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From: Don Bartlett

Sent: Friday, April 10, 2015 12:59 PM

To: Justin Adema - London

Cc: Phil Squire

Subject: Feedback - Terms of Reference.

Good Day Justin,

In the interest of being brief, I won't revisit points made by others, but I adopt them in my submission.

In order to establish worthwhile Terms of Reference, a framing of the past trends should be used as structural benchmarking.

Referring to John Fleming's report tabled before PEC earlier this year, he summarizes 30 years of studies and initiatives that Planning has undertaken since 1985.

Now, from a macro perspective and dealing with this 1985-2015 period - and limiting the geography to the area identified by Planning as the 'Great Near Campus'- Planning should, in easily understood metrics:

1. Demonstrate the degree to which the Investor Landlord has taken over R1 housing stock and converted it into rental units by identifying and counting rental units at 10 year intervals. ie 1985, 1995, 2005 and 2015. This could be depicted in a sequences of maps that may already exist;
2. Include the degree to which each of Planning's 30 years of initiatives and studies achieved or fell short of objective.
3. Going forward, part of Planning's challenge is to shape policies that arrest/reverse the intensification & saturation of neighbourhoods by Investor Landlords. These rental properties are commercial for-profit businesses masquerading in R1 residential zones. Re-zoning these over-intensified areas to a for-profit business-stylized-residential use is not only a capitulation to the invasion of the Investor Landlord, but an abandonment of the notion that London neighbourhoods are important and worth preserving.

Please acknowledge receipt of this email submission. Thank-you.

Regards,

Don Bartlett

President

London Neighbourhood Community Association Inc