

From: Alice Gibb
Sent: Monday, February 25, 2013 8:53 PM
To: Smith, Craig
Subject: Re: Zoning Change for the Fincore Development in SoHo

Feb. 25, 2013

Craig Smith, Planning Department

Please direct to Planning and Environment Committee

Re: Proposed zoning amendments for the Fincore Development at South and Wellington Streets

Dear Committee Members:

I wish to strenuously object to the proposed zoning amendment at Wellington and South Streets, changing this property from multi-family high density residential to main street commercial.

My concern is that the development, as currently proposed, is totally out of character with the surrounding neighborhood. A 26-storey tower will not fit in with the riverbank location not with the surrounding residential and retail businesses.

My second objection is that part of this development will be built on floodplain lands. Those of us living in the neighborhood have seen how high the Thames River rises during springtime runoff - in fact, the former Front Street was largely destroyed by flooding in the late 1930s. Even now, two apartment buildings on the riverbank often have to be evacuated during high water periods. It seems foolhardy to build such a large structure on low-lying lands that have flooded in the past.

I do not object to these lands being developed at some point. But I would hope that the development would fit in with its surroundings and that the developer would consult with community members before deciding on the type and scale of development for the area.

I believe the SoHo area has great future potential. I hope the Planning and Environment Committee members will give careful consideration to the Fincore proposal.

Sincerely:
Alice Gibb
19-374 Simcoe Street
London, ON N6B 1J7