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From: Sue Litke <

Sent: Friday, September 20, 2024 9:57 AM

To: City of London, Mayor <mayor@london.ca>

Cc: Hopkins, Anna <ahopkins@london.ca>

Subject: [EXTERNAL] Amendment to allow 4-story stacked townhomes on Connectors

Hello Mayor and Councillor Hopkins:

As a resident on Sunray Ave in Lambeth, I am very concerned to hear about this proposed amendment to allow construction of 4-story townhomes on a street such as ours, and similar throughout London.

We need to be able to have public input on this. Therefore I would like to request this subject be added to a meeting for public consultation.

We already have traffic using our street as a shortcut to Colonel Talbot with all the constriction, and cars zooming through at 60km an hour I'm sure, with no sidewalks on our street to mitigate the risk of injury to children on bicycles, families with pets, or with strollers, walking through the neighbourhood. Adding such multiple family dwellings will simply add to the traffic problems already here, and compounded or made worse by the reduction of our Main St to 2 lanes from 4, when our area is a through-way from London to areas west of here. That was a very bad decision on its' own but we can't afford to make it even worse.

There are many areas of the city with houses of questionable integrity - all along major streets such as Hamilton Rd, Adelaide St, Wellington St, Wharncliffe, and Commissioners Rd etc which are much more suitable for this type of development of 4-story towns. These areas are already mixed use with some commercial properties. A nice new construction in their place would add value to lower-value areas and improve those neighbourhoods more. Why devalue an area with existing quality homes instead, since we know that will be the result.

This proposal also just doesn't make sense to residential-only streets. I see some towns being built on Main St in Lambeth, beside existing commercial property and yes, that makes sense.

I believe this is political posturing and simply an attempt to detract from the fact the city has done no building of new public housing in 50 years time. And older units go unrepaired and unliveable, from a lack of focus and will to do better. Patchwork and bandaids solutions clearly do not help over the long term. If a motel owner can afford to keep a property viable with long term residents staying there, why can the city not build similar strip housing of bachelor style apartments, or indeed purchase a few existing motels for this purpose? There must be better ways and more time spent on finding real solutions to housing disparity in our city.

I would rather the city purchase a neighbourhood 4-bedroom home and make it available as a senior group home or turn it into a duplex, for instance. If the City of London can't be a developer, maybe it's time the city became a landlord and put homes in our community within the reach of single parents, seniors, young families that otherwise couldn't. Maybe a rent-to-own plan with low or zero down payment option for instance? There are so many ways to get things done without jumping to unreasonable patchwork solutions, other than what is being proposed. Habitat for Humanity can do it, why not a large Corporation such as the City with its greater resources.

Therefore I request to add this topic to Sept.24 meeting agenda. I would like to have my letter added to the agenda regarding Item 3 Scheduled Item 3.6 c on page 412 of the agenda from September 10th 2024: Permit stacked townhouses up to four storeys in height along all streets classified as Neighbourhood Connectors.

Thank you for your time and consideration, and have a good day,

Susanna Litke
London ON