

From: doreen holman
Sent: Thursday, September 13, 2018 9:53 AM
To: City of London, Mayor <mayor@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen <sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaifman, Jared <jzaifman@london.ca>; Corby, Mike <mcorby@London.ca>
Subject: Reject Rezoning Application of 230 North Centre Road File OZ-8874.

Redo I got for Tricar cannot happen for all the reasons previously presented at several mtgs

Doreen Holman
32-145 North Centre Rd
London

From: Paul Digby
Sent: Thursday, September 13, 2018 10:47 AM
To: City of London, Mayor <mayor@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen <sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaifman, Jared <jzaifman@london.ca>; Corby, Mike <mcorby@London.ca>
Subject: Reject Rezoning Application of 230 North Centre Road File OZ-8874.

Dear Elected Leaders

I am quite frustrated and disappointed at the arrogance of Tricar. After several meetings and community feedback ,this company has shown a total disregard to the stated direction of our elected leaders and concerned citizens.

On July 16, 2018 counselors past the following amendment:

"Planning staff BE DIRECTED to continue to work with the applicant and the community to move towards a design that would result in reduced shadow or overlook, reduce massing, etc.;"

The revised proposal(September 24/18) increases the density (massing) and presents little change to the height.(overlook and shadowing).

The bottom line.....the message being send and received is the following. Tricar can do anything they want, they can ignore the wishes of the community, including our seniors, as well as the direction from our elected leaders because they overpaid for the land and need to correct the mistake by overbuilding on a small parcel of land.

With an election around the corner, what message do you as community leaders want to send to the voters?

Do the right thing !

Paul Digby
16/1890 Richmond Street
London

From: Joan Brania

Sent: Thursday, September 13, 2018 11:10 AM

To: City of London, Mayor <mayor@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen <sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaufman, Jared <jzaufman@london.ca>; Corby, Mike <mcorby@London.ca>

Subject: Reject Rezoning Application of 230 North Centre Road File OZ-8874.

We are greatly opposed to the Tricar tower. They are dishonest bullies. The shade and high density factor is not fair to local residents.

Joan Brania

From: I.G. WALKER

Sent: Thursday, September 13, 2018 11:50 AM

To: City of London, Mayor <mayor@london.ca>; Cassidy, Maureen

<mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen <sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaifman, Jared <jzaifman@london.ca>; Corby, Mike <mcorby@London.ca>

Subject: Reject Rezoning Application of 230 North Centre Road File OZ-8874.

say NO to changing current medium density to high density

From: Ann Marie Patrick

Sent: Thursday, September 13, 2018 12:03 PM

To: City of London, Mayor <mayor@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen <sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaifman, Jared <jzaifman@london.ca>; Corby, Mike <mcorby@London.ca>

Subject: Reject Rezoning Application of 230 North Centre Road File OZ-8874.

The community is not being heard! Tricar is not listening to the valid concerns of the neighbourhood. The whole idea of changing the density zoning is wrong - morally and ethically. This development will drastically change the tone and livability of our area. We bought here because of the neighbourhood and now the rules are being changed. NOT RIGHT. Listen to people who live in the neighbour hood and know what this change will mean to us all. NO TRICAR TOWER!!!

From: Frank Birch

Sent: Thursday, September 13, 2018 5:08 PM

To: City of London, Mayor <mayor@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen

<sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaufman, Jared <jzaufman@london.ca>; Corby, Mike <mcorby@London.ca>

Subject: Reject Rezoning Application of 230 North Centre Road File OZ-8874.

I'm very disappointed With Tricar continuing to push for an unacceptably tall condo complex in our residential area.

Please vote down/disapprove Tricar's rezoning application.

Regards
Fran Birch
1890 Richmond St
London, ON
N5X 4J1

From: Victoria Digby]
Sent: Friday, September 14, 2018 3:55 PM
To: Corby, Mike <mcorby@London.ca>
Subject: Request to postpone sept 24 council vote in 230 North Centre

Mike,
We are trying to get ready for this sept 24 th meeting - but we are facing a huge challenge because we're finding ourselves reacting to late information being sent to us rather than being actively involved with the new Tricar design front the start.

It's been coming to us in pieces, we're trying to get it out to the public for opinion ASAP.

But I am extremely disappointed that the community portion of the motion (stating there would be 'community involvement' made) at the end of the July 16th meeting is seriously lacking.

Mike - Please accept this request to take us off the 24th of sept and place us down the road a few months.

We need more time. We need to have our voices included in this process. I just received your sept 5th notice four days ago if I just got it, how many other residents are just getting theirs and not having to review, discuss and share their views of Tricar's design.

Your help on this matter would be appreciated. Please advise ... what can be done to pull 230 North Centre vote off the agenda Sept 24th?

Looking forward to your response.

Victoria Digby
1890 Richmond street

From: Michelle Bogdan Stanescu
Sent: Friday, September 14, 2018 4:51 PM
To: Corby, Mike <mcorby@London.ca>; csaunber@london.ca
Cc: PEC <pec@london.ca>
Subject: Request to Postpone September 24 Meeting for Project OZ-8874

Good Afternoon Mike, Cathy, & PEC Council Members,

It has come to my attention that there is a council meeting set for Monday, September 17, where the public can request the addition of an agenda item for discussion during the open portion at 7:30 pm.

I would like to request the addition of a motion to postpone the "230 North Centre Road (Project Ref: OZ-8874)" public meeting, currently set for September 24, 2018 at 7:30 p.m.

The reason for my postponement request is three-fold.

(1) When the developer first publicly presented their proposal to the *Planning and Environmental Committee (PEC)* on July 16, 2018, the council unanimously voted the passing of the following amendment... "Planning staff BE DIRECTED to continue to work with the applicant **and the community** to move towards a design that would result in reduced shadow or overlook, **reduce massing, etc.**; it being noted that planning staff will continue to process the application and will consider the public, agencies, and other feedback received during the review of the subject application as part of the staff evaluation of the subject application;"

Since the meeting on July 16, both the developer and PEC committee have not meet the above requirement of working with the community. A public PEC meeting should not be held until all requirements set by PEC council on the July 16 are met.

(2) It has been extremely difficult to understand the differences between each proposal Tricar has submitted. Especially the most recent proposal. Tricar's proposals for 230 North Centre Road are constantly changing, and each proposal seems to have different documentation being distributed (ex: sometimes just a handful of

renderings, sometimes a fully written proposal). This had made the overall proposal process very confusing.

Additionally, my neighbours and myself are receiving conflicting information regarding what is going to be proposed on September 24th. We have conflicting information regarding the number of towers, building heights, design, parking levels, etc. Example, by chatting with Maureen and Mike about this project, I've received conflicting explanation regarding elevation and number of towers via email.

Maureen Cassidy Email (Aug.30): 3 connected structures of 18, 16 and 6 stories with 2 storey townhouses fronting along Richmond and North Centre Road.

Mike Corby Email (Sept.6): 18 storey tower with two storey wings totalling 16 storeys. One 10-storey wing along Richmond and one 6- storey wing along the north side of the development. No mention of townhouses.
(emails attached).

I believe our community needs more time to have a clear understanding of what will actually be presented to our community from the developer.

(3) City bylaws mention a 20 day notification period before public council meetings. A number of my neighbours have stated that they have not been informed properly. Even by reviewing the physical mailer sent out, the average notification was delivered with less than 14 days notice (My mailer came to my house on Wednesday, September 12 – even though it states that it was printed September 5th).

Please -- we need more time to work TOGETHER on this project as a community. I'm sure we can find common ground and develop a beautiful building solution that works for everyone and makes all three parties happy.

Thank you for your time and consideration,
Michelle Stanescu

From: Donglin Bai

Sent: Monday, September 17, 2018 4:50 PM

To: City of London, Mayor <mayor@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen <sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaifman, Jared <jzaifman@london.ca>; Corby, Mike <mcorby@London.ca>

Subject: Reject Rezoning Application of 230 North Centre Road (File: OZ-8874)

Dear City Councillors,

My name is Donglin Bai and I own a condo unit (unit 49) at 250 North Centre Road and I have windows facing Richmond Street and the proposed building across the street. I came to the last meeting on July 16th to against the previous Tricar towel proposal (OZ-8874) and I was happy that the councillors voted to against the Tricar proposal. A few months past and I saw the new proposal for revised Tricar Tower and to my surprize I have not see any substantial reduction in the height and the total number of units to be built. The original concerns on shadowing, blocking sun shine, too high a density for this low-medium desity area, lost of privacy etc. were still the same and have not been addressed at all for this newly revised proposal. I do not understand why the developer is simply ignoring all these valid and legitimate concerns. I hope that you guys can help to voice our local residents concerns to reduce the building size substantially and the total number of units in this property. Thank you for your consideration,

Donglin Bai

From: Bev Boss
Sent: Monday, September 17, 2018 5:19 PM
To: Corby, Mike <mcorby@London.ca>
Subject: North centre

Hi Mike

I am trying to make sense of all that is going on regarding Tricar and their proposed 22 storey on North Centre.

It is my concern that Tricar has not held up their end of continuing to work with the community as proposed by a motion from Maureen at the last city council meeting. North Centre residents were waiting for word from Tri car. I left for Italy sept 13 and up till then had no word from Tri car.

This is unacceptable and makes it terribly difficult to have a decision made on this matter At the next Sept meeting.

After reading the emails I fail to understand why this decision cannot be postponed due to their lack of communication to the neighbouring residents. More time is needed and I feel this would be inconsiderate of council to ignore the concerns of the taxpayers regarding this issue. Please advise?

Regards

Bev Boss

145 North Centre

From: Susan Gliksman

Sent: Wednesday, September 19, 2018 4:49 PM

To: Corby, Mike <mcorby@London.ca>; PEC <pec@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; City of London, Mayor <mayor@london.ca>; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen <sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaifman, Jared <jzaifman@london.ca>; Tomazincic, Michael <mtomazin@London.ca>

Subject: Tricar Application on the PEC agenda Sept. 24/18

Please accept the attached letter in response to the application. Our concerns need to be heard. The Tricar Application should be sent back to the drawing board.

MSCC #582

Foxborough Chase

1890 Richmond St.

London, ON N5X 4J1

2018 Sept. 20

To: Ward 5 Councillor, Maureen Cassidy, the Planning and Environment Committee, and members of City Council, Mike Corby, City Planner, Mike Tomazincic, Senior Planner

Subject: Proposed Tricar Development @ 230 North Centre Road

This letter is being written on behalf of the concerned residents of 48 homes in our condo corporation, a development located just north of the Tricar site and the university property, Gibbons Lodge.

The proposal for a 22 storey building was first presented by Tricar in February 2018. The proposal was predicated on the concept of a transit hub being located in a high density community. With London considering a Bus Rapid Transit plan, the Tricar request for a change from medium to high density with bonusing for the property at 230 North Centre Road, seemed to fall in line with the city's plans.

While on the surface Tricar's purchase and proposed development of this property ticked all the boxes, Tricar failed to take into account many aspects of The London Plan and the community input that was gathered at several meetings in Ward 5 and city hall. The Planning and Environment Committee is scheduled to hear the latest

proposal on September 24 @ approximately 7:00 p.m.

The original design showed a 22 storey tower with a 6 storey wing on top of 2 levels of parking and 12 podium units at street level.

T

he second version in July was 16 or 18 storeys with 2 - 6 storey wings on top of 2 levels of parking and 17 podium units.

The current design proposes a building with 16 storeys, an 8 storey wing and a 4 storey wing on top of 3 levels of parking garage, with 18 podium units (2 and 3 storey townhouses) at the base of the building. The height of the building does not include the mechanical rooms on top.

Following the July presentation at the city planning committee, Tricar did not hold any further meetings with the community despite the recommendation from the planning committee. Furthermore, the design that is going back to the PEC on Sept. 24 has been distributed to the community without information on the site plan, elevation of the building, exterior parking spaces, shadow studies, emergency access routes as well as the plans for outdoor green space for residents.

The existing medium density designation for this site has a maximum of 75 units per hectare. Tricar is asking for a change to a high density designation which has a maximum of 150 units per hectare but also wants to take advantage of a bonusing exception. The current proposal contains 211 units and covers almost the entire site in hard surface. There are over 300 indoor parking spaces and over 200 bicycle spaces.

There is little outdoor parking evident, which suggests that there will be significant increases in street parking. Other multi unit buildings in the area have indoor and adequate outdoor parking for visitors, residents, emergency and service vehicles as well as disabled parking.

The Tricar request for high density flies in the face of so many precepts of The London Plan, from compatibility with the neighbourhood, Green and Healthy City policies, outdoor amenity spaces for residents, to appropriate transition to the surrounding neighbourhood.

Lastly, despite all the protests and suggestions from the community, Tricar appears to be merely paying lip service to the public. City planners seem to favour this proposal again in spite of the objections from the community. All of the public input appears to be an exercise in futility. The developer and city planners are hanging their hats on the concepts of a transit hub, London's BRT proposal and the push for infill development. Whether or not the city's transit plans come to fruition, we will be left with a monstrous development that has no green space, overshadows its neighbours, obstructs views of the downtown for anyone living to the north of the new building and brings increased traffic and safety issues to an area populated by seniors, and

families with school age children that are bussed to school.

The target market for this proposed building, with a total of 28 residential floors, will be mostly empty nesters looking for a luxury condo unit. The 211 unit owners will have 1-2 cars and are not likely to be using public transit. How can City planners and City Council in good conscience think that this Tricar development on this scale is desirable, appropriate or necessary? Will the next city council agree with the decision?

Sincerely
Susan Gliksman, Director
Jack Hardy, President
Gerry Killan, Director
Richard Voegelin, Director
Victoria Digby, Director

From: MARY BIRCH
Sent: Wednesday, September 19, 2018 6:32 PM
To: Corby, Mike <mcorby@London.ca>; PEC <pec@london.ca>
Subject: Tricar tower

I'm very disappointed With Tricar continuing to push for an unacceptably tall condo complex in our residential area.

Please vote down/disapprove Tricar's rezoning application.

Regards
Frank and Mary Birch
[1890 Richmond St](#)
[London, ON](#)
N5X 4J1

From: Alena Robin
Sent: Wednesday, September 19, 2018 6:37 PM
To: PEC <pec@london.ca>; Corby, Mike <mcorby@London.ca>
Cc: notricartower@gmail.com
Subject: No to TRICAR Tower

Dear City Council,

At the last public meeting on July 16th, our concerns were loud and clear. We convinced the PEC council to unanimously vote yes to an motion that was supposed to make Tricar go back to the drawing board. Approximately 2 months have passed, but Tricar has done NOTHING to alter their proposal regarding 230 North Centre Road. In fact, Tricar's most recent "revised" proposal actually INCREASED THE DENSITY on the property. The developer isn't listening. We need to turn to you, elected officials, and convince you to reject the current proposal. Please hear our concerns. We say no to the Tricar Tower, no to the Transit city project.

Thank you.

Alena Robin
&
Raul Manuel Lopez Bajonero
250 North Centre Road, unit 52

From: Newson, Peter

Sent: Wednesday, September 19, 2018 8:13 PM

To: PEC <pec@london.ca>; Corby, Mike <mcorby@London.ca>

Subject: Presentation Monday September 24 regarding the Tricar application for a tower at 230 North Centre Road.

We live at 4-1890 Richmond Street.

I will not be able to attend the meeting September 24th.

However, this is a short note to emphasize my disappointment with the updated Tricar application for 230 North Centre Road.

The update does not materially address any of the issues put before the council earlier.

The council has received my earlier comments which essentially address the squeezing of a very large and tall tower onto a very small lot.

To the detriment of the neighborhood.

An earlier Tricar application for condominiums a few years ago also required a zoning change -- their tower on the east side of Richmond Street across from Uplands drive.

The motivation for the condominium tower at that time was that there was little supply of high-rise condominiums in the area. Quite true.

They were able to push through an approval.

But why, then, did they change that tower to rental units -- without returning to council for approval?

Can Tricar be trusted to keep their promises?

Regards,

Peter & Louise Newson

From: COTTLE
Sent: Wednesday, September 19, 2018 8:55 PM
To: Corby, Mike <mcorby@London.ca>
Cc: PEC <pec@london.ca>;
Subject: Tricar residential buildings

Dear Mike Corby

I am writing to express my concerns and complete opposition to the Tricar development on North Centre Road, London.

I live directly opposite this site.

With the proposed size and density of units onsite, the impact on this street will be enormous, especially with just one access point. The height is totally out of keeping in the surrounding area and will provide significant shadow over my home and neighbourhood. Additionally I am greatly concerned for the increased traffic with related safety impact on this road and area.

This application must be rejected in consideration of my and local community legitimate concerns.

Sincerely

Nigel Cottle

21- 215 North Centre Road
London
Ontario

From: Joy Peace
Sent: Wednesday, September 19, 2018 8:58 PM
To: City of London, Mayor <mayor@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Salih, Mo Mohamed <msalih@london.ca>;

notricartower@gmail.com; van Holst, Michael <mvanholst@london.ca>; Armstrong, Bill <BArmstro@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hubert, Paul <phubert@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Ridley, Virginia <vridley@london.ca>; Turner, Stephen <sturner@london.ca>; Usher, Harold <husher@london.ca>; Park, Tanya <tpark@london.ca>; Zaifman, Jared <jzaifman@london.ca>; Corby, Mike <mcorby@London.ca>

Subject: issues with Rezoning of 230 North Centre Road (File: OZ-8874)

Dear Sir /Madam,

We are the owners of Unit 5, Unit 6 and Unit 7, 215 North Centre Rd. We are emailing you all to voice our concerns regarding the potential development of a Tricar high-rise and high density building at the location of 230 North Centre Road.

Dramatically Increased population density will definitely have a very negative impact on the quality of our life in this community. We strongly urge you all to vote and reject the proposal until Tricar can come up with a plan which is less population highly dense and a better natural blending for the rest of community.

Thank you all very much for your vote of rejection to the proposal on Monday, September 24, 2018.

Sincerely,
Yacheng Yang (unit 5)
Jing Jing Ding (unit 6)
Ray and Marg Mclean (unit 7)

215 North Centre Rd.

From: jan cottle

Sent: Thursday, September 20, 2018 12:19 PM

To: PEC <pec@london.ca>; Corby, Mike <mcorby@London.ca>

Cc: notricartower@gmail.com

Subject: Tricar Building North Centre Road

I am writing to express my great concern with the proposal by Tricar to build high density housing on North Centre Road.

This would seriously and negatively impact this neighborhood in many ways. The volume of traffic would significantly impact the flow of traffic, the entrance could not possibly support that many vehicles' and the flow of traffic would be terrible for seniors who now can cross back and forth without the worry and stress of heavy constant traffic.

Also, most of the entire neighborhood will be affected by the shadow caused by this massive high rise, I think it extremely inconsiderate that Tricar have no regard for the fact that we will be in a constant shadow of darkens and not be able to enjoy the sun on our patio or deck. The skyline will be forever changed and this area is a low density, this proposed building would be a devastation to all of the residents in this neighborhood. Surely city planners have a responsibility to support the very people living and enjoying their home and neighborhood and not force upon them this horrendous building.

Jan Cottle
215 North Centre Road