

From: Shannon Rodrigues
Sent: Monday, May 31, 2021 8:45 PM
To: PEC <pec@london.ca>
Subject: [EXTERNAL] RE: Farhi Holdings Ridout St N application

To the Planning and Environmental Committee,

I am Shannon Rodrigues and I live in direct line of sight to this plot of land that Farhi wishes to rezone.

I urge you to reject this request for various reasons. Some personal to those who live in the area and other for the city at large.

I; and the many residents in the 20 story high-rises in the area, have enjoyed the scenery and forestry that makes up the "Forest City" from our balconies. However, because we enjoy this view, we also pay a premium in our monthly living expenses. Because of the beauty of the city, we have no problem paying this. However, should Farhi get approval to place this building at Ridoit and Queens, many of your current downtown residents will lose the view they currently pay for. As we are contracted into our leases, our rent will not decrease accordingly to this environmental adjustment. Thereby, we are paying to look at a Farhi building and not the City of London. Furthermore, the building is unnecessary for the downtown area. There is both 'One Richmond Row' on Richmond and the 'TriCar' building on York street that are currently in development. An additional high rise is not necessary, when these two high rises are already in construction and largely vacant due to the unaffordable monthly price. By approving this you are not only adding an additional unaffordable high rise to the area but also adding to the large collection of buildings owned by Farhi Holdings in our downtown core. A collection of buildings that sit mostly vacant and unmaintained.

The beauty of London is it's landscape. The greenery, the parks, and the Thames River. London is not a concrete jungle. The planning committee and all members of city hall, should know and understand that this is the selling point of the city.

The believed reasoning behind all the expensive high rises going up in the city, is to accommodate the Torontonians moving to the city. However, they are moving here for our lower living costs, and open spaces. By allowing these buildings to go up; Farhi Holdings building on Ridout St N included, you are increasing our living costs, and shrinking our open spaces.

The obvious forecast for this development is that as these poor developmental decisions are made, the living cost of the city will continue to rise beyond what it already is, and the open spaces and beauty of the Forest City will decrease and the reason many of the Torontonians and Londoners live in this city will evaporate. As members of the planning committee, you can see what this would ultimately lead to. Why would people stay in London and commute to Toronto when they can live in Toronto for the same price, the same environment and less commute time. This would result in massive amounts of high priced apartments and condos being vacated and staying vacant. This would hurt the economical structure of the city in a massive way. And we will be left with a market crash, a lack of beautiful landscape that made our city the what it is, and large looming vacant high rises that will not be maintained due to the lack of rental income.

As an example of this last statement, I recommend a visit to our downtown core and look at the various Farhi owned buildings that stand vacant and rundown due to lack of tenancy/business.

Farhi is trying to profit on this current trend by ultimately hurting the city, and the various landholdings in the area; why would we pay the premium prices for a view that no longer exists?

As well as the heritage areas nearby. I read many individuals responses to this situation, the destruction of wild life from the development of this building as well as the shadow this building would create should be the first indicator that it should not be

approved. Adding the fact that the area is a flood land - thus resulting in high risk of water damage on the building (which would cause a quicker decline in the appearance and structural integrity of the building), the area is a heritage site and building such a large, ominous, eyesore of a building by these beautiful and quaint heritage sites will devalue the entire area. Rather than looking beautiful and historical, the buildings will look rundown and sad in comparison to the modern tower that would be looming over them.

I and many of the citizens of London urge you to reject this proposal. We want London to stay London, and keep our open spaces and heritage sites as they are.

Sincerely,
Shannon Rodrigues