

August 31, 2016

Dear Mr. Turner ~

As you are both my local councillor and a member of PEC, I wanted to touch base with you with my concerns about the **Camden Terrace** issue.

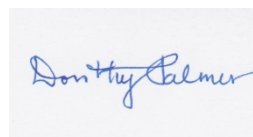
I'm sure that you've received a surfeit of emails about the grim ugliness of the proposed high-rise, the Smash & Grab approach of the Toronto-based architect, and the deliberate neglect of the property.

My concern is somewhat more practical. Rygar has produced a series of glitzy brochures and elevations showing slabs of concrete and glass. But ... thus far, the developer has only committed to an initial nine-storey structure, much of which is PARKING! [I can hear Joni Mitchell lyrics in my head]

This is unconscionable. We have a plethora of parking lots and structures in London already. More importantly, in situ parking is going the way of the dinosaur. Forward-thinking urban planners are already looking to re-purpose existing dedicated parking spaces, as the autonomous car revolution approaches. And this is NOT science-fiction.¹ Elon Musk predicts that driverless cars will transform our approach to parking within the next ten years.

So, while the developer emphasizes that Camden Terrace is old and has outlived its usefulness, it's really his proposal that is behind the times. We would be demolishing an authentic piece of local architecture for a structure that will probably be outdated in less than two decades. Exactly what "progress" are we making room for?

Respectfully,

A handwritten signature in blue ink that reads "Dorothy Palmer". The signature is written in a cursive style and is set against a light blue rectangular background.

Dorothy Palmer

133 Bruce St.

¹ *Some urban thinkers told me that 15 years from now, autonomous vehicles will have erased the need for up to 90 percent of our current lots. "There is more parking today in American cities than they will ever, ever need," Tumlin says. It'll vanish as human driving vanishes.*

<http://www.motherjones.com/environment/2016/01/future-parking-self-driving-cars>

<http://www.techworld.com/personal-tech/huge-impact-driverless-cars-will-have-on-parking-urban-landscapes-3637704/>

AVs would drop and collect passengers when required, decreasing demand for nearby parking. Many will be in continuous operation and will not park at all, or will return to depots in less expensive locations where more land is available. Cars with no drivers can park more closely together. New parking lots will be much smaller and existing parking capacity could be doubled.

https://www.lta.gov.sg/ltaacademy/doc/J14Nov_p12Rodoulis_AVcities.pdf