

City Councillors,

I own 187 Langarth St E. My house was rated at a disappointing 15% in the Residential Infill Analysis. If the decision whether or not to impose a 1-year ban on building in Old South is being made based on this report, then please read this submission.

The homes scoring in **the red** did not receive fair assessments. **Most homes scoring below 60% lost points because they are still under construction, and are unable to meet the Residential Infill Analysis category requirements until their construction is complete.**

For example, 137 Langarth St E. **lost points in the 'Material' category** because it's materials were deemed unsuitable for Old South, but it is currently at the framing stage of it's construction. **There is no material on 137 yet** in order to judge and they still lost points.

My home, 187 Langarth St E, confusingly lost points in several categories:

Materials

We used red brick, traditional style. There are 5 red brick homes in my block. I can see them from my door step.

Roof pitch

We have a traditional 2 peak roof pitch, like about 200 + other homes in Old South, but we lost points in this category.

Boulevard Trees

We paid the environmental and tree planting fees and we will plant a tree on the front lawn after construction is complete. We cannot plant now as construction is happening now, and **there is no lawn to plant a tree**, but we still lost points.

Garages

Every new construction lost points because they all have garages. It is written within the report that *the presence and size of garages, were of the biggest concerns.* Yet, **there are many other homes in Old South with garages.** I counted 22 on my way home today.

- Would existing Old South homeowners not be allowed to add garages to their homes?
- What about all the homes in Old South that have garages, do they not fit in within their own neighbourhood?
- How many new homes in London in the last 10-15 years have actually been built without garages?

This is a picture of my home. **This home scored the lowest on the Residential Infill Analysis.** As per this report, a red brick, 2 story, traditional-style home with a front porch was deemed unsuitable for Old South.



This report is completely unjust, wholly unreliable, and blatantly made the new built homes in Old South look bad through the loss of **unattainable points due to the fact these homes are currently under construction.**

Old South is well-known to be eclectic. Variety of modern, traditional, apartments, cottages, walk-ups, and century old homes. **Everything fits in there.** Old South and Wortley Village's unique and lovely culture isn't all about the homes, it's about the people. It would be impossible to even say that Old South has a certain style of home because they are all so different.

Imposing a ban is not the right approach. Infills offer tremendous benefits:

- **By refocusing development on a community's urban core, infill draws people and business back into the heart of the community.**
- **Infills keep young families from moving to the suburbs by offering them what they want; bigger, non-compartmentalized homes with garages, ensuites, closet space, dry basements.**
- **Young families of today do not want to spend their time on renovations, worrying about old wiring and plumbing. They want new, safe homes which infills offer.**
- **The City brings in extra revenue from higher property tax assessments.**

Example:

- **191 Langarth old tax assessment was \$190,000 (1 old home)**
- **Now with 2 lots, 191 and 189 Langarth St E. new tax assessments are over \$1,000,000 (2 new homes)**
- **\$810,000 increase in property value - and that's just 2 new homes**
- **The new homes on Langarth St E and Garfield together are valued over \$4,000,000**
- **Catch basins are being installed by some builders at zero expense to the City to help with water drainage issues benefiting surrounding neighbours.**
- **Infills make use of City's existing infrastructure and keep public costs down.**
- **New homes bring new people who will shop locally and help sustain the shops in Old South/Wortley Village.**

Example: In my family of 5:

1. we walk to the Village Harvest Bakery every Sunday.
2. we eat at the Sweet Onion as often as possible.
3. we are regulars at the Landon Library.
4. we shop at ValuMart multiple times per week.
5. we bank at TD Canada Trust 2-3 times weekly.
6. we buy all our flowers from Posno Flowers.
7. we buy our ice cream at Chill all summer long.
8. we walk to Wortley Road Dental and see Drs. Deyell and Wall for our dentist appointments.
9. we get our hair cut at Allure Hair Studio and Spa, and GoodFellas Barber Shop.
10. we attend Gathering on the Green and literally every other festival in the village.

This is what one extra family can bring to Old South.

Other major cities are taking a different approach, embracing change and even changing existing by-laws to suit infills.

- One example: Edmonton's City Council believe *enabling opportunities for new housing development in established neighbourhoods helps make the best use of our existing infrastructure and amenities, and supports a range of housing choices and ongoing community vibrancy.*
- In July 2015, they approved changes in order to *align Zoning Bylaw regulations with consumer preference for more choice in residential housing; allowing for garages, eliminating height and grade restrictions, etc.*

**Infills will keep Old South thriving into the future.
Passing banning laws will drive away builders, developers and buyers.**

I truly appreciate your taking the time to read my submission. Your decision will be respected.

Carolyn Carruthers