

**From:** rob croft

**Date:** November 8, 2018 at 3:53:02 PM EST

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Mike Corby  
The City of London, Planning Services

Hi Mike,

I refer to a letter I received from The City of London, Planning Services dated July 25, 2018 section (c) "Planning staff BE DIRECTED to continue to work with the applicant and the community to move toward a design that would result in reduced shadow or overlook, reduce massing, etc." In response to this and Tricar's latest design only one change has been made – reducing the storeys from 18 to 15. I do appreciate the effort Tricar has made to meet with the community, to hear our concerns and to shave 3 floors off the building, and to lower the podium units. This is an improvement. I am disappointed that the massing and scale of the building was not addressed. This is a huge concern for me and a large majority of the community, based on comments that the building "looks out of place", "too big for the lot size", "overpowers the neighborhood", "blocks my view" "creates a shadow". The original proposal for a 22 storey apartment had 230 residential units. The 15 storey design has only reduced the units to 222. This means that the whole 1.1 hectare of land is paved over to such a degree that any green space for the +/- 500 new residents has to be on top of the parking garage. Other concerns will be vehicular entrance/exit, no safe area for emergency vehicles, minimal outdoor parking for visitors and service vehicles which will increase on street parking.

The fact that the application was referred back twice shows that not only the community has concerns about the scale but so do members of the PEC.

If this rezoning amendment is adopted by PEC/Council I trust that the City and Tricar will be accountable and that the building will remain at 15 stories. My hope is that Council, City Planning Services and Tricar continue to work on ways to reduce massing and a scale we can all live with.

Thanks and Regards,

Rob Croft