

Hello Susan

I won't be able to attend the March 31 meeting I am writing to formally voice my opposition to the proposed 6-storey residential development at 929 Cheapside Street. While I support the need for increased housing density in London, the current proposal is fundamentally incompatible with the established character and demographic needs of this specific area.

My objection is based on the following specific data points:

1. **Critical Demographic and Housing Mismatch** The proposed unit mix does not align with the needs of this community or the potential of the land.
 1. **Unit Mix:** 77.1% of the building (81 units) consists of 1-bedroom apartments that are 590-670 sq ft based on drawings. Only 22.9% (24 units) are 2-bedroom that are 800-915 sq ft.
 2. **Context:** The surrounding neighborhood is composed of small "war-time" homes with 2–4 bedrooms. These are occupied by long-term residents (many living in the area over 50 years) including families and retirees.
 3. **Missed Opportunity:** Located one block from a school and within walking distance of grocery services, this site is ideal for "Missing Middle" family housing. Instead, this proposal introduces small (590–670 sq. ft.), single-occupant units that foster high-churn residency rather than community stability.
2. **Scale and Aesthetic Incompatibility** The proposed structure creates a jarring transition in the streetscape.
 1. **Height:** The proposal is for a 20.6-metre, 6-storey modern block.
 2. **Neighbourhood Profile:** Current homes are largely 1 storey, with a small footprint. They are traditionally designed brick or siding homes.
 3. **Character:** The modern design does not respect the architectural heritage of the area's modest, mid-century homes, instead it represents an overwhelming visual and structural mismatch.
3. **Inadequate Parking and Traffic Infrastructure** The Traffic Impact Assessment (TIA) fails to account for the functional reality of a high-density building in 2026.
 1. **Parking Deficit:** The plan provides only 46 parking spaces for 105 units (0.44 spaces per unit). This deficit will force overflow parking on residential side streets.
 2. **Traffic Flow:** The TIA neglects the "gig economy" traffic generated by 105 units. The assessment does not factor in the daily volume of delivery vehicles, rideshares, and couriers, which will significantly increase traffic within Knollwood Park Public School's school zone.
 3. **Transit Limitations:** While there is a transit stop in front of the site, it does not mitigate the vehicle requirements of the working adults targeted by this development.

Conclusion The 929 Cheapside proposal prioritizes unit density at the expense of neighbourhood compatibility. A 6-storey building dominated by 1-bedroom units is the wrong fit for a school-adjacent, family-oriented community and does not support the very families and schools that make this neighbourhood a desirable place to live.

In its current form, this plan prioritizes maximum unit count over community compatibility. I request that the committee reject this application and advocate for a lower-scale development that offers a unit mix that supports long-term residency.

Respectfully,
Sarah Wild-Coles

