

Sent: Thursday, October 14, 2021 9:22 PM

To: ppmclerks <ppmclerks@london.ca>

Subject: 415 Oxford Street PPM comments

Proposed Official Plan Amendment: 415 Oxford Street West

The reason Ellis Don did not continue the building of the Cherryhill Village north on Oxford St West is because these lands are Flood Plain and it is illegal to build on Flood Plains.

To skirt around the law, the City of London drains these flood plains which are seasonal wetlands. These wetlands have a specialized ecological role in sustaining shallow water habitats specific for endangered amphibians and turtles (listed in Ontario) and spawning grounds which in turn provide an abundance of food for species higher on the food chain. In simple terms, these seasonal wetlands sustain bottom of the food chain species which supports the entire food chain.

Flood Plains are also the only areas that remain open space in the city and are available to the public. But slowly, the city is removing the last remnants of flood plains to intensity development when development may not be needed.

There is no shortage of luxury condos being built in the city, or high end rentals or single family homes that people cannot afford without going into deep debt. And all this is being done through draining of wetlands and replacing them with deep trenches that cannot function as seasonal wetlands anymore because the whole rationale behind storm sewer management is to remove the threat of a flood by removing their very characteristics that define a flood plain.

There is no skill set in the administration or council that can review these development proposals through an ecological or climate change lens to assess how much environmental destruction is worth yet another over priced development the city does not need and/or can be accommodated in another space that does not require the destruction of seasonal wetlands and flood plains. Not even Municipal Environmental Assessments, whose mandate is to describe how to remove a flood plain and not whether to remove a flood plain, explores the environmental consequences of draining a wetland.

Contrary to previous council comments, the role of council is to decide what kind of development can happen where. That is the very essence of council and not to rubber stamp a development or ignore good planning principles for whatever reason. This includes deciding that any development along a flood plain can only be one of low impact development, which is a common technique embraced in other more forward looking cities that reduces the need and environmental impacts of storm water management. For some reason Low Impact Development, in all its forms, is not adopted here in London, in policy.

Attached are recent photographs of the construction at Mud Creek to accommodate downstream development. Also attached are old photographs of Singing Frog Creek and Dingman Creek to show you what a natural creek actually looks like.

Please create an independent expert body that looks at development proposals through an ecological and climate change lens equal to the Urban Design Peer Review Panel because there is no one on staff or council that can assess the ecological impacts of such developments so we may develop a sustainable, livable city.

Please say no to this Official Plan amendment.

Thank You

AnnaMaria Valastro











