

August 18, 2016

Mrs. Majnaric     K. Tonkovic  
62 Essex Street    58 Essex Street  
London, ON N6G 1B2

Mr. Leif Maitland, Planner  
City of London Planning Division

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

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

In the last City meeting, Councillor Phil Squire said we have to compromise and the BIGS Plan is a good plan. The compromise is to give the Developers everything they want. Mr. Ray Stanton is not a resident in the area, but a Developer who owns an enormous amount of rental properties. Why should he have a say in what happens to the neighbourhood when he is not a resident in the BIGS neighbourhood.

Mr. Stanton only builds rental properties for students. He does not build housing for professionals and young families. His properties are strictly student rentals. The BIGS Neighbourhood Plan is a good plan for the Developers but not a good plan for the residents because it would cause over intensification.

General Policies, 20.7.2.1 state, "To maintain housing diversity, buildings should offer a variety of unit sizes to allow for the full variety of households and a variety of rental accommodation at the full range of price-points." The "full variety of households" will not exist because the intensification proposed for Hollywood Crescent will solely be student rentals.

The Secondary Plan 20.7 of February 2015 stated some of the uses: single detached, semi-detached, duplex, converted dwellings, three and four-plexes, street townhouses where properties are adjacent to open space. Mr. Stanton of London Property Corp. and his partners who own the majority of the properties on Hollywood Crescent, want to change the use from street townhouses to stacked townhouses which will allow for increased student rentals.

In the BIGS Neighbourhood, Mr. Ray Stanton does not rent to young families or professionals. Mr. Stanton rents strictly to students. **Where is the housing diversity?**

To permit Mr. Stanton to have stacked townhouses on Hollywood Crescent would cause an explosion of students. The area will not be diverse, if the area is just accommodating students. Families and young professionals do not want to live with students.

For 370 Hollywood Crescent (Site 2 on map), Mr. Stanton wants it to be classified as Civic Corridor. **We do not want Hollywood Crescent classified as Civic Corridor.** For the character of the area, specifically Hollywood Crescent, there will be no single-family homes, for the exception of a few properties.

In the letter to Mr. Leif Maitland of the Planning Division, dated June 15, 2016 from Zelinka Priamo Ltd. (on behalf of Mr. Ray Stanton and all of his Developer Partners), reference was made to a previous correspondence dated June 19, 2015 in regards to 18 Essex Street (Site 3) on the current map. Zelinka Priamo Ltd. for Mr. Stanton requested that the classification of these lands be changed from Neighbourhood Area to Central Neighbourhood Node. In our opinion, allowing this change would permit Mr. Stanton and his partners to demolish 16 and 18 Essex Street and to buy up neighbouring properties and erect an apartment building with commercial at grade. The building could be 6 storeys with bonusing. Once again, targeting student tenants. Along with this comes increased traffic congestion, noise and partying. This is not what we want in our neighbourhood.

The Developers that own properties in the BIGS Neighbourhood are not residents and should not have more rights than the residents who live in the neighbourhood.

At the corner of Essex Street and Wharncliffe Rd. N., 16 Essex Street is owned by Mr. Stanton/Developers. 18 Essex Street is also owned by Mr. Stanton/Developers. In the BIGS Secondary Plan, February 2015 the properties 18, 22, 24, 26, and 28 Essex Street were shown to be in the Neighbourhood Area. Now in the BIGS Secondary Plan, June 2016 these properties are now shown to be in the Civic Corridor. Now Zelinka Priamo Ltd. is requesting another change to include these properties in the Central Neighbourhood Node with the highest intensification. With each revised BIGS Secondary Plan, the City of London Planning Division is giving the Developers exactly what they want!

If Zelinka Priamo Ltd. has his request granted, the neighbourhood residents can expect demolition of these properties and an apartment building erected.

Sincerely,



Mrs. Majnaric & K. Tonkovic