

To the Planning and Environment Committee;

I would like to voice my significant concerns regarding the official plan and zoning amendments for the proposed land use for 250-270 Springbank Drive.

The Multi-Family High Density Residential designation 3.4.2, states, *“high density uses shall take into account surrounding land uses in terms of height, scale and setback and shall note adversely impact the amenities and character of the surrounding area”* and 3.1.4 states an objective for high density residences is to *“promote, in the design of multi-family, high density residential developments, sensitivity to the scale and character of adjacent land uses and to desirable natural features on, or in close proximity to, the site.”* Although the Ontario Municipal Board previously found no adverse impact to the amenities and the character of the surrounding area, I would like to strongly disagree. As a resident of this caring community, I feel the enjoyment of the Coves will be severely hindered by the view of these towers in the surrounding areas. As well, rather than enhancing the character of the area, these buildings will be an eyesore as they will be visible towering over the otherwise low-mid rise structures in the area. Furthermore, these buildings will produce substantially more foot traffic to the nearby trails, decreasing enjoyment for its current residences, not to mention, will undoubtedly increase human impact on the area, such as more garbage, which negatively affects the land and animals.

Most troubling though, is the removal of the LEEDS certificate, which causes me great concern. Not only should the City of London be moving towards a more environmentally conscious future, but this certificate is crucial for a proposed development that is in such close proximity to the Coves, which is an environmentally significant area. Having the LEEDS certificate will ensure the development of green buildings, help London achieve our environmental goals, ensure the occupants are living in optimal conditions and minimize the impact this construction will have on the surrounding area.

As a very concerned member of the community, please note my strong opposition to the development of 250-270 Springbank Drive. In the event that the development proceeds, I am proposing the following: 1. the LEEDS accreditation is made mandatory before approval 2. the Zoning By-Law Amendment is declined 3. the height and density threshold of the Multi-Family High Density Residential designation, of 12 storeys and 150 units per ha is respected. These conditions will help reduce the impact this development will have on the land and its inhabitants.

Sincerely,

Stefanie Pereira