



December 11, 2015

Councillor Phil Squire, Chair; and
Members of Planning & Environment Committee
City of London
300 Dufferin Avenue
London, ON N6B 1Z2

Dear Chair Squire and Members of London Planning & Environment Committee:

RE: Information Report – Review of Intensification Targets in The London Plan

We are writing in response to the City staff report noted above that is being presented to PEC on Monday December 14, 2015.

Upon review of this report we feel we must address statements in the report that could have significant implications on a number of properties that our company owns in the City of London.

As you may be aware, BlueStone Properties owns and manages a number of residential, commercial and industrial properties throughout the City. Some of our residential properties are comprised of high density apartment buildings that provide a much needed supply of rental housing to residents of London.

We were quite surprised to read in the City report that some of these residential properties, which are referred to as Remnant High Density Residential overlays, are considered a "threat" to the City achieving its minimum intensification targets. Further, the report goes on to say that these Remnant High Density Residential areas are not in accordance with the Place Type policies being introduced in the proposed London Plan. We have reviewed the proposed London Plan and see that a number of our apartment properties are to be designated as a Neighbourhood Place Type which does not allow apartment buildings. It would appear that The London Plan is proposing different locations for intensification and therefore existing and/or vacant high density residential areas designated under the current Official Plan are no longer considered appropriate.

It is important to note that The London Plan has not been yet approved and therefore the Place Types do not have any legal status. There are presumptions being made that these Remnant High Density Residential overlays will remain unchanged yet Council has yet to hear from affected landowners on the serious concerns arising from these new policies. These policies will have significant and far reaching consequences on our land holdings if the prevailing thought is that high density residential uses on these properties should be phased out.

.../2

December 11, 2015

Page 2

We find it very disrespectful that properties we have owned for many years and have invested millions of dollars in are now being considered inappropriate. We are also very concerned that future development and/or redevelopment of these properties may be restricted as a result of this direction in The London Plan and as presented to PEC on Monday December 14th, 2015.

Before any further discussion occurs on intensification targets, we feel that owners of the identified Remnant High Density Residential properties be consulted so that staff and Council are fully aware of the consequences of this policy direction.

Respectfully,

BlueStone Properties Inc.

A handwritten signature in black ink, appearing to read 'Bernie Bierbaum', written over a light blue horizontal line.

Bernie Bierbaum
President & CEO