

Dear City Councillors,

I am writing you to express my objection to the Zone change and by-law amendments for the proposed building on 929 Cheapside St. Z-26003.

The developer is requesting a zone change from zone CC1(2), R1 to R8.4() Special provision (to allow for 6 stories +) with multiple Zoning By-law Amendments

- Front Yard Depth (minimum) of 4.5 meters (after road widening dedication), whereas 8.0 meters is required;
- Exterior Side Yard Setback (minimum) of 0.5 meters, whereas 8.0 meters is required;
- Rear Yard Setback (minimum) of 5.5 meters, whereas 7.2 meters is required;
- Lot Coverage (maximum) of 50%, whereas 40% is permitted;
- Landscaped Open Space (minimum) of 20%, whereas 30% is required;
- Height (maximum) of 21.0 meters, whereas 13.0 meters is permitted;
- Density (maximum) of 310, whereas 75 units per hectare is permitted;
- Parking Ratio (minimum) of 0.43 spaces per units, whereas 0.5 spaces per unit is required;
- Bicycle Parking Requirement (minimum) of 33 spaces, whereas 0.90 long-term bicycle parking spaces per dwelling unit (95 spaces) are required;

In conclusion:

The building and density proposed is too big for the lot. The number of Parking Spaces and Bicycle spaces are inadequate. The height is out of character for the neighborhood and infringes on private property. The proximity to the neighbors and their private property is invasive. The lack of Landscaped open space is not good for the local environment, neighbors or the tenants of the proposed building. Simply put, this building is too big for the lot and the neighborhood.

London was renowned as the Forest City, environmentally friendly, a great place to raise a family. We need to focus on maintaining these characteristics in our neighborhood. This means respecting the characters of individual neighborhoods. Modernization is only good when done in moderation and with respect to the surroundings.

The government incentives have encouraged developers and City's alike to rush projects that may not be in the best interest of local citizens. This seems to be one such project.

As such, I ask that City Council vote against the rezoning and amendments requested.

Respectfully,
Ward 4 Resident