

**To:** The Planning and Environment Committee, City of London

**From:** Christine Barker

**Address:** [REDACTED]

**Date:** January 228, 2024

**Re: Proposed Official Plan and Zoning By-law Amendments OZ-9661**

Dear Councillors,

I am a resident of Broughdale and I have lived in this community for 35 years.

As a resident, and member of the Broughdale Community Association (BCA), I am writing in support of the response submitted by the BCA on January 8<sup>th</sup> to Planning Staff (copy attached). I agree with all the issues raised in that report and ask that the PEC give due consideration to our concerns and recommendations.

The priority issue for me is the **five-bedroom limit**, which I strongly urge you to retain in the Near Campus Neighbourhoods for all types of housing, with the exception of along Richmond Street; I acknowledge the need to allow for some increased density along this major arterial road.

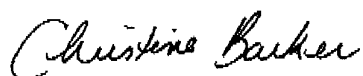
I live next door to a house that was a single family home when I moved to Broughdale and which was subsequently sold and converted to a five bedroom rental property. While most of the students were relatively responsible, there have definitely been issues with garbage disposal and illegal parking over the years, as well as noise concerns. I am fortunate that a single family now rents the property, but one need only drive along Epworth Avenue, to the south of my home, to see the negative impact of student housing on the upkeep of these properties, as well as garbage and parking concerns, to say nothing of noise infractions.

Allowing even more than the current five bedrooms on these and other neighbourhood properties would only exacerbate the current problems and make the situation untenable. Of note is that there are already several illegal parking lots in this area, where owners have gravelled or paved over greenspace in order to accommodate students' cars.

While I recognize that increased intensification is necessary to provide adequate housing for students and others, I believe that, with input from residents in the Near Campus Neighbourhoods, this can be accomplished in a way that meets the City's needs while respecting and supporting the needs of our community, and our constant efforts to maintain balanced neighbourhoods. Increased student apartment complexes and more university residences (beyond the two new buildings currently planned by Western), are two options that could be considered.

I ask that this letter be added to the additional agenda items for the PPM on January 30<sup>th</sup>.

Respectfully submitted,



c.c. BroughdaleCommunityAssociation@gmail.com