

Subject: [EXTERNAL] The London Plan

To whom it may concern!

According to Kerri Killen, I missed the deadline for some of my comments to be included in her report for the March 1st Planning and Environment Committee meeting. She did provide me with a few answers to my question about the extent of the CIP's in the City. My concerns over the CIP policy will have to wait for another day.

We acknowledge receipt of the Public Meeting Notice about the Core Area Project. Since we have returned as permanent residents to the city within the past two years, we are out of the loop so to speak in terms of understanding the background to this project and the London Plan in general. My family has a 100 year history of living in London. Downtown London was the 'Centre of the Universe' for most folks until the Malls showed up. The picture has changed dramatically over the past decades.

How were the Core Area parameters arrived at? Stopping at Egerton St. to the East for example excludes all the new plans and development for that stretch of Dundas from Egerton to Highbury. Why is that area from Egerton to Highbury not considered to be in the Core these days? What do the Developers and Investors in that stretch of Dundas think about the London Plan now? Is there a separate Improvement Plan for their area?

In terms of the Core Map in detail, Kerri suggests that the Core Area, "was determined by identifying where there was the most "need" in terms of helping those struggling with homelessness and health issues, improving safety and security, supporting businesses, and attracting more people to the area. Determining this was a collaborative effort between City staff from various departments as well as feedback received from interviews conducted with people living, working, and operating businesses in the area."

I find the above definition difficult to justify, in that homelessness and health issues along with safety and security are completely separate challenges these days and not confined to just to the Core. Supporting the local SME's, and attracting more people is really the greatest need. It is encouraging to see the number of Apartment/Condos under construction.

Considering the expansion of our City, and the parameters expressed above, a Northern Core boundary would be Oxford St. to Highbury as more representative of the 'New' Core of the city. I would also include Soho and all the properties that border the Thames River west of Adelaide.

I recognize that COVID has thrown the proverbial spanner into the mix and taken the excitement out of our hopes and expectations for Dundas Place / Flex Street. Don't get me wrong, I know how much effort and funding has been put into trying to improve the 'Old Core' and bring it back to life. Unfortunately, the realities of unbridled Urbanization & the Malling effect combined with tax based expansion strategies have placed the City in a 'temporary' no-win situation.

A while back, I communicated to the Mayor's office the idea that we need to think of our Forest City as an "Island". Our current Island 'Boundaries' already present us with a challenge in terms of long term sustainability. We need to limit further urbanization and the resulting services needed for their support; we need 'real' protection of our existing wetlands & natural forested infrastructure; we must foster and create a much greater awareness of our Water resource usage and related dependence on Pipelines from Erie & Huron - the Huron line is now threatening the city with huge remedial expense - all new development should separate potable water needs and ultimately 'eliminate' non essential usage like watering a lawn, the car etc. I have concern for our Waste management challenges including our sewage treatment facility maintenance costs and environmental concerns over Methane emitting Landfill sites and their threat to local aquifer water resources - No more landfill sites! Recycle everything, Period! Let's embrace the use of Hydrogen as the cities - near future - source of Sustainable Lowest Cost energy. Fossil fuels, including methane must be phased out asap. I rest my case for the time being.

Our time, energy and 'limited' financial resources should be focused on ways to ensure a safe, affordable, clean, sustainable environment for our citizens today and future generations going forward.

Thank you for allowing my comments, presented in good faith, and with my sincere best wishes to our City employees and elected officials in their quest for a better London...

G.A. (AI) Tucker