

Good Morning Council,

I am writing as an advocate on behalf of residents in the Carling Heights community regarding the proposed development at 929 Cheapside Street.

The requested variances for this project would significantly diminish the character of our neighbourhood. There are currently no six-storey buildings along Cheapside Street between Clarke Road and St. George Street, and introducing one would be entirely out of scale with the existing streetscape.

As our elected officials, we ask that you continue to hear and consider our concerns. Current data shows that London has one of the highest apartment vacancy rates in Canada in recent years, alongside a rising unemployment rate outside of pandemic years. This raises important questions about the necessity and appropriateness of this level of intensification in this specific location.

On March 10th, residents' voices were clearly heard. Neighbours advocated that there is no six-storey building anywhere along Cheapside Street in the capacity being proposed. From St. George Street to Clarke Road, the absence of buildings of this height demonstrates that the proposal is not consistent with the existing built form. It raises serious concerns about how this could be considered an appropriate or effective zoning change. We also appreciate that Councillor Susan Stevenson, along with three other Council members at that meeting, expressed concerns and did not support the proposal.

The proposed development does not conform to the established character of the area, which consists primarily of single-family wartime homes. The site is also situated near a church directly across the street and a school within one block, further emphasizing the need for compatibility and thoughtful planning.

The applicant is requesting multiple variances because the proposal does not align with existing zoning or the policies outlined in the London Plan. Specifically, Sections 193, 252, and 255 emphasize compatibility and appropriate transition. Policy 255 clearly indicates that a six-storey building does not provide a suitable transition to adjacent one-storey homes.

Additionally, the proposed density of approximately 105 residential units reinforces concerns about overdevelopment. The need for relief across several zoning standards—including height, density, setbacks, lot coverage, and parking—demonstrates that the project is not appropriately scaled for this site. Rather than fitting within existing planning controls, it attempts to override them.

Parking remains a significant concern. Nearby streets such as Sterling, Barker, and Clifford already experience limitations, and there are concerns from the congregation at Knollwood Park Baptist Church regarding overflow parking impacting both their property and operations.

Approval of this proposal would set an inappropriate precedent, suggesting that R8-4 zoning and mid-rise developments are acceptable within low-rise neighbourhoods regardless of context. This undermines the intent of the London Plan and could encourage similar incompatible developments adjacent to R1 areas across the city.

Carling Heights is a long-established community, home to residents who have lived here for decades—including seniors, veterans, and young families. We ask that you help preserve the integrity and livability of our neighbourhood.

In accordance with London Plan policies 193, 252, and 255, I respectfully request that City Council refuse the proposed development by Corley Developments and Monteith Brown Planning Consultants.

We rely on you, as our elected representatives, to advocate for and protect the interests of your constituents.

Thank you for your time and consideration.

Sincerely,

Ann Wild