

July 25, 2014

ATTN: London City Council regarding OZ-7890, 2118 Richmond Street.

We, as the Uplands Community, are not opposed to development of the Uplands North area. **We are opposed to the proposed changes by York Development. The Official Plan & Zoning should remain as is, Multi-Family, Medium Density Residential designation.**

We support the Motion from the planning committee meeting of July 22, 2014 "to refer the application back to the Civic Administration to review the application within the context of medium density policies and regulations of a density no greater than 75 units per hectare and within the context of the Community Plan in consultation with the applicant and the community." with a suggested amendment to be without any direct access to Sunningdale Road.

A summary of our points follow:

- 1 The Ontario Municipal Board (OMB) has been very clear and strong in their support of the Official Plan Mr. Steve Stefanko of the OMB wrote,

"The existing land use designations at the intersection of Richmond Street and Sunningdale Road are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning and by prudent decision-making on the part of municipally elected officials. To do otherwise would be to effectively subvert a planning process, which has transpired over a considerable period of time. In my view, Council's decision in this matter was correct."

- 2 The Official Plan is a model example of community involvement in the City Planning process, and to rule against it would effectively subvert the city's own community planning process.
- 3 OMB stated that 2118 Richmond Street access to Sunningdale Road and Richmond Street has problems, referencing access operating at service F, lockstep. Direct Sunningdale access creates profound negative and unsafe traffic at the intersection, constant traffic jams, accidents, and cut-through traffic speeding through the Uplands Community. Any direct access to Sunningdale Road cannot be safely approved for this property.
- 4 This applicant's plan must be considered in the context of the Sunningdale Road expansion project pushing to the North which requires the oil pipeline be relocated North with required setback for its new location.
- 5 Our neighbourhood of Uplands and the Official Plan and zoning requires that the entire property of 2118 Richmond Street remain entirely as medium density to act as a buffer between our low density community and the high density development planned further North. 2118 Richmond is not a property which can accommodate a high density design. There are numerous solid reasons for this.

In summary, as a community we support the Official Community Plan as it stands. To subvert the plan will destroy the integrity of the Official Plan and the Process. This is the 4th time York Development has brought forth a non-compliant design. The last 2 revised and rejected York Development proposals have both been high density. This 4th revised plan is very much the same plan as the 2 before and remains high density granting direct access to Sunningdale Road. High density has already been rejected numerous times and sent back for revision to medium density. We respectfully request that the London City Council continue to support the Official Community Plan, which has been created over many years of community working together with all levels of city planning. It has rejected these proposals in the past. Nothing has changed. Please support the motion to send the York Development proposed site plan back for revision, with a clear message to the developer to return with a site plan for 2118 Richmond Street, designed within the context of the community plan and medium density policies without any direct access to Sunningdale Road.

Sincerely, The Uplands Community

Written by Philip Wiebe and reviewed by Kathryn Munn and Tracy Quinton on behalf of the Uplands Community
Contact information on file at the City of London