

September 5, 2024

Sent by e-mail

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, Ontario, N6B 1Z2

Dear members of the committee,

Re: KAP Holdings Inc. / 2-4 Audrey Avenue & 186-188 Huron Street / File Number: Z-9755, Ward 6

I write in opposition to the application noted above.

I have lived within three blocks of the subject properties for over twenty years and am very familiar with the character of the neighbourhood. As you know, the neighbourhood is made up of single-family houses, some of which are rented to students and some of which are lived in by families. Exceptions are confined to high-volume corridors, notably Richmond Street.

In purchasing my home and making a decision about where to live, I relied on the character of the neighbourhood. I sought to live in a neighbourhood of single-family houses, not one of higher density buildings. Having made a commitment to my home and my neighbourhood, I expect the city to honour the commitments it has made, in its regulation of the area, to its taxpaying residents.

The city cannot grant this application without setting a very negative precedent. If this application is granted, then I or any other property owner in the neighbourhood should expect similar approval for a similar project. I could, for example, buy one or more adjacent houses and convert the properties into significantly higher density buildings, regardless of the expectations or opinions of my neighbours. This was previously recognized by the Ontario Municipal Board in respect of these very properties in a decision of S.J. Stefanko dated August 4, 2006 (“OMB Decision”). The reasoning in that decision applies with equal force today. The city should not establish such a precedent.

Moreover, given the precedent, granting the application would in effect amount to a complete rezoning of the neighbourhood without doing so through the proper legal process. This undermines the commitments the city has made to residents (including under the Near Campus Neighbourhood policies) and their reliance thereon.

Moreover, the city should appreciate the considerable value of maintaining the character of this neighbourhood in proximity to Western University and two major hospitals. It should strive to maintain balance between long-term residents and short-term rentals, in order to keep the neighbourhood attractive to professionals who work at these locations who want to live within walking distance. Granting application such as the one sought here will substantially tip the

balance toward short-term rentals, which will in turn change the character of the whole neighbourhood. To some degree this was recognized in the OMB Decision which noted that a similar previous proposal would “generate additional safety and privacy issues”. This change would be a significant loss for the city. To the extent that the city wishes to create additional residential accommodation, it should do so without undue adverse consequences to established neighbourhoods. For example, higher density buildings can continue to be developed on corridors such as Richmond Street.

I consent to this letter appearing as part of the materials on the public agenda.

Yours truly,

A handwritten signature in black ink, appearing to read "Stephen Pitel". The signature is written in a cursive, slightly slanted style.

Stephen G.A. Pitel