

To : Planning and Environment Committee, London

September 8, 2024.

From : London Neighbourhood Community Association, Inc (LNCA) -

RE : Notice of Opposition to Zoning By-Law Amendment File Z-9755.

Attention: Chair and Committee Members:

The LNCA was incorporated in 1995 and I have been president for the last 20 years. LNCA echoes the sound, detailed submission of the Broughdale Community Association.

Staff's report of Public Engagement yielded five responses (July 2024) *during the height of summer vacations* - which appears to be more of an end run to *avoid* Public Engagement. The limited number of responses should not be construed as disinterested neighbourhood residents.

There has been an incomprehensible level of intensification in this neighbourhood over the past 40 years, now encompassed in the Near Campus Neighbourhoods (NCN). Owner-occupied single detached R-1 housing stock has been supplanted by absentee landlords, operating rental housing businesses for profit. This particular migration has led to a decay of the neighbourhoods with respect to property standards, overcrowding, excessive noise, garbage and inadequate parking.

During Western's Homecoming, hundreds of law enforcement personnel and resources are imported, at the City's expense to attempt to control the end result of over intensification of these neighbourhoods.

This over-intensification has negatively altered the character, livability, sense of place and neighbourhood capacity. In fact, this absentee landlord takeover of the neighbourhoods is the genesis of the NCN policies, to protect the NCN from undesirable changes to the character, livability, sense of place. There is no contemplation in the NCN policies that support spot re-zoning from R-1 to R-6 on a one-block street.

Frankly, this zoning amendment from R-1 to R-6 supports the short-term rental business opportunity to be marketed to Western's student population by the absentee landlord. It adds no value to the neighbourhood, its character, quality or sustainability. Rather, it adds value to the absentee landlord, KAP Holdings. Staff's recommendations bear no heed to the unfortunate homeless population of London, as stated in its report. To pretend otherwise is folly.

This proposed zoning bylaw amendment is exactly an undesirable change in the character of and further degrades the neighbourhood toward a student ghetto. Further, the proposed development does not conform with the vision and planning goals of the NCN, flies in the face of the spirit of good planning and ignores the Public Interest. Staff's recommendation prioritizes the wallet of a developer/absentee landlord, rather than the Public Interest.

The Near Campus Neighbourhood policies remain good planning and have not been eroded, summarized as:

*The subject property falls within the Near Campus Neighbourhood (NCN) and is subject to policies of both the '89 Official plan and the London Plan, which seek to ensure:*

*THAT the character and compatibility of the neighbourhood is maintained, and;*

*THAT the buildings are sympathetic to and planned to protect the neighbourhood's amenity, character and streetscape.*

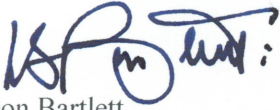
*The policies of the NCN seek to avoid:*

*THE trend when incremental changes lead to undesirable changes in the character and amenity of neighbourhoods and streetscapes, and;*

*PROPOSED buildings requiring a zoning amendment from R-1 to R-6 are not in keeping with the spirit and intent of the zoning.*

This zoning bylaw amendment amplifies the intensification of the site and negatively impacts the neighbourhood and should be denied. We rely on this Committee to consider the above in its entirety and respectfully ask that the Committee REFUSE the Zoning Amendment.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Don Bartlett', with a stylized flourish at the end.

Don Bartlett

President

London Neighbourhood Community Association, Inc.