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Members of Council,

I appreciate the opportunity to comment on the The London Plan. The challenge for this and future councils will not be only in approving the plan, but in its implementation. Previous councils have a poor record of getting an OP vision off the ground. Many progressive communities long ago embraced the New Urbanist/Placemaking ideals contained in this New London Plan but given the history of planning in London it will take a future "kick-ass" council to get City Hall to change the way it does business.

Before I comment and make recommendations to the New Official Plan, let me tell you my story.

*After assembling about 250 acres of which 150 is in the Urban Growth boundary in Uplands North, I proposed to develop a mixed use community named Applewood that would encompass many of the ideals in this new London Plan. A design charrette led by our expert team included key city staff, neighboring owners and local planners. Together, we developed a concept to create a lush and beautiful, architecturally controlled community containing a range of housing for mixed incomes, and a built form that would bring people together in a spirit of community. We were the first to submit our development proposal in Uplands North, agreed to take part in a City Placemaking Project and despite countless plan changes to City staff requirements we still failed to get anything approved, while the surrounding lands developed in the usual suburban sprawl.*

For years we repeatedly asked staff to consider alternative road designs for complete streets, public rear lanes, and approve viable neighborhood shopping and connect environmental features with trails . The London Free Press did a number articles on my project and published a leading edge series called The Next London. Citizen and staff writers encouraged change to the way the City builds our communities, and there is a demand and need for change in the way our communities develop.

Here are my Comments about the New Official Plan on the next page, and I voice them from a personal perspective, and also for the community. Parts of this document ignore all the work done to promote New Urbanism for Applewood, and I must insist that relevant part of the Uplands North Area Plan gets equal billing like the special policy for the Sunningdale North Community Planning Area (pg 233 in the OP) to provide the main street type of commercial/mixed use area so our people can have a viable place to shop and congregate in Uplands N. (pg 271 in the OP)

**2. Real Estate • Development • Mortgages • Property Management**

1. In Applewood we propose a developer seeded Community Association that will manage private common areas such as parkettes, clubhouse and organize community events. I did not see anything in this document that will encourage and support Community/Neighborhood Associations.

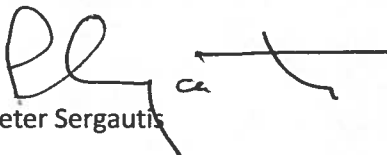
2. We have proposed a main street mixed use commercial block at the Sunningdale-Blackwater intersection that will provide a focal point of the Uplands North and South Community that now has no local place to shop, eat or congregate, except for a Tim Horton's at the corner. The commercial area should be 10,000 sq. m. size to permit viability and attract an anchor type tenant. A market analysis submitted to the city shows a need for the commercial use and that should be provided in the new OP.

3. There appears no mention of the Stoney Creek North Area Community. It contains the new YMCA-Recreation/Library complex and the Mother Theresa High School across the road. Currently development of upstream lands within the Urban Growth Boundary are curtailed due to intentional roadblocks placed by the City to prevent access to publicly funded services. A provision should be placed in the new OP that will prohibit similar roadblocks to services and provide for remedies such as expropriation of the necessary lands to provide access to services.

4. The Adelaide-Sunningdale intersection on the N/W corner, being at 2 major arterials is a suitable location for higher density uses. Severe grades and being on the transit route make this form of housing with a smaller footprint attractive. Adelaide Street North should be recognized as another gateway to London. The surrounding communities are predominantly single and townhouse communities and a higher density housing option is appropriate for that location and should be provided in the new OP.

5. Arterials and Local Roads and Public lanes are all valuable public spaces, not only for moving vehicles and parking, but are part of the public realm and provide trees, provide many functions and can be attractive walkable vistas. Buildings should address the street, and fencing and barriers are usually an eyesore on Arterials. For example: If you walk along Sunningdale east of Adelaide towards Highbury you will encounter mix of wood and concrete fencing, window streets, berms, institutional commercial and open spaces, and the result is unco-ordinated landscaping and buildings addressing the arterial without direction. It might still not be too late for developing Sunningdale West of Adelaide towards Richmond as a complete street as an attractive boulevard. An arterial design should be a requirement in the OP for all Area Plans, where the landscaping, and the buildings address the street in a co-ordinated fashion. Alternative design standards that have been accepted in most progressive municipalities should be permitted for Local Streets. Public rear lanes should be permitted, where small lot development is proposed. This will enhance the streetscape and eliminate the snouthouse garages that currently dominate some neighbourhood streets. At this time Staff refuse to accept developing public lanes or reduced right of ways for local streets.

Yours truly  
Extra Realty Limited

  
Peter Sergautis