

From: ELIZABETH KANE

Sent: Wednesday, September 16, 2020 11:39 PM

To: Maitland, Leif <lmaitlan@london.ca>

Subject: [EXTERNAL] FILE NUMBER: SPA 19-046 - 556 WELLINGTON STREET

I'm sending this e-mail to express my objection to the proposed development at 556 Wellington Street as it now stands.

I'm not a resident of Woodfield, however, I believe the building really does not reflect the character of that community. It is too tall and by the architect's drawing, appears overbearing and overpowering for that corner and looks like a monstrosity. Listening to a gentleman from Toronto, who has studied intensification for major cities for quite some time, it is his opinion that new buildings being built in downtown neighbourhoods, should not be higher than 2 stories above the highest building in the immediate area. Once above that threshold, neighbourhoods begin to lose their character. People do not know each other and the sense of community is lost.

This building appears from the drawing to have red or brown brick or some type of panelling on the first 2 floors, light grey on either side of the centre of the building with darker grey up the middle for the next 6 floors. Then it is dark grey to the top floor and light grey at the very top--not appealing in any way. In fact, it looks ugly. Too many structures, both commercial and residential, are going up in this city with these dull, drab appearances and are horrible and hideous looking.

This is just the first building to be planned for the roads surrounding Victoria Park and if allowed to proceed, street parking will be eliminated, the park will be "lost" in the middle, and it will no longer be the Crown Jewel of the downtown. Many people from all over the city visit the park in the summertime for the many festivals, and in the winter to take in the beauty, wonder and magical sight of the park lit over the Christmas season. This will be lost, when people will have to park in parking garages, so it becomes an added expense for the outing.

I would also add, that if development goes ahead, it will be no time before residents of those new buildings will be complaining about all the noise from the park and the bars on Richmond Street. It will be a no win situation.

Lastly, although this development is on the east side of the park, when surrounded on the other sides by similar structures, the park will have a huge reduction in sunlight. I realize a study has been done regarding this, but I witnessed the shade over Richmond Street north near Masonville Place a few months ago, and there was no sunlight at all on Richmond Street. The shade was cast right over the street to the sidewalk on the east side.

It is a much different situation when it is a concrete road in the middle, but the park needs as much sunlight as possible and as it has had all these many, many, years.

It is my belief that no highrises should be built around the perimeter of the park. Every city should be able to designate exceptions for special areas, and in this case, the special area is "Victoria Park."

I am hopeful, the planners will listen to citizens of the city, and do what is right for London. If the developer wants to proceed, I would hope that he, too, will consider the opinions of the neighbours and make adjustments accordingly, so that everybody is a winner.

Thank you.

Elizabeth Kane
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