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# BROUGHDALE

## Community Association

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Mayor Josh Morgan,  
City of London  
300 Dufferin Ave  
London ON

September 18, 2024

**Regarding: "Alternative Recommendation" in respect of item 3.6(c)(2) on pages 414-416 of the PEC  
Added Agenda for Sept 10, 2024.**

Dear Mayor Morgan and Members of Council,

Our members are relieved by your, and the Deputy Mayor's alternative recommendation on the Transit Village designation for Oxford and Richmond. Your proposal for this change and for the downgrading of Richmond Street from a Transit Corridor to a Civic Boulevard is something we fully support.

One of the other ideas that came forward, however, is one we do have concerns about. That is the proposal to allow stacked townhouse **as of right** on Neighbourhood Collectors.

In our opinion, this new policy should contain more flexibility. It is our contention that not every neighborhood collector is appropriate for this type of infill and a lot depends on what type of street the collector backs onto. There are several "neighbourhood streets" in our community that would actually accommodate townhouses better than the neighborhood collectors because of what they back onto, such as the north side of Broughdale Ave where it backs onto Western's land. Also, simple townhouses, rather than stacked ones, might be more appropriate in some cases.

We strongly suggest that **as of right** be altered to **where appropriate** and that some form of site plan approval process be included.

The site plan approval process seems to have fallen out of favour with our City Council, but there are many cases where it has resulted in a better and more aesthetically pleasing development. While London's fine builders do indeed produce handsome buildings, it is wise to keep this process in place for some of the more controversial developments in critical locations.

Also, we urge you to **keep the site plan approval process** in place across all areas of planning. Public input does not need to slow things down too much. The consultation period can and should be shortened to make sure of this.

Yours sincerely,  
Susan Bentley

*Susan Bentley*

Interim President: Broughdale Community Association

London

