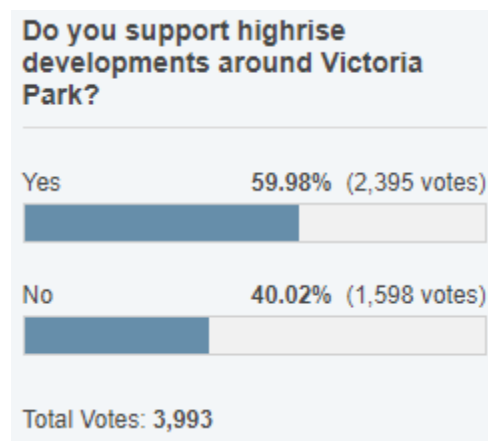


Subject: The Corporation of the City of London Victoria Park Secondary Plan – Draft Secondary Plan Public Participation Meeting on: June 17, 2019

City Staff wrote: *“The Official Plan and Zoning By-law Amendment application was submitted in 2015. The initial request was to permit the development of a 25 storey mixed-use apartment building, however in December, 2016, this was revised to request permission for a 22 storey mixed-use apartment building. The revised proposal continued to receive significant concern from residents in the surrounding area.”*

The Woodfield Community Association and others do not speak for the majority of the 4,000 ± Woodfield residents. Thank you LFP for creating a survey, here are the results as at about 7:00am May 9, 2019:



About 60% support Highrise developments around Victoria park.

This supports the Woodfield Ratepayers position that the Urban League and Woodfield Community Association executive and others represent a minority of stakeholders.

City staff are not correct to write *“The revised proposal continued to receive significant concern from residents in the surrounding area.”*

The majority do NOT have any concerns let alone significant concern.

Proposed development in and around the 18-acre Victoria Park:

1. Victoria Park Place – Central, Wellington, Hyman, Richmond Block Farhi, 19 storey hotel residential tower in center of the block
2. 560-562 Wellington at Wolfe
560 Wellington Holdings Inc., 22-storey 151 dwellings
3. Wellington / Wolfe next to Centennial Hall, across from Great West Life, 19 storey

4. Richmond Street next to Grand Theatre
Old Oak, 32 storey, 175 residential units, now under construction
5. Next to St. Peter's Basilica and parish offices, on Clarence also on Richmond
RC Diocese, two 20 story apartment towers
6. Richmond Street south of Albert, large site with one floor retail, ample parking
Farhi, will be redeveloped to a higher and better use, multistory apartments
7. South East corner Clarence and Dufferin, London Life Parking lot
London Life, will eventually be developed with a multi storey building

In order to create a cohesive and consistent planning framework, land surrounding the 20-acre Victoria Park must conform to The London Plan's "Place Types". Land neighbouring Victoria Park must allow for the broadest range of uses and the most intense forms of development in the city.

The Downtown must be the highest-order center in our city, allowing for the greatest building heights. The Downtown should be unique as the center of commerce, habitation, culture, and entertainment in London. Residential use is the life-blood of the city and Victoria Park goes hand-in-hand with high-density residential developments.

The Woodfield residential area and our downtown need more housing targeted to serve a wide spectrum of lifestyles including "affordable". If the City continues to maintain the status quo, residential growth in both areas will stop, investment will stagnate, and our downtown will remain in its present overall state of disrepair.

We at WRA are "*an organized group of engaged residents*". WRA supports high rise buildings housing multiple dwelling units surrounding Victoria Park and elsewhere in the downtown.

Woodfield Ratepayers Association



June 12, 2019