

CITY OF LONDON
PLANNING SERVICES

June 14, 2016

Mrs. Majnaric
62 Essex Street
London, ON N6G 1B2

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Mr. Leif Maitland
Planner
City of London Planning Division

FILE NO _____
REFERRED TO _____
SUBSEQUENT REFERRALS _____
 FOR ACTION FILE
 FOR INFORMATION S.F.
 FOR REPORT OTHER

RE: **O-8478 – BIGS NEIGHBOURHOOD SECONDARY PLAN
AMENDMENT / ADOPTION OF THIS PLAN**

Mr. Maitland:

I oppose the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan.

In the *Neighbourhood Area*, the BIGS Plan wants to change the zoning on the North side of Essex Street to allow "street townhouses where properties are adjacent to open space". In accordance with the Official Plan, housing in the BIGS Secondary Plan area will:

Be limited to three bedrooms per unit for apartment buildings, converted dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, semi-detached dwellings and all forms of townhouse dwellings.

The Plan will allow these townhouses to be three storeys in height. Why does the building need to be 3 storeys high to contain a maximum of 3 bedrooms. **The Plan should limit townhouses to be 2 storeys which is sufficient and in scale to the surrounding buildings on Essex Street.**

I do not want low-rise apartments in the *Central Neighbourhood Node* (intersection of Wharncliffe Road North, Western Road and Essex Street). This construction will destroy the residential character of the neighbourhood within the *Central Neighbourhood Node*. The buildings are to be between 3 to 6 storeys and no more than 8 with bonusing.

If your focus is to bring families into the area, there is currently an ample supply of housing to accommodate families with all the amenities they could ask for and a fenced yard in which their children and pets can safely play in, versus a concrete box with an elevator.

Would you want to raise your children in a concrete box. If you want to bring professionals and young families to the area, they would rather live in a single detached, semi-detached, duplex or triplex where they have more privacy, less noise and traffic congestion than in an apartment building.

If your examination of the current housing market and your studies were realistic, you would see that there is a glut of vacant existing rental housing.

Why do we need to construct more? On Platt's Lane, there are currently two new buildings being constructed. Also, on Oxford Street West on the North side of the street a huge parcel of land has been cleared and is awaiting future construction.

Another example of over intensification is the *West Neighbourhood*, the area between Western Road and Platt's Lane owned by the University. Their plan is to build street towns up to 3 storeys in height and a single 6 storey apartment building.

There are so many vacancies. Why do we need an excessive new construction of rental housing when the existing quality rental housing cannot be filled. There are plenty of responsible small landlords in the BIGS neighbourhood.

Another reason the *Central Neighbourhood Node* is not a good idea is the traffic congestion that it will cause. It does not matter how wide you make Western Road, you will have terrible grid lock especially during morning and afternoon rush hours.

For the above reasons, I feel the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan should not be adopted.

Sincerely,



Mrs. Majnaric