

1890 Richmond St. Unit 22
London, Ontario N5X 4J1
November 3, 2018

To: Planning and Environment Committee, City Council, Ward 5 Councillor
Maureen Cassidy, Mike Tomazincic, Senior Planner; Mike Corby, Senior Planner;
Cathy Saunders, City Clerk

Re: Proposed Tricar Development @230 North Centre Road

The consultation process with the community, city planners, the developer and Ward 5 Councillor Maureen Cassidy, has proven to be a lengthy, complicated and often confusing process in which information is provided, sometimes on short notice, and often revised several times within a short time frame before going forward to a PEC meeting. As a result, people have responded to different versions for the same meeting. This has been a frustrating process for all.

While the latest conceptual drawings give us some hope that the developer has listened to the public's concerns, some of which were building height, shadowing, transition to neighbouring properties, we see no attempt on the part of the builder to reduce the mass of the building, or the amount of surface area covered by solid materials; to increase the green space or surface parking for residents or visitors, or to provide access for garbage and recycling trucks, service and/or emergency vehicles. Where are the design principles for green infrastructure in this development?

Tricar has shown no concern for the increased traffic and safety issues that will be caused by the sheer number of residents of 222 units. They have not budged from their request for a high density designation (maximum of 150 units) plus bonusing. The 222 units are almost 3X the maximum number of units for medium density. Even with reduced height, the building will be a monstrous structure on a relatively small piece of property.

This type of development can now be seen in downtown London or in cities like Toronto where land prices are considerably higher and higher density development is welcomed to provide more housing opportunities. Even high rise residential buildings in Toronto have some green space and/or a playground at ground level for residents and their families. Where is the outdoor amenity space in this Tricar proposal?

How is this luxury condo building a part of a wide range of housing choices in the area or an affordable housing opportunity? Does it support the security, health and well-being of our senior populations? (Ref: p. 163, City Building Policies, Green and Healthy City, Aug.27, 2018)

Why do we want this development in North London? Infill development is a cornerstone of The London Plan but surely that does not translate to an out of scale

development in the middle of 1 and 2 storey homes, and 3 neighbouring buildings (2 senior residences and 1 office building) that are 3-5 storeys.

I urge the PEC and city council to reconsider the scale of development on this property. I urge you to reject this latest proposal and protect our neighbourhoods.

Sincerely,

Susan Gliksman

On behalf of the Board of Directors and residents of MSCC #582