

Subject: [EXTERNAL] Re: Proposed High-rise on Riverfront Parkland (OZ-9157) & Surface Parking Lots (TZ-9327)

Dear City Council

In advance of the important Council discussion and vote on the proposed Ridout Street North high-rise project I am writing a follow-up to my previous message to members of the Planning and Environment Committee (see below).

I and many other London city-builders have been deeply disappointed and frustrated by recent decisions to continue protecting surface parking lots over riverfront parkland floodplain. Despite all the talk of creating a vibrant city through policies and documents, including the *London Plan*, decisions continue to be made that often do just the opposite by perpetuating the asphalt status quo that has eroded the heart of our city.

Your decisions on Tuesday, June 15th and the Monday, June 21st Planning and Environment Committee — related to yet another [parking lot renewal for 193 Queens Ave](#) — are critical in helping to re-build our post-COVID city for this 21st century. Maintaining undervalued core land for surface parking lots is a wasted opportunity and wasted money.

The *Downtown Parking Strategy* adopted by Council in 2017, like other planning documents or our city, clearly *discourages* temporary surface parking lots and yet too many of you continue to go against these directives by continuing to protect these decades-old shovel-ready sites from the active development we need. A reminder that the applicant also owns the [67,000 sq ft surface lot across the street](#): "This parcel of land can accommodate a mixed-use of commercial and a **500-unit residential tower development, all zoning approved for such use.**" as well as the adjacent [43,000 sq ft lot at 74 Fullarton](#): "This parcel of land can accommodate a mixed-use of commercial and a **450-unit residential tower development, all zoning approved for such use.**"

Incentivize these sites with the legislative and policy tools at your disposal, and help build the vibrant city in which we all want to live and invest. Build a city for the many people who already *want* to be downtown, not those you've been trying to entice downtown with heavily subsidized parking. Build a sustainable modern city with open riverfront green-space AND multi-unit infill, and people will come. People will most definitely come.

In anticipation of a bold new chapter in London's history, I look forward to your inspired voting leadership. If you would like to talk about this issue please don't hesitate to reach out.

Regards,
Sandra Miller