

From: Jack Edwards
Sent: Sunday, September 22, 2024 11:24 AM
To: Council Agenda <councilagenda@london.ca>
Cc: Trosow, Sam <strosow@london.ca>
Subject: [EXTERNAL] PEC Land Use Changes

Hi,

I give consent for my comments to be in the public agenda.

I am writing to share my feelings on the proposed planning changes regarding 4-storey stacked townhouses.

To put it simply, I agree that we need density. And I hope the council continues to seek smart, impactful opportunities for improving the application and approval processes for new, dense developments. Long has London enjoyed growing out, rather than up.

However, I cannot agree with the method chosen regarding blanket rules for these connector streets. To proceed with planning changes that effect neighbourhoods and residents, without public consultation is wrong.

This all seems rushed, and in particular it seems strange. Why are we pushing for zoning changes that will likely have a negligible impact on density, without consultation?

The housing accelerator fund deal was made a year ago. So what has happened? Why are we at such a risk to lose funding? Why must we pull the wool over residents eyes and push major planning changes without consultation?

I fear that instead of looking at our core issues as a city, we are taking the easy way out. This planning change feels like virtue signalling in an attempt to gain government favour and secured funding. I do not believe the ends justify the means in this case.

Lets refocus on what will have the largest impact. I realize these suggestions are not easy, but we need you to be courageous and not take the easy route. I'll list a few suggestions here.

1. Block all new large scale single home developments. Only allow medium to high density. The amount of new "McMansion" developments on our cities boundaries is silly, the area of land taken could house 10 times the people.

2. Focus on fixing the various, social and economic issues that make our downtown unattractive to residents, developers, etc.

3. Focus on setting guidelines regarding affordable housing. This will force developers to consider townhouses, small apartments etc - instead of continuing to build large, profitable single family homes.

4. Set new sustainable building guidelines for new developments within the city. This, like the affordable housing guidelines, will force developers to consider medium to high density projects. It is far easier and cheaper to build an apartment building with sustainable features, rather than a single family home.

I would ask the council to consider blocking this proposed land use and zoning change, until proper public engagement has taken place.

Jack Edwards

Ward 6 Resident