

From: Fernand Fontaine

Sent: Wednesday, September 18, 2024 5:17 PM

To: Council Agenda <councilagenda@london.ca>

Cc: Trosow, Sam <strosow@london.ca>; City of London, Mayor <mayor@london.ca>; McAlister, Hadleigh <hmcAlister@london.ca>; Lewis, Shawn <slewis@london.ca>; Cuddy, Peter <pcuddy@london.ca>; Stevenson, Susan <sstevenson@london.ca>; Pribil, Jerry <jpribil@london.ca>; Rahman, Corrine <crahman@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Van Meerbergen, Paul <pvanmeerbergen@london.ca>; Franke, Skylar <sfranke@london.ca>

Subject: [EXTERNAL] Sep 24th council meeting - 4 storey stacked townhouses

We give our consent to include the comments below in the public agenda of Sept 24 2024.

As ratepayer and voter, we strongly oppose the initiative to allow 4 storey staked townhouses as a matter of right on the collector streets, specially in the Old North and the Near Campus neighbourhood.

In a grid system like in the old north, it never made sense to designate streets designed with a small width (2-3 lanes) as "collectors"; in a grid system, traffic finds its own way in, out and around; calling such streets "collectors" without modifying them to handle the extra traffic was a major mistake as it does not make them "collectors" by magic, and it destroys neighbourhoods.

Voting yes to this initiative will prove again that the City council is fixated by a short term vision. It is clear that in the Near Campus neighbourhood, such stacked houses will turn into student rentals, and will not help the housing shortage problem that is being dangled, but rather add to the current problem the neighbourhood (and the City)

suffers due to a grossly unbalanced mix of resident caused by the high concentration of student population that has been allowed to grow.

Has anyone thought that in many of these streets, and specially in the Old North and Near Campus neighbourhood, the basic infrastructure may not be able to handle a quadruple increase of the population. For example when was the sewage and storm water system updated? some were designed and installed 80 plus years ago, sized to handle residential detached homes with a family of 5 or 6; such an initiative increasing the density by a factor of 4 is a recipe for disaster, given that the city already has a hard time just to fix the roads; and what about car parking, traffic, electrical distribution system just to name a few?

A yes vote will bring in the city the same kind of catastrophe that we currently endure as the Canadian infrastructure, health services, schools and other services suffer because they have not been sized and prepared to handle the large growth in population that was caused by federal policy. A yes is clearly not a solution, it is a significant problem for the future as its harm can only be undone a great cost.

This initiative must be turned down for the sake of the City's future; it is clearly one of these initiatives that will decide how we will vote next time.

Fernand and Meredith Fontaine,