

From: lynne kelly

Sent: Sunday, September 22, 2024 11:08 PM

To: Council Agenda <councilagenda@london.ca>

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

Subject: [EXTERNAL] Stacked townhouses on connector streets

Dear Council Members,

We are writing to express opposition to the proposed bylaw permitting four-storey stacked townhouses on neighbourhood connector streets being automatically passed with out further consideration and assessment. This seems to be a rushed decision without clear assessment of the desired outcomes and impacts.

Some of the points that need much further consideration:

1. Considering an entire street rather than certain sections. An example is Colborne Street where the southern sections are very different than the northern ones. There certainly is space on the southern sections but the north section does not have space for townhouses and therefore will likely never provide extra housing of this type. Blanket approvals of entire streets without assessing the differences of the areas is not good planning.
2. Scaling developments to ensure that new builds are more in line with the neighborhood's aesthetic and scale. A townhouse should not be significantly higher than the surrounding accommodations. If a house is not allowed to be that high, the townhouse should not be either.
3. Why only the connector streets? There are many streets in these areas that actually have far more space than these connectors, both in the width of the streets and the size of the lots. Why not include these areas in consideration, rather than overwhelming the connector streets yet again. An example is Colborne Street having the bike lane, bus lane and fire station. This street already has more traffic than it can handle, resulting in problems of speeding, congestion's at intersections and dangers to pedestrians.

4. Targeted development: examine facilitating converting existing single houses to multi units—make it easier to make basement suites, second story units or backyard nanny suites. This would enable more housing more quickly with limited impact on existing structures and areas.

We are not opposed to increased housing density but are concerned that a blanket statement with limited understanding of the uniqueness of each area and without a proper understanding of the desired outcomes will not benefit anyone.

We do give consent for our letter to be in the public agenda.

Sincerely,

Lynne and John Kelly