



Sunday, December 20, 2015

To: Members of London City Council

Re. Interim Control Bylaw (ICB) request made to Planning and Environment Committee Monday, January 4, 2016 to institute an Interim Control Bylaw in Old South. This step is recommended by staff and endorsed by our organization. We hope you'll agree that this is a sensible step that will provide guidance that all London communities will be able to benefit from when their time comes - and it surely will.

Staff concluded that many of the individual developments in our community, "do not represent good planning," and are likely to continue until and unless we have the tools to help guide and direct them better. A bylaw of this kind will provide us with the time and space to work through some of the issues underlying this recent phenomenon.

A couple of things to you to consider:

- 1) If an ICB is approved new guidelines, practises, and tools can be expected to emerge that can be **used in all neighbourhoods** and that will help guide development in the best possible direction.
- 2) The Old South Community Organization (OSCO) has a **solid record of working cooperatively** with developers and others on projects that benefit and help grow our community. These include Loblaws, the Province of Ontario, the YMCA, Tricar, Tuckey Hardware, the Hampton Group, LDCSB and others. We have helped educate, mediate and communicate with the community and, where necessary, have pushed to achieve better results than would have been seen without our input. We both want and need good development, and to achieve that we need the right tools. Right now, **the right tools do not exist.**
- 3) Rather than simply reacting to this issue, **we anticipated this** some time ago. In June 2010 we asked council for help developing a "Neighbourhood Plan" that would consider what best practices could be implemented to help guide future development. Although our request was approved by council and staff directed to do this work, it never happened for staffing and workload issues being experienced by the Planning Department at that time. An ICB represents **another chance** to move ahead with this important, community-building work.

We view the adoption of an ICB as a both a temporary and a necessary stopgap, one that will stop the spike in house demolitions in Old South while allowing Planning Staff develop new guidelines to move forward with the community and developers. We consider that there are a number of issues that would benefit from the kind of analysis this move contemplates, and we urge council to approve this request.



The Old South Community Organization (OSCO) has represented the common interests of Old South London since 1975. We are a non-profit, member-run volunteer organization dedicated to protecting and improving the quality of life in our community, and in our city. We are active in protecting and enhancing our build and natural environment.

A copy of our recent release on this matter is appended, below.

Sincerely,

George Sinclair,
Old South Community Organization



14 Dec 2015

For immediate release

The Old South Community Organization (OSCO) fully supports the staff's recommendation that an Interim Control By-law for the purpose of prohibiting the construction of new residential dwelling units and the construction of major additions to residential buildings within the Low Density Residential designation of the Old South neighbourhood and outside of the Wortley Village - Old South Heritage Conservation District.

OSCO looks forward to working with staff and the community to establish guidelines for development that preserve and enhance the style, feel and strong community bonds in Old South.

OSCO believes strongly that the design form of our homes is a major factor in Old South being a strong, close community and a favourite place to live.

OSCO has a history of working with city planning staff and developers to ensure development complements and fits into Old South.

We thank both staff and Council for recognizing the concerns of Old South and acting quickly to explore solutions and grow our community in an appropriate manner.

Gary Brown on behalf of the Old South Community Association

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About OSCO

The Old South Community Organization was established in 1974 to help represent and further the interests of the community.

We would be happy to answer any question or meet with you before the council meeting on Tuesday.