



November 25th, 2015

Mr. Michael Tomazincic
City of London
206 Dundas Street
London, ON N6A 1G7

Dear Mr. Tomazincic,

RE: Official Plan and Zoning By-law Amendment Application No. OZ-8501
Old Oak Properties

We have recently been advised of the Old Oak Properties Official Plan and Zoning By-law Amendment application noted above. As you are aware, Auburn Developments is the current owner of two, high-density, residential blocks located along the north side of Villagewalk Boulevard.

It has been brought to our attention that City planning staff are concerned with respect to the proposed application, in part, by the impacts of Old Oak's proposed development on the long-term viability of these blocks of land, among other high-density residential blocks in the immediate area. While we appreciate the City's concern over the impacts of the proposed development on our lands, we have no objections to the proposed high-density residential application and believe that mitigation of the impacts to our Low Density uses directly west of the proposal can be adequately addressed through this and subsequent processes. Moreover, we anticipate that the increased density proposed for the Old Oak lands will further support the commercial district component of our Upper Richmond Village.

We trust you will include this correspondence as part of the public record for Planning Committee's consideration at the November 30th Public Meeting for this application. Should you have any questions with respect to our comments, please feel free to contact me.

Yours truly,
Auburn Developments Inc.

Per; Stephen Stapleton,
Vice-President