

From: Bill Templeton
Sent: Friday, April 19, 2024 11:57 AM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Highrise at 735 Wonderland

Good morning,

I want to express my concern for the application to build a high-rise at 735 Wonderland, on the site of the current Swiss Chalet. Anyone who lives in, shops in, or simply passes through that area of the city can tell you that traffic on Wonderland is appalling, a constant issue all day long. The intersection at Wonderland and Beaverbrook is especially busy, being just at the foot of the railway overpass, and Beaverbrook is certainly not adequate to become a major traffic artery. I am frankly astonished that this project could be approved without doing a study of the impact it would have on local traffic. This is a perfect example of development in London being driven by appeasing wealthy developers who want to line their pockets, not by providing the citizens with needed services or improvements, or even thinking about how it could make existing problems much, much worse.

At the very, very least, this project and further development in the area needs careful studies of traffic impact and expansion of transit services. That's such a low bar that council should be ashamed if it doesn't exceed it.

Has council considered how many of these new units are going to be affordably priced for Londoners? And by "affordably priced", I don't mean a small percentage of the units going at slightly under the market rate – I mean how many are geared to income? Because if the answer is "none", then we're back to who exactly this new development is actually *for* -- citizens who need affordable housing, or rich developers who want more money? Building more high-rises for the affluent isn't going to help the housing crisis, because people with money aren't the ones who can't afford a place to live. Working class Londoners can't put a roof over their heads, and they need council to step up and support development that's focused on affordability and accessibility via transit, not more luxury condos.

It's a slap in the face to every working Londoner if you can't even pretend to care about these things.

I give my consent for these comments to be included in the agenda package, April 22.

Thank you,

Bill Templeton