

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.5 PUBLIC PARTICIPATION MEETING – Application – 230 North Centre Road (OZ-8874)

- C. Hendrikson, Stantec Consulting – indicating that he is speaking on behalf of the Tricar Group with respect to their proposed application for a high rise development at the northeast corner of North Centre Road at Richmond Street; noting that the site is located within a four hundred metre radius or a five minute walk from the Masonville commercial node and that it is well connected to existing transit service, located within close proximity of the northern most Rapid Transit station, as identified in the Council approved SHIFT Rapid Transit Initiative Master Plan, and is located within the transit village on the Council approved London Plan; stating that this makes this a desirable and compatible use for the high-density apartment land-use proposed; stating that Tricar has put significant effort into community consultation on this project; noting that the first public information centre was held in March, which presented the initial 230 unit, 22 storey development proposal; indicating that comments from the public were received and concerns were raised regarding the building height, shadow impacts to the east and southeast, and the overall site density; stating that Tricar reached out to the Ward Councillor and had additional meetings with Councillor Cassidy and members of the community to discuss design changes that would better address community concerns; indicating that a revised building design was developed, which resulted in the tower shifting from the southwest corner of the site to the northwest corner, a reduction in units to 215 and a building height change from 22 to 18 storeys, which; noting that the height reduction and the tower location change made significant improvements to the shadow impacts to the east and southeast, or eliminated them entirely; stating that the resulting reduction in units helps address the density concerns that have been raised and a second Public Information Centre was held just recently on July 4<sup>th</sup> for the public to review this revised proposal; indicating that he will go through some of the design changes in order to highlight a few things; stating that the tower moved from the southeast corner, at 22 storeys to the northwest corner of the site and down to 18 storeys with the addition of an 8 storey wing along the north side of the building which helps frame an amenity area on the podium roof deck for the residents of the building; stating that the initial proposal contained some podium units along the Richmond Street frontage, which, in the revised proposal have been extended across the entire frontage to help frame the Richmond Street right-of-way a little better; stating that the high-quality entrance forecourt is being proposed to help frame the intersection of Richmond Street and North Centre Road and a consolidated site-access and alignment with an existing access on North Centre Road has been proposed to help limit vehicle conflict; stating that coming from the north, it is believed that this building will help create a strong gateway into the city's north end; noting that a few of the other design highlights associated with this are that it is a compact development to create density in an area of the city most suitable for it; indicating that it is an efficient use of infrastructure; noting that the exceptional site and building design associated with the proposal, with substantial underground and close parking, which includes parking for both visitors and for building residents; noting that Tricar engages with sustainable forms of development, both during construction and with the ultimate building design, which leads to a sustainable operation of the building in the long-term; noting that this proposal will also have a significant increase in London's tax base; indicating that they look forward to continuing to work with planning and design staff on this proposal. (See attached presentation.)
- J. Chestnut, 145 North Centre Road – stating that she is very disappointed that she needs to stand in front of her Council regarding Tricar's request for an amendment to the Official Plan from 1989 and also for Tricar's request regarding the rezoning application, two separate issues; indicating that it is the Official Plan of 1989 that makes the land at 230 North Centre Road legally binding for medium density due to transitional elevation with the Arva ravine behind; indicating that the City seems to be crossing between the Official Plan and the London Plan, with BRT tied to the latter; stating that any Council member who voted for BRT can say no to this proposal; noting that the second issue, connected to amending the Official Plan of 1989, is Tricar's request to rezone 230 North Centre Road from medium-density to high-density, a 22 storey, now 18 storey, with 230 units, which could translate into 460 people, easily and may take up the entire field that is there now; indicating that frontage along 230 North Centre Road has a walk-in of 170 steps, a lot of building compacted into this area; stating that pictures of the Tricar tower building remind her of how the country-folk feel about the huge turbine towers out in the country fields, except this tower is in their backyard; noting that you can think of the Tricar tower building at Ridout Street and King Street, that is what you can imagine at 230 North Centre Road, or in your own backyard, very limited space, much shadowing

on Richmond Street and across and into the local homeowners and in and around North Centre Road; indicating that she decided to take a walk to check out the Richmond Woods Seniors Residence that Sifton built and there is a lesson there, an idyllic oasis for seniors that spans over five hundred steps, none of which cast shadows; noting that there is plenty of parking for staff and family visitors and people doing business; indicating that this vibrant community will be hit by auto and foot-traffic as people cut through their property which is a dangerous combination; indicating that on North Centre Road there will be vehicle chaos; stating that she was checking out Richmond Woods three driveways into their complex and the last entrance, closest to Richmond Street is the service entrance and for resident-leased parking and it is at this same entrance that Tricar has plans for their one and only entrance and exit; asking why, from this alone, would the Planning Department have allowed this Notice of Application to go ahead; indicating that for visitors, firefighters and all other vehicles, the principle entrance to the building is off this only in-out laneway going halfway back the building, ending at the entrance to the tenant garage with five visitor parking spots along the way; stating that Tricar is trying to jam in and up so much without giving thought to the surrounding Masonville area; stating that it is interesting to note that on Tricar's website it states "fostering relationships within communities where we build" but this statement is only words; noting that another issue is tied into all of this, that of density and bonusing; indicating that it looks like Tricar has business projects and design plans based on bonusing, and not just here in London; indicating that is definitely more money in their pocket at all the surrounding communities expense; noting that Ottawa and other large cities do not allow bonusing, so why does London; stating that this is an issue that matters; stating that awhile back, a Councillor commented on a presentation, asking why the City of London feels it has no leverage to make developers compliant in good planning; noting that the Ontario Municipal Board stated that the provincial mandate for intensification was not a licence to abandon sound planning principles, nor to diminish appropriate land use planning standards in search of more density; noting that the reasoning is solid and applicable here; asking the Committee to say no to amending the Official Plan of 1989, to Tricar's request to amend 230 North Centre Road from medium-density to high, to Tricar's use of Richmond Woods service entrance, to the issue of density and bonusing and say no to the traffic chaos Tricar will create on North Centre Road and on the Masonville area; noting that visibly the community will change dramatically unless City Council says no; stating that enough is enough.

- M. Senescu, 145 North Centre Road – indicating that she is against the 230 North Centre Road high-density rezoning application; noting that she has lived in London for the past eight years; stating that once she had saved enough money she decided to purchase her first home; noting that she had previously lived in the downtown core of London and she knew she wanted to buy a house in a less urbanized area; indicating that two years later, due to the housing market, she finally bought her one storey bungalow on North Centre Road in 2017; stating that she chose this area because it was mainly zoned for medium density, was a well-established, quiet neighbourhood and close to wetlands, which is an area she knew would never be developed; stating that when she was finally notified about Tricar's proposal in February of 2018 she was disappointed to discover that the City would even consider a high-density proposal of 18 or 22 storeys when her home, a few metres away, is only a one storey bungalow; indicating that the proposal does not fit the existing development already present in the area; stating that she is also angry at the current incentives in place, to developers, to propose out-of-place, high-density developments in her neighbourhood because it is a proposed transit village; indicating that this is unacceptable and not compatible development; noting that had she known this information prior, she would have reconsidered the purchase of her home; stating that she does not want to live in London's proposed second downtown core; indicating that her second bone of contention with the proposal is the misinformation of her neighbourhoods zoning; noting that when she first contacted the senior planner on this project, back in March, she mentioned that the majority of her area, on North Centre Road, was misquoted as high-density but the actual zoning of her neighbourhood, based on the City of London's zoning website, indicates that 185, 205, 215, 250 and 270 North Centre Road all have R5-4 and R6-5 zoning designations and both of these zonings are medium density residential, as stated in the by-law passed through the Ontario Municipal Board; stating that a number of inaccurate reports lump all of North Centre Road together, Schedule A of the 2016 of the London Plan and page 60 in the July 5 reporting to the Planning and Environment Committee says that all of North Centre Road is zoned high-density, this is not true; indicating that this clerical error regarding North Centre Road's zoning has been feeding inaccurate information to the public and has been used to persuade the public that rezoning 230 North Centre Road is not a big deal but it is a big deal; stating that this needs to be rectified and clarified to the public; noting that the majority of her area is medium-density, not high-density; indicating that she was also shocked to learn that one

of the reasons that Tricar is able to propose a 22 storey building is because the City has sanctioned her area to potentially become a transit area hub and these hubs are allowed outrageously tall buildings, however Table 8 on page 187 of the London Plan, the 2016 version, describes minimum and maximum heights allowed for transit villages; noting that on the minimum requirement, the neighbourhoods are required to have at least two storey buildings or eight metre tall buildings and all along North Centre Road there are hundreds of one storey bungalows that do not fit this requirement; stating that her bungalow only measures 5.3 metres tall; asking how high-density zoning can be considered, based on this transit village description, when the majority of the community does not fit that description; also noting that on page 198 of the London Plan it states that transit villages have “transition height and intensity between surrounding neighbourhoods”; stating that she knows there are one storey bungalows within 33 metres of the proposed development site; noting that a 22 storey building, high-density development next to a one storey bungalow is not transitional intensification and does not provide any buffer to ensure developmental compatibility for her community; stating that she is also concerned with the ability for any zoning application to be taken into consideration when they are based on sections of the 2016 London Plan; noting that when she contacted City Councillors about zoning issues, Mr. Turner informed her that all sections of the London Plan are currently under appeal; stating that she has a large issue with proposals being considered when the London Plan is not finalized; indicating that the City should not be making decisions based on hypotheticals; noting that she believes that the London Plan needs to be solidified before rezoning applications can be taken into consideration, especially for transit village areas, as they have abnormal bonusing opportunities; indicating that if City Councillors accept this bad rezoning proposal, only to have the London Plan appealed, then her community will be left with a building that will cause many issues for her area, issues that are detailed in the community website [notricartower.com](http://notricartower.com) and she encourages everyone to read it; stating that she is all for compatible, medium-density development but she is highly against the high-density development of 230 North Centre Road; indicating that she also noticed that her e-mail and a few of her neighbours e-mailed comments, regarding this proposal, were not included in the July 5 reporting to the Planning and Environment Committee and she respectfully requests that the Committee minutes reflect all relevant comments and correspondence and include these e-mails.

- R. Croft, 145 North Centre Road – asking the Committee to retain the medium density zoning; indicating that his comments reflect the upcoming revised proposal that Tricar will apply for as well; stating that Council must not look at 230 North Centre Road as just another piece of land; indicating that protection of our natural environment is a huge concern; noting that the property is ten metres outside of Gibbons provincially significant wetlands ESA, but still within the buffer zone; stating that we do not fully know how the underground streams are connected to the wetland; indicating that the water table on the surrounding area is high and the soil is unstable and these are known issues; stating that according to an engineer at Stantec, such a large building that is proposed, deep footings or casings will have to be built for the site; indicating that it is possible that a large amount of water will be drained from this area, pre and post-development and may affect the wetlands; noting that the scale of this development will cover almost a whole hectare, with the impermeable surface affecting the natural balance of water run-off and allow for practically no green space; stating that the preservation of London’s heritage is important and the property next door contains Gibbons Lodge, a priority one property in the City’s heritage resources; noting that a modern skyscraper would be out of place, destroying the view of downtown from the Lodge, as well as for the residents of the north, east and west of Richmond; stating that 230 North Centre Road deserves the same sensitivity to scale and design as the lands across from the Masonville transit hub; stating that in the London Plan, on page 203, special attention is paid to Richmond Street, old Masonville, as the centre of the transit hub; noting that restrictions have been placed on the soon to be developed properties across from the hub at 1607 to 1653 Richmond Street; stating that page 204 recommends mitigation of impacts on surrounding, established low-density residential neighbourhoods by lowering the maximum height of townhouse dwellings and restricting the above-grade height of basements through the use of zoning regulations; also pointing out that in addition, item ten suggests limiting the number of townhouse dwellings to four per block to break up the visual massing; stating that this same transitional sensitivity should be taken into account for the development at 230 North Centre Road, with respect to the many single and two storey homes right across the street to the south and west, as well as the seniors’ residence next door; stating that in conclusion, 230 North Centre Road is right next door to a provincially significant wetland ESA and a heritage site and is surrounded by an existing neighbourhood of varying medium-densities, primarily single storey townhouse condos, established twenty years ago; requesting that we keep medium density, noting that intensification can still take place in 75 to 100 units per hectare;

stating that Tricar will be able to build something really special that integrates seamlessly with the natural and built surroundings.

- A. Derose, North Centre Road – stating that he would like to think the Richmond Woods delegation for coming to the participation meeting; indicating that they are seniors that have come, with their canes and walkers, to listen and to oppose this high-density site at 230 North Centre Road; noting that he and his wife have lived in Richmond Woods for three years and twenty years in a condo at 250 North Centre Road and this is a love to live neighbourhood; stating that they are against this high-density rezoning as it will change the character of this well-established area forever; indicating that this application is not sensitive or compatible in this neighbourhood; stating that they are grounded by Masonville Mall, one of the most successful malls in Canada, supported by surrounding low and medium density; stating that high density is not required; asking if 200 North Centre Road, Richmond Street retirement home, lose ten to fifteen parking spots on the east side of the proposed 230 site plan; indicating that these parking spots are part of the required designated parking at Richmond Woods; indicating that he challenges everyone to stand across from a 18 to 22 storey high-rise and experience its size; indicating that his “love to live here” neighbourhood has been progressive and successive with low to medium density and high density is not needed; stating that the transit village zone is a separate item and should not be considered as part of this high density zoning amendment; stating that the transit village is directly connected to a major project and this major project does have some question marks and monies still need to be agreed on; noting that this is overdevelopment.
- R. Warden, 205 North Centre Road – stating that he lives about 170 feet from the subject property and he and his wife have lived there for about 19 years, since the community was founded and they have seen the subject property begin as planned townhouses to the plan before the Committee; noting that he is familiar with the London Plan and he believes that Tricar’s application conflicts with the intent; indicating that the London Plan speaks to transitional elevations and that the subject tower is overly excessive in height, non-conforming with the existing community and specifically less than one hundred feet from the nearest single storey residence and this is wrong; stating that the London Plan speaks to the shadow impacts across neighbourhoods; indicating that in the shadow studies, the evening sun will be robbed of a residential neighbourhood through the summer months; indicating that west of the property, a similar effect through the winter months; stating that the quality of life of this entire community is adversely affected; indicating that acceptance of the Tricar application is not an evolution of a development, but rather a shock and awe betrayal of the London Plan; noting that he has had occasion to go door-to-door throughout this community and solicit feedback, and to date he has met nine people that support this initiative and hundreds that are adversely opposed; stating that he does not support Tricar’s application to amend medium density to high density; requesting that the Committee say no to the application.
- Area Resident – indicating that she is speaking about just one thing that concerns her from her own perspective; however, it will affect other seniors as well as herself; indicating that, if Tricar’s proposal is allowed by Council to build a large high-rise beside Richmond Woods Senior Retirement Home it will affect it in a negative way; advising that she was so disappointed and dismayed when she became aware of Tricar’s plan to build a high-rise; pointing out that she had arrived at Richmond Woods just one and a half years ago; noting that she had been living previously in a retirement home where it was very difficult to arrange to get outside which she really wanted to do; noting that she was not prepared to live the rest of her life in that kind of a situation so she decided to move; outlining that Tricar wants to have the area rezoned to high density; identifying that, if this happens she will not be able to use the patio which was a big part of her decision; noting that she was fortunate to obtain a residence here at Richmond Woods with her own patio; stating that, as things stand now, she has pots of flowers to enjoy with some easy chairs to sit and read; noting that she knows other residents do as well; indicating that the privacy of the condos on the west side of the building threatens these condos with the high-rise looming down in them, the noise, the dirt and the dust is not pleasant to think about; advising that she had thought her problem was solved when she went to Richmond Woods; indicating that she will not be able to use her patio the way she had planned even though she pays extra every month; believing the balconies will likely have the same fate; advising that residents like herself want to be able to enjoy the outdoors which is important to our well-being; indicating that the change to high density for Tricar will affect many residents at Richmond Woods; asking the Council to please consider what is going to happen if the high rise will have on the residents as well as our neighbours in the regular community;

stating that even Tricar's amended plan does not change the problem of the high rises; advising that we would be happy if the zoning stayed at medium density.

- John Gagnick, 200 North Centre Road, Richmond Wood Retirement Residence – indicating that this is very close to the proposed development at 230 North Centre Road; advising that many of us selected Richmond Wood Residence as a home because of its three story building height located in an existing Medium Density Residential quiet neighbourhood; expressing surprise and concern when we learned that there is an application by Tricar to permit a 22 storey residential apartment building, now changed to eighteen storeys; requiring a change in the Zoning By-law; explaining briefly, surprise because the proposed tower would be located in a very restricted area between Richmond Street and Richmond Woods property limit on North Centre Road with its main entry on to North Centre Road; expressing concern because how it would affect our quality of life at the senior home and change the neighbourhood; advising that the size of the tower would put our home in the shadows including the courtyard; stating that his apartment unit is on the 3rd floor and faces north into the courtyard and he receives sunlight in late afternoon; stating that, this sunlight, particularly in the Spring, is of my great value to my quality of life; in addition to being utmost importance to the residence facing north into the courtyard; the Courtyard is service blessed with glorious sunshine and is of immense value to our community; stating that the size of the tower will impact negatively this quality of life particularly around the Spring and Autumn equinox, but this is based on the twenty-two storey design; however, the residents of our home are affected most by the tower size and its shadowing are those facing the east side of the tower volume and its extension further north; as you read there are a number of problems; however he would like to ask you to keep in mind that the quality of life is very important for the residents in the senior home of Richmond Woods and I would also like to add that a number of us live here and are on our last leg of life's journey so please keep it at medium.
- Gloria McGinn-McTeer, Past President, Stoneybrook-Uplands Community Association – see attached presentation.
- Peter White, Western University Representative – indicating that Western University is the land owner of 1836 Richmond Street, known as Gibbons Lodge – stating that, as part of the LPAT process, Western wanted to ensure that we had an opportunity to get our initial comments in place, understanding how the process operates, but do want to make some initial overview comments for you; stating that, as many of you are aware, in 2014 Western worked with the City to ensure that over thirty acres of the Gibbons Lodge property was assigned an environmentally sensitive designation to ensure that we did keep the ESA area intact and through that time period we have continued to make a number of adjustments with the City to ensure that there has been public excess on the property and made a number of enhancements to our property to then allow the public to enjoy the other two-thirds the acres of the property and this has always been one of the intentions with the Gibbons Lodge property is to keep it basically in that respect, again, we are good stewards of our property, good stewards of our buildings and try to again to undertake as much opportunity as we can with a facilities; As some as you will know Gibbons Lodge is used as a hosting area for a number of our signature events, we host anywhere between 75 and 100 events a year at Gibbons Lodge which includes a number of significant visitors both from government, industry and people for instance who are recognized through our Honorary degree program and we offer both a lunch and dinner process that takes place with that; expressing a number of concerns with the project as proposed particularly with the second round of amendments; at this point we significant concerns on the main tower, the fact that from our stand point, again we have asked Stantec to provide more updated information to us, but it does appear that we will have eight to nine storeys of that building overtop of the tree line; the building now moving immediately, the second tower, the eight storey tower, that has been put to the east side of the property again immediately abutting the Gibbons Lodge Forest, from again our measurement will have a significant impact on the site line of the property not so much during the season when the trees are in bloom, but particularly from the October to April time frame there will be a significant detriment to the view coming down the hill at Gibbons Lodge, which again is one of the signature elements of the property; indicating that Western over the past has worked with land owners to ensure that we kept again a medium density property capability on that property and we do, from our stand point, see some significant impact with the Tricar proposal; advising that we will be meeting with Tricar again; we have made arrangements to have an opportunity to meet with applicant and have discussions in regard to the development, but again because

the LPAT we wanted to make sure we did make or comments this evening; we do have concern on the density, we do have concerns on the height and particularly from the height stand pint we do significant concerns on both the privacy and the security stand point; thanking the Committee for allowing us to make these comments and we will be participating in the ongoing process.

- Scott Jackson, 185 North Centre Road – indicating that they have lived there for nineteen years; stating that he has examined the proposed plans and he is very familiar with the site; advising that he strongly objects to the proposal; pointing out that the land in question is designated Medium Density in both the Zoning By law and official Plan; advising that the proposal is not in keeping with the character of the neighbourhood and eighteen storeys is more than three times the number of stories allowed in the current Medium Density Zoning By-law; stating that the scale of the proposed building is completely overpowering and imposing on the surrounding neighbourhood; indicating that Tricar’s attempt to reduce the impact at street level by putting the towers on a podium does not reduce the impact on such a monolific development in the neighbourhood. Further the site is on a hill and the north tower will appear even more imposing and daunting because of the increased change of grade as it goes up the hill. I strongly urge you not to approve the Zoning and Official Plan Amendment put forward by Tricar.
- Richard McCullah, 48-250 North Centre Road – indicating that their complex is comprised of one and two story condominiums and we are located on the northwest corner of North Centre Road and Richmond Street; stating that their particular unit looks out over the property in question; stating that several of his immediate neighbours back on to the brick wall that lines Richmond Street; advising that they have lived in their home for over twenty years; during that time we anticipated someday some sort of building would be constructed on the lot at 230 North Centre Road, we did not anticipate a high rise however; pointing out that the signs posted have always indicated Medium Density dwellings; this is the last parcel of land to be developed on North Centre Road, north of Fanshawe Park Road; stating that their neighbourhood is almost all Low and Medium Density Residential or Low Rise Commercial; to now put a high density high rise in our neighborhood is in stark contrast to the rest of the neighbourhood; a neighborhood that began to be established the early 1990’s; he read, in the past, where in places like Toronto an established neighborhood has a home demolished on the street next a new home goes up a home some refer to as monster home it is totally disproportionate to the neighbourhood; it does not mesh with the surroundings, but rather overwhelms the immediate area; this parcel of land is not that big; it is my opinion the high density which may include high-rise is too intrusive, too overwhelming; he does not believe there are any high-rises to the height proposed for this site that come anywhere near twenty-two floors or eighteen floors that are proposed anywhere north of Oxford Street or even outside of the downtown area; the London Official Plan itself, in Chapter 3.1.4 stipulates consideration be given to sensitivity to the scale and character of adjacent land uses; In chapter 3.2.3.3 and I quote “Understanding of a neighbourhoods character is an effective tool in assessing the appropriateness of a proposed change and the implications the change may have on the character of a neighbourhood.”; in chapter 3.2.3.4 it refers to the compatibility of intensification development and being sensitive to and again I quote ”A good fit within the existing neighbourhood “; changing the zoning to high density which permits high-rises with the additional imposition of bonusing for more floors infringes on the privacy of the surrounding established neighbourhood; the senior’s residence, Richmond Woods, to the east, condo complexes at 145, 185, 205 and 215 North Centre Road to the south and southeast Shauntry Place to the northwest and of course 250 and 270 North Centre to the west, where he lives are all impacted by an imposing structure as would be allowed under this rezoning application; advising that you move the goal line when you change the zoning; indicating that the proposal to change the zoning in an established neighbourhood may be considered something of a betrayal for long term residents like us; we who are present today represent only a portion of the neighbourhood; encouraging the Committee to read the report prepared by Mike Corby submitted to you the Planning and Environment Committee as it will help to better understand how many other residents who may not be here today feel; there are many concerns expressed in this report in pages 21 to 57; asking the Committee to please, please if you have not already read and understand how we feel; advising that he is not against progress, far from it development can enhance the neighbourhood if not on the scale proportionate to the existing neighbourhood; feeling that this could be achieved under the current medium density zoning; concluding my wife and him and

many of our neighbours in our complex are opposed to rezoning the property located at 230 North Centre Road.

- R. Sturdy, 205 North Centre Road – indicating that he and his wife moved to the area three years ago; stating that they were always impressed, as they came into London from the north, with the beautiful view that there is coming down Richmond Hill; noting that it is a magnificent view to come into the city and see that impressive view ahead of you; indicating that he does not know of any other cities around here that have a view like that; stating that if you put up the big Tricar building, that view is going to be gone and it won't be impressive anymore; indicating that he has some points for the Committee to consider; noting that firstly, it is certainly not fair to the senior residents of the retirement home to have an 18 storey, 215 unit, high density, high rise building right beside them; stating that three hundred plus parking spaces could mean over six hundred cars coming in and out during a day which could create a lot of noise confusion; indicating that the entrance to the parking garage is on the same side as the seniors home and actually there is a mutual drive going into both places; stating that the parking garage is right beside the seniors home too, on that side, so the noise from the horns beeping from the cars when someone locks or unlocks their cars would be very disturbing to everyone around there; indicating that the shadow study reveals that no one would lose their sunshine for more than four hours a day which is very high for anyone; stating that the seniors retirement home could lose the sunshine in their court yard up to four hours a day; noting that the study also shows that during the winter months of January and February, the hill on Richmond Street would be in a shadow from sunrise until approximately 11:00 AM in the morning and this could be a real traffic hazard with the sun not being able to melt the ice for the very high traffic hill; indicating that North Centre Road has become very busy as it is used as a short cut to avoid the lights at Richmond Street and Fanshawe Park Road; stating that Tricar has a 12 storey building on the West Side of Richmond Street, on North Centre Road, where traffic is not as busy; noting that if you ever drive past this building you will always see a lot of cars parked on the street and the same thing will happen on the new high-rise, which will make it very dangerous for the seniors to get across the road and many have walkers and canes; requesting that when the Committee is making the decision to please keep in mind what is more important, the quality of the life for our London seniors in the home or the 18 storey, high-density Tricar high-rise.
- S. Glicksman, 1890 Richmond Street – stating that her residence is well outside of the four hundred metre radius of the new building proposed; indicating that it is a condo complex with forty-eight units and she is on the board of directors; noting that they have encouraged the owners of the units to write letters to City Council and to their Ward 5 Councillor, Maureen Cassidy, and she has been fabulous in communicating with them; stating that they also met with Mike Corby and another city planner, a number of weeks ago, to gather more information about the proposal; stating that she went through the London Plan, dated December 2017 and she thinks a number of people have done that as well; indicating that a number of the points she was going to make have been covered by other speakers and she commends them, job well done; stating that Richmond Street North is the gateway to London from all the communities to the north and she is not sure that we want that to convey an image of the city, that 18 storeys just does not do it; noting that the only point she wants to make is one of her final points, that Richmond Street, north of Fanshawe Park Road is not an under-served area unless you believe that high-end luxury condos are needed because we do not have enough of them; indicating that from Wonderland Road to Adelaide Street and from Fanshawe Park Road to Sunningdale Road, there are thirteen high-rise apartment buildings completed or currently under construction; stating that there are many more buildings that have been approved for this area or just beyond it ranging from four to seven storeys and up to fifteen storeys; stating that the proposed building could look very attractive but is far too tall for the site and covers too much of the land; noting that it will impact, or obstruct, the views of the city skyline; noting that she would like to echo something that the representative from Western University said, that when they did the zoning plan for the property at Gibbons Lodge, they ensured that the preservation of the skyline views was number one and so the zoning was kept as medium density and there was respect for buffer zones and so many other things for the wetlands and she thinks that really has to be kept at the forefront; encouraging the Committee to reject this proposal to change the density to high density.
- H. Vesarie, 145 North Centre Road – indicating that he is a newcomer of sixteen years to Canada and to London, Ontario; stating that he is a first time home owner and has

lived at 145 North Centre Road for the past twelve years now; noting that most of the local residents bought their properties nineteen years ago when this area was designated for low-rise, low density residential housing; stating that the residents of North Centre Road feel betrayed if the city planners now support the construction of a high-rise, high density building in the area; indicating that new buildings built in the area should not exceed five floors in height, similar to the seniors apartment buildings two doors down to the east of the proposed Tricar Tower; stating that at the moment, the safety of this neighbourhood allows the residents including seniors, adults, children and even some pets to walk, bike and jog through the neighbourhood and walk to close by amenities; stating that this quality will be hugely effected with a high density zoning; indicating that in the past twelve years he has lived in this area and he has already seen a decline in air quality; noting that the increased air pollution has been the result of more population and similar changes to land use of several parcels of land from woodland to building on North Centre Road; stating that this change has caused people like himself to have increased breathing allergies and problems; indicating that having a new construction site, and the long term results of it, will only make the matter worse; noting that this area is home to many retired and average income families who have lived here for many years and who reside here due to the lower densities, safety, less air and noise pollution and because of the proximity to various amenities; stating that many cannot afford to move out from their condos to an upscale home in the quieter area in the north end; indicating that they have much lower costs, beautiful little homes in a quiet low rise designated area which cannot be affordably replaced in the north end of the city; requesting that the Committee not allow the areas that can have a chance to be used as woodland and greener spaces, to increase the quality of the life of our neighbourhood and the city, change to building or high-rises, high density eyesores.