

02Jun2024

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

Dear Mayor Morgan and Council Members

I consent to be on the agenda.

My name is Marianne Tanton. I am the owner with my husband Steve of [REDACTED] and also the owner of [REDACTED] at the corner of St George St and College Ave. Our properties are directly next to the proposed development.

I would like to express my strong opposition to the proposed development at 193 - 199 College Ave.

I am not against development, but the proposed development is too big for the area and is not consistent with or 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

I was at the public meeting on May 22nd and would like to address one of Deputy Mayor's comment that, in my opinion, is inaccurate. Deputy Mayor stated that the area is arguably already at high density. There are indeed a few buildings in the area but none that close or this invasive to single family homes. There is one 3 ½ storey building (not 4 storey) on the block. The building was built in 1929, fits in the historical neighbourhood, does not have any balconies, is only 12 units and meets the current zoning.

A few other buildings can be found in the neighbourhood, none within the affected block and none with balconies facing neighbors' backyards. The higher storey buildings are set back, with plenty of land separating them from single family homes. The Marian Villa/St Mary's 6 storey building sits on its own block with no balconies, the main entrance is set back on Grosvenor St, and its residents do not have cars, not impacting neighbourhood traffic.

The College Ave street is too narrow – two cars can barely pass each other - and will not be able to properly accommodate the increased traffic that includes truck deliveries for Marian Villa / St Mary's hospital.

The proposed building will create shadowing and isolation of our property.

I support the London City Staff recommendation to refuse this application and urge you to vote against it.

There seems to be a recent bias towards development. I understand there is a need for additional housing development, but it needs to be done right. Rushing through the process and rubber-stamping applications is not what we expect from our elected Officials. The goal of adding 47,000 units should not negate the due diligence and evaluation of the suitability of applications in the context of the existing city plans and neighbourhood's policies.

I urge Council to review the proposed application. Accepting this proposed development will create a disregard for the London Plan and area specific policies, and could set a dangerous precedent for not just ward 6, but for all neighbourhoods.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Tanton', with a stylized flourish at the end.

Marianne Tanton

London, Ontario