

**From:**

**Sent:** Sunday, September 8, 2024 10:30 PM

**To:**

**Cc:** Noll Stevens; PEC <[pec@london.ca](mailto:pec@london.ca)>; Gayle Harrison

**Subject:** [EXTERNAL] forgot the photos 3.7 Protected Major Transit Station Areas Zoning Review (OZ-9749)

Dear Members of Committee,

Attached are two photographs of a new development on Talbot by Drewlo. The photographs were taken on the corner of Mill Street and Talbot Street, immediately across the street from the building.

**This report is proposing a spaghetti string of highrises along major thoroughfares throughout the city creating a wall of buildings up and down our major streets. Staff are suggesting that the intensity of these buildings will be reduced through the optical illusion of street level 'podiums'. Staff suggest these 'podiums' will bring the building down to 'human scale' at street level and hide the density immediately behind. As you can see from the photos, this concept is false. This building in the photos is only 14 floors high, but the density makes it overwhelming. It is already nicknamed the 'prison' or Cook County Jail.**

People are not 'nimby' when they raise concerns about tall dense buildings in their neighbourhoods. Dense buildings create hard shade that prevents sunlight from reaching adjacent properties. The lack of sunlight removes the possibility of growing gardens and trees. It interferes with rain and air currents. In the winter, it blocks warming sunlight, and the hard shade delays the melting of snow. ***If density was done 'right' with legal setbacks enforced, creating open space between buildings and not having buildings breathe down on people's homes, there would be less resistance. But density is not done well and people do not trust this council to do it well.***

What is on offer in this report, reduces people's housing choices. Living in highrises is not for everyone. Children play in hallways because there is no safe open space for them to play that is shaded. Residents that live in units facing the street receive high doses of toxins from car exhaust. There is ample emerging scientific evidence that shows these individuals living on busy streets breathe enough polluted air that they are at higher risk of developing chronic illnesses.

The City of London has adopted the Ford govt. housing strategy dependent on creating a housing **glut** to bring down housing costs. It is failing miserably because it fails to acknowledge that private sector housing is a business. The private sector is not responsible for social housing. A housing glut will trigger a pause in builds if investors cannot get the return they desire on their money. It is simple economics.

**Affordable housing must be built by governments and that's where your focus should be.** The population of London will follow emerging trends across all major cities in Canada that are now seeing populations declines and/or a slowing of increased population growth. It is unwise to plan a city on a trend of rapid growth that cannot be sustained.

Finally, this report is over 500 pages and posted for broad public review last Wednesday giving the public only a few days to respond. I personally could not even open the report to its full length. The lack of public outreach and consultation is appalling and equally appalling for the review of the proposed Transit Village at Richmond and Oxford.

**Public consultation is strategically being abandoned at the stakeholder level,** and narrowed down to only 5 minutes at a PPM where they are called NIMBY. This could not be more rude and offensive. The entire PPM experience has become demeaning, talking to members that do not respond to their concerns and go through the motions of listening only.

This city is losing its character because we have a Council that cannot pause, show leadership or create a unique city.

I have provided a link to a CBC National Report on housing affordability for your reference.

"Affordable housing is vanishing. Are these landlords to blame?"

[https://youtu.be/LxNBvgC\\_zXQ?si=fLCtP\\_Epm3IPojBq](https://youtu.be/LxNBvgC_zXQ?si=fLCtP_Epm3IPojBq)

AnnaMaria Valastro



