

June 8, 2022

Planning and Development, City of London
300 Dufferin Avenue, 6th Floor
London, ON PO Box 5035 N6A 4L9
File OZ-9127

Attention: Sonia Wise

**Re: 84-86 St. George Street and 175-197 Ann Street
St. George and Ann Block Limited
York Development Proposal**

Dear Ms. Wise:

Please accept my comments re: the revised application OZ-9127.

First, I am concerned at the rush to approve this application.

I received this notice on June 6, 2022 with a meeting June 20, 2022 leaving little time to prepare any response.

This is the third notice I have received:

March 9, 2020: 28-storey apartment building, 274 units, underground parking, with attached 26-storey and 12-storey buildings, etc.

April 5, 2022: 22-storey building with 214 units and 180 parking spaces with attached 19 and 12 storey buildings, etc.

June 6, 2022: 23-storey building with 216 units and 180 parking spaces with an attached 19 storey building, etc.

I have a number of concerns as follows:

- 1) There is a current complaint (accepted by the Ontario Human Rights Tribunal) in process against the City of London for failing to implement the Near Campus Neighbourhood Strategy which seeks to balance long and short-term housing, particularly student rentals through planning and zoning.

I understand that York Development has informed Council that this development would be exclusive student housing.

Student leases are 12-month leases but are only occupied 6-8 months of the year with non-student rentals discouraged.

This area is already overwhelmed with students with the attendant noise, aggressive confrontations and carousing that lessens the enjoyment of long-term residents.

This development would over-intensify the area leading to wind tunnels, traffic and parking concerns and ultimately urban decay.

- 2) I understand that there are also building safety concerns with CP railway demanding that a “crash wall” be built because the site is too close to the rail line.

In addition, the Ministry of the Environment and Climate Change will not issue “water taking” permits for this development if it interferes with the geothermal heating and cooling system of neighbouring buildings (including my building).

The site also sits on a high-water table and may not be stable, which I understand is why an underpass could no be built on Richmond Street to accommodate a rapid transit line.

- 3) I am also concerned that Mayor Holder and Councillor John Fyfe-Millar have received campaign dollars from donors with interests in seeing this development go forward; if correct, they both should recuse themselves from voting thereto.

For all the above reasons, please accept the staff recommendations for refusal of this application on all points.

Sincerely,

Ted Mitchell

North Talbot Resident