$15.6 to \$21.1ⁱⁱ million in tax supported community incentive funding (depending on bedroom counts).

York Developments is making out quite well with this development proposal. That's good, we want developers in the downtown doing well. **However, we can, and we should be asking for more.** I'm happy to have 800 units downtown, and I'm fine with the height, but I would like the city and the community benefit from this development as much as York Development will.

While I agree with the comments at the PPM that the construction of high-rise buildings create a lot of emissions. That said, infill and density decrease the long-term operating emissions of the residents. It is hard to calculate the "embodied carbon" included in the construction of the towers, versus the long-term operating emissions (transportation, heating, waste), but we can mitigate embodied carbon through design and material choices. We know that residents who live in walkable neighbourhoods create less emissions, because they can walk, bike, bus and roll to work, school and shopping.

Therefore, in recognition of the incredible investments in this location from the community improvement plans, as well as mitigating the environmental impacts of these towers, I have proposed a few amendments for site plan authority to review and ideally enforce. Building sustainable high-rises is not new, in fact many towers across North America have sustainable practices dating back to the early 2000'sⁱⁱⁱ.

I hope I have your support on the following amendments for current and future generations (my additions in yellow).



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The Site Plan Approval Authority BE REQUESTED to consider the following matters through the site plan process:

- i) Provide a publicly-accessible, barrier-free path of travel from Ridout Street North to the Thames Valley Parkway and Ivey Park;
- ii) Provide building entrances from the residential lobbies to King Street;
- iii) Provide a minimum transparent glazing on the ground floor of 25% on abutting King Street for Tower 2, a minimum of 40% abutting King Street for Tower 1, and a minimum of 60% abutting Ridout Street North for Tower 1;
- iv) Utilize visual markers, etched or stained glass to provide bird-friendly glazing, complying to the bird friendly CSA standard;
- v) Implement mitigation measures recommended from the wind study to minimize the impacts of wind on outdoor amenity areas and pedestrian areas;
- vi) Provide a minimum 1.0m stepback of the podium above the third floor for Tower 1: adjacent to the existing courthouse, along Ridout Street North, and along King Street;
- vii) Provide a Building Condition Assessment and Strategic Conservation Plan;
- viii) Implement construction monitoring for archaeological resources;
- ix) Provide and implement a Temporary Protection Plan prior to and during construction, to evaluate impacts on the existing heritage buildings;
- x) Provide a Commemoration Plan to recognize the historic significance of the site through cultural heritage interpretative signage, features, and other design elements.
- xi) Provide parking underground and ensure there are no blank walls associated with the parking structure;
- xii) Provide landscaped terracing towards and along Ivey Park that addresses the change in grade and provides for active uses
- xiii) Implement a robust solar installation along sides and tops of Towers and include a minimum of 10% EV charging stations in underground parking
- xiv) Ensure a level of LEED or similar green certification is achieved

Thank you for your consideration,

Skylar Franke
Ward 11 City Councillor

ⁱ The "lift" would be 26 floors, est 10-12 units/flr, 260-312 additional units, 10% = 26-31 affordable units, which at 80% AMR for 50 years, assume all 1 bdm, avg rent is \$1,774/mth currently so 80% AMR would be \$1,419/mth, the difference is \$355 x 12 mths = \$4,260 x 50 years = \$213,000. Therefore, \$213,000 x 26 units = **\$5,538,000** or \$213,000 x 31 units = **\$6,603,000**

ⁱⁱ Residential Development Charges Grant and Rehabilitation and Redevelopment grant programs

ⁱⁱⁱ For more ideas and inspiration, [check out this article](#) about sustainable high rise development.