

From: ANGUS JOHNSON

Sent: Monday, November 20, 2023 5:16 AM

To: Council Agenda <councilagenda@london.ca>

Subject: [EXTERNAL] For the agenda Nov. 28 Re. Proposed Development: 1990 Commissioners Rd. E. and 2767 Doyle Dr.

Please add the letter below to the agenda of the November 28 London council meeting

From: Angus Johnson

I give consent for this email to be used and made public for council to vote on this issue.

Subject: Re. PEC Report Item "1990 Commissioners Rd.E. and 2767 Doyle Dr."

I am opposed to council giving approval to proceed with this development as it is described below (2.1 "Development Proposal" Fig. 3):

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=104623>

If approved this proposal will allow the builder, "Lux Homes Design & Build" to remove twenty-two mature trees from this property. Currently the grove of trees extends north-south in a band slightly west of the center of the property. Most of the trees are in an area that is actually planned for parking. In fact it appears that a row of young trees will be planted along the edge of a parking area where these mature trees are growing now. With little change to the plan, trees could be left as is with a minor loss to the parking area which currently is planned for almost 1.5 spaces per unit.

OR, the builder could actually add value to this property by utilizing these trees in a redesigned amenity area. The current proposed "amenity" area is a greenspace enclosed on three sides by parking with no shade. It will afford occupants and their children the amenity of sitting in the summer unprotected from the sun and breathing car exhaust. If the trees were instead incorporated in a greenspace commons amenity area it would provide features that could be very attractive to prospective buyers. Removing trees actually amounts to removing value from this development.

These are the only mature trees left in this entire subdivision and London cannot at this point afford to lose any mature trees from its limited canopy. These trees are reducing green house gas emissions at a rate of 50 lb a year per tree. It will take 25 to thirty years for sapling 'replacements' to begin to fill that role. We have a climate crisis now we can't wait thirty years to start removing emissions.

Angus Johnson

Greenspace Alliance