

Nov 16, 2020

City of London File O-8978

To: Isaac de Ceuster, ideceust@london.ca
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From: Ben Lansink

Re: Highest and Best Use of Land next to or close to a Public Park

Most cities in the World construct buildings housing multiple residential dwelling units (Residential Hi-Rise) close to or next to public parks or open spaces. London is no exception. The highest and best uses of many core area sites close to or next Public Parks is high density residential high-rise buildings with on-site parking. Core area Parks considered in this report are Victoria Park, Harris Park, and Ivey Park (**the parks**).

High-Rise are now luxurious with loads of amenities, spectacular views and easy access to fancy retail shops, parks and public transit, amenities available at the doorstep of the Victoria Park neighbourhood. A minority of Individuals and Community Groups argue:

*"There has been no study to look at how this level of intensification will impact the health of **the park** in terms of shadowing, wind, vehicular traffic, rain, and so on. "*

"To study this issue on a case-by-case basis is not effective. The groups, Friends of Victoria Park and the Woodfield Community Association, have asked, and will ask again, for a full environmental impact study before this plan is finalized so as to best inform the public and City council on this important matter."

*"We have one chance to get this plan right. The best way to do that is to understand what this current plan means to **the park**. Intensification is good, but not at the expense of this small urban green space shared and enjoyed by the entire city."*

Victoria Park is a city block bordering 4 public streets consisting of 14.18 acres or 617,869 sq. ft. It is not "a small urban green space." Since the mid-1980s Ben Lansink has and continues to walk Victoria Park daily and has never witnessed overcrowding. There are good crowds and bad crowds, more people in the Park will have the effect of diminishing bad crowds.

It would be a waste of tax dollars for Council to purchase "a full environmental impact study." Each hi-rise building, including 517 Richmond, detailed in this report has NOT resulted in any "impact the health of **the park** in terms of shadowing, wind, vehicular traffic, rain, and so on."

Every time a structure is built, regardless of height, shadowing takes place. If shadowing is an issue, we must stop all future building including low density houses separated by say a few feet. There is shadowing on all abutting houses in a community. The earth revolves around the sun which means shadows constantly move. Each building in this report cast a shadow that is always on the move. Society accepts shadowing as a natural occurrence.

Individuals and Community Groups are correct to note "*Intensification is good...*". We must use existing expensive service infrastructure, roads, sidewalks, bike lanes, storm & sanitary sewers, electrical, natural gas, public transit, Covent Market, our Library, Public Parks, YMCA, Budweiser Gardens, Labatt Park, Via Rail, Greyhound Canada, all located downtown, and yes, LTC public transit. Building up, not out, benefits all society. Additional hi-rise buildings, like the ones detailed in this report, next to or close to core area Parks will continue to help alleviate London's housing crises and will also boost our beleaguered downtown.

"We have one chance to get this plan right", yes, but not by the minority, by the majority.

**November 16, 2020 by Ben Lansink, City of London File O-8978
Highest and Best use lands near a public park. Photos Nov 14, 2020 by B Lansink**



Standing in Victoria Park looking at 517 Richmond Street



517 Richmond Street a 31-story building nearing construction completion November 14, 2020. This residential high-rise building is across the street from the Victoria Park Secondary Plan and overlooks Victoria Park.



517 Richmond Street a 31-story building nearing construction completion November 14, 2020. This residential building is across the street from the Victoria Park Secondary Plan and it overlooks Victoria Park.

549 Ridout North, 505 Talbot Street, and 500 Ridout North, all overlook Harris Park



549 Ridout North, 505 Talbot Street, and 500 Ridout North, overlook Harris Park
71 King, 350 Ridout, 21 King, 19 King, 320 Thames, overlook Ivey Park



71 King Street, 350 Ridout Street, 21 King Street, 19 King Street, 320 Thames Street
All overlook Ivey Park



71 King Street, 350 Ridout Street, 21 King Street, 19 King Street, 320 Thames Street
All overlook Ivey Park



517 Richmond Street, building on left, overlooks Victoria Park and Harris Park.

505 Dufferin Avenue, building on right, overlooks Harris Park and Victoria Park.



500 Ridout Street North, across from Eldon House, overlooks Harris Park



320 Thames Street, across from Ivey Park.



300 Dufferin, 11-storey City Hall, across from and overlooks Victoria Park

