

Ross Sturdy

Sent: Friday, September 21, 2018 8:41 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>; notricartower@gmail.com; Corby, Mike <mcorby@London.ca>

Cc: notricartower@gmail.com;

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

I'm writing this email to express my real disappointment at the non actions taken to the addendum listed below.

On July 16, 2018 the PEC unanimously voted "yes" to have the city Planning Staff, the Applicant and Community to move towards a design that would result in reduced shadow or overlook, reduce massing, etc... Since that time, in my opinion both Tricar and PEC committee have failed to meet the above requirement of working with the community as we cannot find anyone in the community that has received notice of a meeting or been requested to input any information. In fact, they not only have ignored the addendum to work with the community but have went the opposite way and increased the density from 215 units to 230. This is totally unacceptable.

Please review the following points.

1. Quality Of Life Reduced

The new 230 unit, high density apartment building right beside Richmond Woods will have a real negative impact on the lives of the senior retirement residence. For some of them this is their entire world. The city must consider our seniors lives ahead of a high density apartment building. They will suffer from shadowing, privacy reduction, safety concerns on an already busy road along with the excessive noise of traffic moving through the shared driveway. Can you imagine every time 230 cars are locked and unlocked the noise that will result from horns blowing?

2. PEC Statement

After the July 16, 2018 community had their views communicated, a couple of the PEC members said that this new building beside the seniors home was the same as the one at the corner of Fanshawe and North Centre Rd. which didn't have any problems. I would like to point out that this is not the same at all.

a) There is no shadow on the retirement home as the tower beside it is on the North side of the home.

b) The tower contains just over 100 apartments which is less than half the size of the proposed one at 230 North Centre Rd.

c) If you drive past this tower you will always see cars parked on the road and their visitor parking filled. Double that for the far busier road at 230 North Centre.

3. The City Cannot Continue With Urban Spread

This was a statement made at the July 16, 2018 meeting. If this is the case:

a) Why did the PEC and the city allow Tricar to build two 14 storey buildings on Sunningdale Road instead of 18 or 22 storey ones like they propose here?

b) Why is the city allowing a new medium density subdivision to be built on Sunningdale Road instead of high density?

c) There are many new apartment buildings going up in North London that are around the 12 to 14 storey height. Why should the seniors have a high density building beside them while the rest of the area has lower ones?

d) There is a huge amount of empty building downtown which should be converted to apartments to stop Urban Spread. Downtown is the perfect spot for BRT riders to live as they are at the centre of the city.

The height of this new building is being determined by the proposed BRT. Shouldn't we wait until the building of the BRT has been fully authorized? This is like putting the cart before the horse and everyone will suffer.

Regards
Ross & Shirley Sturdy
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