

Good Evening Council Members

I hope you and your family are doing well during these tough times.

I would like to have this placed on the Council Agenda.

I am writing you today regarding the proposed plans for the building at 400 Southdale Road East. I missed my opportunity to speak at the last public meeting on July 26, 2021.

I realize that something will be built on this site. What I have issue with is how many allowances the builders/developers want to put through. I feel that a 7-storey building is way too high for such a small lot. Current zoning only allows a 4-storey building bonusing to 6-storeys which is still too high. The zoning also requires a 45-degree angle to minimize shade impact which they want allowance to go outside this. They are also wanting zoning allowances to reduce the setback from the road as well as the size of the laneway. These are only a few of the many allowances they are requesting. Since neither company is from London, they do not know the area well or what our area is like day to day so do not see the impact of something of this magnitude will have on our area. I will be honest. I didn't appreciate the attitudes of the representatives from the applicant's representative. The eye rolling and skimming over questions and concerns like we don't matter really showed a lack of respect. I also want to mention that getting a response from the city has been a challenge. Some in the area have waited for answers to questions only to be ignored. I too had a question last week and never heard back from the city representative.

Back to the building height and shadows. I live directly behind the empty lot close to Dundalk. The shade and shadow we get from the Boardwalk building on Southdale is already too much. The shade from this building alone puts my front yard in shade the majority of winter. Adding a 7-storey building to the empty lot will significantly reduce the sun to my backyard as well as all the backyards on this side of Stockton. Winter will be the hardest for all of us. As it is, with winter we already have reduced sunlight during the day, but with this building we will get little to no sun at all, one has estimated that 3 to 4 months of shade in the winter months. This will no doubt affect the heating costs as well as delay snow from melting.

A building this size on such a small lot of land will create traffic issues both on Southdale and Dundalk. I know studies were done on this too but really, a study isn't all that helpful unless you see it day to day. There will be a back log of traffic at the lights on Southdale and Dundalk. It will be worse at high peak times when people are heading to and from work/school. There is not enough room for the amount of traffic with the only entrance and exit being so close to the corner. An advanced green for left turns is not really going to solve this issue.

Building a 7-storey, 181 unit building on this property is more than double the 90 units it is currently zoned for. That would mean that some floors are going to have at least 26 units on them. These would have to be very small since the land is not that big. This is a

school area with lots of children going to school and playing outside. Adding this building will put added pressure on an already full school. With the applicant providing only 4 of the 181 units to the city for affordable housing will not make any difference in the housing shortage that London is facing. These units are only one bedroom, so families in need will not be helped. Four units is only 2% of this building for affordable housing. That is an embarrassment. Housing costs have soared leaving those who were struggling before in a worse situation.

Traffic along Stockton will surely increase and speeders will continue to make this street unsafe for everyone on it.

Parking is another issue. There is little visitor parking compared to the number of units this is expected to have. It was mentioned that, I think the term was uncoupling, of the parking spaces from the units. The idea here is that not everyone will purchase a parking spot with the purchase of their condominium, leaving these spaces for visitors. In this day and age, many have a family car, in some cases, two cars. I find it hard to believe that someone would not purchase a parking space thinking ahead to resale. It would be harder to sell a condominium with no parking. London is not built the same that Toronto is. It is not always possible to take the bus or ride a bike. Take myself, for example. I work in Dorchester. There is no bus route that goes to Dorchester nor would I be riding my bike to work. Little visitor parking will cause there to be more parking on the surrounding streets. Not only visitor parking once complete, but during construction, crews will be using our streets as parking lots.

Having a 7-storey building on this lot leaves little privacy to those directly behind the building. Adding privacy glass to the balconies will only help the residents of the building and not the surrounding residents to the north. Sure, when people are sitting on their balconies, they won't be able to see clearly but are they not ever going to stand up?

The noise of vehicles entering and exiting the parking garage is another issue. That will be a lot of traffic for a small laneway and entrance right along the back of our properties. Even putting up a fence or retaining wall to help with this will cause other issues. The space between the 2 fences will become hiding grounds for illegal activities. This is a huge safety concern for all those in this community.

I do not want anything higher than the 4-storeys. Building a residential condominium building on this small lot of land will no doubt decrease the property values. It is not a good idea to go that high in this residential area as most of the lot will be building. I sincerely hope you take in to account those who live here and how this will impact us. I know the term NIMBY has been used in press articles, but honestly, if each of us asks ourselves, would I be alright with this being built in the way that it has been planned?

Thank you for taking the time to read the concerns.

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