

**From:** Noelle Tangredi

**Sent:** Wednesday, September 18, 2024 9:47 AM

**To:** Council Agenda <councilagenda@london.ca>; Trosow, Sam <strosow@london.ca>

**Subject:** [EXTERNAL] Please add to the Sept 24th Agenda

I give my consent for my letter to be on the public agenda

Dear Council Members,

I am writing to express my opposition to the proposed bylaw permitting four-storey stacked townhouses on neighbourhood connector streets. While I understand the need for urban growth, this decision feels rushed and lacks the necessary time for thoughtful planning and community consultation. Rapid approval risks hasty implementation, which could have long-lasting, detrimental effects on our heritage neighborhoods.

Existing heritage homes in Old North are structurally sound and contribute to the distinct charm of these areas. Since very few (if any) empty lots are available, we can assume that developers will be purchasing houses for demolition. Demolishing heritage homes would disrupt the streetscape and add unnecessary waste to our landfills, contributing to environmental damage. Additionally, the largest structures will require extensive paving in backyards to allow for parking, which could lead to increased flooding due to reduced permeability and greater stormwater runoff.

Furthermore, developments such as these in near campus neighbourhoods will appeal to landlords renting by the room to students. This shift away from smaller, affordable family homes could decrease the availability of family housing and diminish the sense of community, potentially devaluing property prices.

I urge the council to consider alternative approaches, such as:

1. **Utilizing parking lots and already vacant lots:** These spaces are prime locations for new housing without displacing heritage homes or altering the existing streetscape.

2. **Scaling developments** to ensure that new builds are more in line with the neighborhood's aesthetic and scale, preserving the character that makes these areas attractive in the first place.
3. **Encouraging rental or sale to families:** New developments should be designed to attract families rather than students, who already have numerous housing options available. This would help strengthen community ties and support long-term growth.
4. **Targeted development:** Instead of allowing developments on all connector streets, consider carefully selected areas where higher-density housing would have minimal impact on heritage homes and obliteration or damage to natural spaces (such as the north side of Huron that backs onto the ravine above the Thames).

These alternatives offer a more balanced approach, supporting growth without compromising the unique qualities of our neighborhoods. Once our historic homes are demolished, they are lost forever. Is this the lasting legacy that this council wishes to leave behind?

Sincerely,

Noelle and Peter Tangredi