

Community Residents
Glen Cairn Woods
London, ON

City Councillors
City of London
csaunder@london.ca

Dear Councillors:

Re: 403 Thompson Rd. (Affordable Housing) / Glen Cairn Woods Subdivision
Official Planning and Zone Amendments (File OZ-9290)
Applicant: Housing Development Corporation (HDC)

Mayor Ed Holder's challenge/mandate to build 3,000 affordable housing units over 5 years is laudable, however we need to consider whether London's ambitious plans will continue to draw people from other communities (eg. Sarnia, Windsor, Kitchener, Waterloo, Woodstock, etc). We saw this with the erection of modern facilities such as the Men's Mission and the Center of Hope (Salvation Army). Are we increasing our homeless/struggling population by being on the front edge of this issue?

Proposal OZ-9290 would erect a building, consisting of 44 **bachelor** units reduced from 37 sq. meters to 27 sq. meters under the "specialized housing approach", within a community rampant with affordable housing. How does reducing the size of the unit relate to "specialized housing" as defined on page 47 of the Housing Stability Plan (December 2019).

"Specialized Housing: Housing that adapts building requirements and services to the unique needs of individuals and families, such as addiction, health, mental health, and trauma related concerns."

The representative of HDC at the March 1 committee meeting stated that this reduction in unit size "is required to make the building viable, as is the size/height of the development. This leans to the opinion that the lot size is too small for the proposed use. It was also stated that "common amenities were being provided to make up for the small living space"; however no *clear* response was given as to what these amenities would consist of. Meeting rooms for social workers etc., do not enhance the living conditions of tenants. Being bachelor units, we are not discussing families but individuals.

As we proceed with the City's aggressive plan, we need to consider the location of proposed buildings and the effect it will have on the communities concerned. Will it in any way enhance the community or potentially exasperate issues already present? As homeowners within Glen Cairn Woods we are concerned with increasing the inordinate number of affordable housing units within our over tenanted subdivision.

Glen Cairn Woods and adjoining areas are subject to the following numerous low-income properties:

- 35** **3-storey walk up buildings (multi-unit)**
- 6** **Co-op Complexes (multi-unit)**
- 100** **London Housing Units**
- 3** **Highrise rental buildings**
- Numerous duplex homes**

Perhaps Council could defer this project to consider other locations. We would like to offer some alternatives to 403 Thompson Rd.

1. 100 Stanley Street

- 1.1. Demolish the current structure at 100 Stanley Street rather than relocating it due to increased costs.
- 1.2. Maintain the commercial designation of 403 Thompson Rd. and sell this surplus lot.
- 1.3. Relocate the proposed building under File OZ-9290 (403 Thompson Rd) to 51 & 53 Wharncliffe Rd. S.
This site is 45% larger which would allow for units to be built to the current by-law size of 37 sq. meters and additional storage for bicycles and added parking.

2. 31 Hamilton Rd - 2 lots (.44 acres + .3 acres)

3. 858 William St.

4. 121 Thompson Rd. (.58 acres)

5. 1523 Bradley Ave. (40 Acres)

6. 1600/1622 Hyde Park Rd.

- 6.1. May be scheduled for development

7. 1063 Gainsborough Rd

- 7.1. May be scheduled for development

8. 1550 Sunningdale Rd. W

9. River Road Golf Course

- 9.1. Allows for numerous buildings both current and future.
- 9.2. Relocate both 403 Thompson Rd. & Hamilton/Elm proposals to this location
- 9.3. London Transit would need to expand Route 2 slightly to allow for easy access to transit

In closing, we are not against affordable housing however our community asks:

At what point is it considered that a community has contributed enough to "affordable housing"?

We feel strongly that the residents of Glen Cairn Woods have already done their part.

Please consider the alternate proposals presented.

Sincerely

William & Christine Comrie

435 Scenic Drive

On behalf of Glen Cairn Woods Residents