

From: Leann & Jane

Sent: Friday, May 24, 2024 10:52 AM

To: PEC <pec@london.ca>

Subject: [EXTERNAL] Proposals along Wonderland Road and vicinity

I am writing to express my concerns for 3 proposals for the west end of the city. They are:

- 530 Oxford Street West
- 323 Oxford St. W & 92 & 825 Proudfoot Lane
- 735 Wonderland Rd N

My concerns are due to the density of the developments proposed and the impact they will have on an already congested road way, particularly Wonderland Road. I applaud the use of infill but each proposal is considered in isolation of the others.

First, the traffic survey for each proposal indicates that there are currently issues with traffic in the area. Suggestions are made to ameliorate these issues but, only for the specific proposal. There seems to be a reliance on public transit to mitigate the anticipated traffic issues in the proposal as there are several times that a “transit village” is mentioned in the proposal for the 530 Oxford Street West and 735 Wonderland Rd N. There is no evidence to support this suggestion.

Secondly, we have a housing shortage for lower income people specifically. The high rise developments proposed on Oxford and Wonderland do not indicate that there will be any low income units in these buildings. This needs to be a requirement for ALL new buildings. Thirdly, I question the need to have such tall structures. I am aware that the city is undertaking a review of building heights. I would urge a consideration for limiting the heights to 12-15 stories to be in keeping with already existing apartment buildings in the area.

The concerns I have do not permit me to support the approval of these developments as proposed. As a life long resident of London I have watched the continued sprawl and development of London destroy many neighbourhoods. The high density proposed in these projects will overwhelm the existing capacity of the roads in the area posing a risk for public safety and a further deterioration of the neighborhood feeling.

I urge you to look at all the proposals together and consider the impacts on the community as a whole.

Respectfully,
Jane Cox