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CITY OF LONDON
PLANNING DIVISION

Katy Tonkovic
58 Essex Street
London, Ontario
N6G 1B2

AUG 15 2013

August 15, 2013

The City of London Planning Division
P.O. Box 5035
London, Ontario
N6A 4L9

FILE NO. _____
FORWARDED TO _____
BY _____
DATE _____
 FILE
 B.F.
 OTHER

Re: Notice of Application to Amend the Official Plan & Zoning By-law
Applicant: University of Western Ontario
Location: 401-463 Platt's Lane Estates East

File #: OZ -8203

Attention: Mr. Brian Turcotte, Senior Planner

I am against changing the Official Plan land use designation from a Multi-Family Medium Density Residential designation to a Multi-Family High Density Residential designation as proposed by the University of Western Ontario.

According to the Notice of Application, the University wants to put a total of 288 units at the proposed site. The area currently has 2-storey and bungalow homes and has a family atmosphere. The University wants to construct a new 3-storey apartment building fronting entirely on Platt's Lane and a new 6-storey apartment building at the intersection of Platt's Lane and Western Road. These buildings will accommodate student tenants which will contribute to partying, noise, and garbage problems throughout the neighbourhood. The traffic in the area today is congested and with increased intensification in the area it will make traffic unmanageable. Nobody wants chaos in their neighbourhood. The area is nice just the way it is, and we need to retain the character of the neighbourhood.

The University has built student accommodations on Sarnia Road which will accommodate 1,000 students, so why do we need more when the area is already overly saturated with student rentals!

I think it is ridiculous for the University to drastically increase their student accommodations when there is an abundance of non-university owned student accommodations in the neighbourhood. It appears that the University is being extremely greedy. The current housing inventory can accommodate students. It is also very wasteful for the University to provide new apartment buildings for students when there is currently plenty of housing available in the neighbourhood.

Just take a drive around Cherryhill Village Mall and you will see that students have their pick from numerous apartment buildings. Someone would have to be blind not to see the highrise apartment buildings directly surrounding Cherryhill Village Mall which are in close proximity to the University. Cherryhill Village, adjacent to Platt's Lane is accommodating an ever increasing number of students over retirees, and this has been the trend over the last several years. There are also apartment buildings next to the University Gates on Richmond Street.

Does it really make sense for the University to build new apartment buildings when sufficient housing already exists. So is the University's proposed apartment building construction a matter of necessity or a matter of greed.

Let's be practical. There is no need for new apartment buildings in the area when we have a more than adequate student housing inventory in this area, as evidenced by the University's own Off-Campus Housing Services statistics of student housing inventory.

Sincerely,



Katy Tonkovic

cc: Councillor Nancy Branscombe

August 14, 2013

Mrs. Majnaric
62 Essex Street
London, ON
N6G 1B2

The City of London Planning Division
P.O. Box 8038
London, Ontario
N6A 4L9

Re: **Notice of Application to Amend the Official Plan & Zoning By-law**
Applicant: **University of Western Ontario**
Location: **401-463 Platt's Lane Estates East**

File #: **OZ -8203**

Attention: **Mr. Brian Turcotte, Senior Planner**

Mr. Turcotte, I strongly oppose the change to the Official Plan from a Medium Density to a Multi-Family High Density Residential designation for 401-463 Platt's Lane Estates East.

The University intends to demolish 26 units to build 288 units. This is an 11 fold increase in the number of units. A 1,110% increase in the number of units which is outrageous. If you support this application, then I'm sure you would have no problem supporting 24 units built where my duplex now stands. Do you see the absurdity?

Allowing this project to go ahead would cause excessive traffic congestion than what already currently exists on Western Road, Platt's Lane and Wharncliffe Road. During rush hour, it's almost impossible to get onto Western Road or Wharncliffe Road from Essex Street, and sometimes the wait is 10 or 15 minutes because the traffic light doesn't change and some motorists won't let others cut in.

Student intensification in this area will increase vandalism, mischief, partying (noise and garbage on street), Sarnia Road is a more appropriate location for student residences.

Why did many of my neighbors on Essex Street not receive notice of this application to amend the Official Plan and Zoning By-Law? Once again, I'm strongly opposed to this development.

Regards,

Mrs. Majnaric

Mrs. Majnaric

cc: Councilor Nancy Branscombe



08/14/2013 17:14 FAX

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John Tonkovic
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London, Ontario
N6G 1B2
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August 14, 2013

The City of London Planning Division
P.O. Box 5035
London, Ontario
N6A 4L9

Re: Notice of Application to Amend the Official Plan & Zoning By-law
Applicant: University of Western Ontario
Location: 401-463 Platt's Lane Estates East

File Number: OZ-8203

Attn: Brian Turcotte, Senior Planner

Please be advised that I do not support a change to the Official Plan from a Medium Density to a Multi-Family High Density Residential designation for 401-463 Platt's Lane Estates East.

This constitutes a gross over intensification of the area and does not conform with the character of the neighbourhood. UWO is completing student accommodations of a thousand beds on Sarnia Road. If that is not enough, then why don't they make use of the Brescia University College lands.

Platt's Lane cannot handle the additional traffic this development would bring with a one lane rail underpass. Western Road from Platt's Lane to Oxford Street is already extremely congested and this development would just make matters worse.

I am extremely opposed to this proposed development.

Regards,



John Tonkovic

cc: Councillor Nancy Branscombe

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