

**From:****Sent:** Thursday, May 27, 2021 12:45 PM**To:** PEC <pec@london.ca>**Cc:** City of London, Mayor <mayor@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Hopkins, Anna <ahopkins@london.ca>**Subject:** [EXTERNAL] OZ-9157 - 435-451 Ridout Street North

Dear PEC members and Staff,

As a long time Londoner, I understand the need for density in our City. But you cannot value density above our history and heritage. That cannot be lost to us after so much effort and funding has been spent to restore and keep the historic landscape of the Forks. I sat on three Millennial committees that designed and brought to fruition the riverfront park, 1 Dundas street, and other initiatives. It was a key value in 2000 and in 2021. The London Community Foundation also invested in bringing the river and the Forks into our daily lives. The City itself has enhanced all the trails and parks in that area. Why would you upend all the good work done over the last three decades for one badly placed building which violates our central cultural value? Why would PEC allow a priveleged group of occupants to enjoy the views of the Forks over the rest of the City which uses all of those downtown corridors?

There are many other locations open to the developer in the City for development. The company has options: converting a parking lot, converting a commercial building and parking lot to residences.

This City Council should not overturn the work of the past just to allow one building which will ruin our historic sense of place and our cultural roots. As my neighbour complained - you cannot make an area or building a heritage site one year, and then declare it is of no value later on. But that is what this proposed development does to Ridout Street "bankers row".

You have the ACO letter which details a large number of key problems with this site. Let me add another issue.

Your Transportation Assessment "allowed" the building IF a large percentage of the occupants did not own cars and need parking. It suggested spending our taxes to subsidize public transit. I am all for less cars and more transit. BUT, the intersection of Queens and Ridout will be an even faster more complex intersection once the 2026 BRT plan is in place. Those occupants and the ones at 100 Fullerton will put even more demand on that intersection that no amount of proposed turning lanes will solve. AND the traffic plan is clearly not friendly for pedestrians or cyclists. That area, now considered a "walkers paradise" will be choked off. Most of the bus routes from that area do NOT head downtown, they head west, southwest and northwest.

All this building will do is push off traffic issues into the conservation district north of the intersection, clog up Talbot, and complicate the supposed goal of creating more walking traffic into the down town core. It defeats the underlying value of the density plan.

Having a large building towering over our Thames is not the right move to take for this Council.

Sincerely

***Brenda McQuaid***

*Past President, Heritage London Foundation*

*Past Chair, Children's Museum*

*Past Board Member, Bruce Trail Association*

*ACO Board Member*

*Heritage Awards Committee Member*

Cc. Mayor Ed Holder,

cc. Councillor Arielle Kayabaga, Steven Hillier, Phil Squire, Josh Morgan, Anna Hopkins

Cc. C. Saunders, City Clerk