

From: Laura Kaufman

Sent: Friday, May 31, 2024 9:53 PM

To: Council Agenda <councilagenda@london.ca>

Cc: Trosow, Sam <strosow@london.ca>

Subject: [EXTERNAL] Re: OZ 8693 – 193-199 College Avenue - On Council Agenda for June 4th 2024

May 31, 2024

Dear Mayor Morgan and Council Members

Re: OZ 8693 – 193-199 College Avenue - On Council Agenda for June 4th 2024

I consent to this being on the agenda.

I am a resident of the Bishop Hellmuth Heritage District and as such, local to the property at 193-199 College Ave. The above captioned proposed development is not compatible in size for the area and is not consistent with and does not conform to:

- the London Plan (Current Official Plan)
- the Official Plan of 1989
- the Near Campus Neighbourhood (NCN) Policies
- the Provincial Policy Statement, 2020

The London City Staff has recommended to refuse this application based on the following points -

- the proposed bonusable features are not commensurate for the density of development
- Requested amendments are not in conformity with the 1989 Official Plan or The London Plan
- Proposed density and height are inconsistent with policy and out of character with the existing residential neighbourhood
- Parking concerns
- Design not in keeping with the character of the neighbourhood
- Impact on adjacent heritage properties
- Over-intensification
- Increased traffic

Based on the above points I request that you vote against this development. Accepting this proposed development will create a disregard for the London Plan and area specific policies, Heritage Districts and heritage property designations and could set a dangerous precedent for all low density neighbourhoods. Although neighbourhood intensification is necessary to grow the city, it must be done with consideration of the

existing neighbourhoods and city policies. This development does not conform to policy and is not compatible with the neighbourhood.

Regards,

Laura Kaufman
London ON