

To: Planning & Environment Committee; Mike Corby, City Planner;  
City Councillors;  
From: Jessie Chesnut, 145 North Centre Rd, London  
Date: September 20, 2018  
Subject: OZ-8874 -- 230 North Centre Road, Tricar – **ISSUES**

1 At the public meeting with the Planning and Environment Committee on July 16, they voted Yes unanimously to a motion that “Planning staff BE DIRECTED to continue to work with the applicant and the community to move towards a design that would result in reduce shadow or overlook, reduce massing...” MEETING WITH THE COMMUNITY HAS NOT BEEN DONE. Tricar’s plan is the 3<sup>rd</sup> brought forth and and it has not reduced massing.

2 **NEGATIVE IMPACT ON** Our North Centre Road and surrounding community of townhomes, senior residences and one apartment building set into the west hill. With Tricar’s plan for this massive building with minimal green space – 230 units plus 17 podiums (?), the well-being of our neighbourhood will be reduced. Many of us are seniors and this massive building will contain at least 500 additional people along with many vehicles, all using and misusing North Centre Road, including the senior’s residence, Richmond Woods. NOISE created by this mass of people and cars, vehicles for the building parking on the street will all create CHAOS for North Centre residents! OUR QUALITY OF LIFE IS IMPORTANT AS MEMBERS OF LONDON.

3 **MEDIUM DENSITY** – That is what this area is designated as. North Centre and surrounding area homes and buildings are all built as low-lying buildings, all, including the malls, fit into this pre-established community. One exception is the Tricar building at 300 North Centre (west side), one building, 12-stories, built into the hill behind. The bottom two are underground parking; also outdoor resident parking. Up and behind are multi-decade evergreen trees so from behind on top of the hill, you can only see the top of the windows of the top floor of 300 NC. This building offers greater than 5 guest parking spaces (that’s what 230 North Centre has) for many fewer units. It also has an auto roundabout across the front of the building. 230 Building, with 3 towers & 17 podiums (latest proposal), has one east-side laneway to move anything in and out of this building ... vehicles – including service, fire, ambulance, not to mention people. There is NO one way in and another way out.

And note that this same laneway is the same laneway that Richmond Woods' service vehicles use.

230 North Centre, as proposed 3x's is NOT compatible with the transition height and intensity of the surrounding area.

4. DENSITY AND BONUSING: This is an election ISSUE! Meant to bring builders to develop land in London, the height and density should not result in an inappropriate scale of development. But this is definitely the issue against Tricar at 230 North Centre. The scale of this building, up and out, takes up almost the entire piece of land—no room to move about it – for vehicles or people. In Tricar's case, it appears they have no care for residents who live around North Centre. I believe from the last meeting Tricar stated that there would be an estimated 700 extra vehicle day trips from this building, plus foot traffic. Hard to imagine!

An April 17, 2018 report by the C.D.Howe Institute says "Ontario Should Scrap Opaque Density Bonusing Deals with Developers." It further states that "deals made behind closed doors" often result in amenities that do not address the neighbourhood's concerns. None of the traditional rationales behind density bonusing provides an adequate argument for its use in place of other, fairer and more transparent planning tools."

Density Bonusing needs to be rethought by our City Council. It only benefits the developer and the city – it creates ill will with a neighbourhood.

5. Concern About High WaterTable for this North Centre Area. A Geotech Report must be done before not after at Tricar's expense. Also the Western property at the top of the hill abuts 230 North Centre – is an Environmentally Significant Area, provincially significant wetlands, part of the Arva Moraine.

Tricar has put no thought, no care, into our North Centre neighbourhood, and had no meeting of issues with our group.