

September 12, 2016

Mr. Michael Tomazincic
The City of London
Planning Division
P. O. Box 5035
London, Ontario N6A 4L9

Re: File: OZ-8552

Dear Mr. Tomazincic,

This letter is to advise you that Western University is aware of the application by the owners of 1234-1246 Richmond Street to change the zoning classification to increase the residential density of the property (File #OZ-8552). As has been stated in the past, Western has the opinion that the neighbourhoods surrounding the University should be a healthy mix of housing types that provide both good quality housing for students while retaining the residential nature of our neighbourhoods. We do support increasing the zoning classification. However, we do not support re-zoning this property at the R-9 density level.

As the Near Campus Neighbourhood Report notes, increasing densities on arterial roads will help balance the neighbourhoods. However, the developer continually makes reference to the Luxe building across Richmond Street to support their request, but we feel there are significant differences.

Firstly, Luxe purchased the property with R-9 zoning already in-place and it is located adjacent to apartment buildings. This application is requesting a zoning change from the lowest density zoning (R-1) to the highest density zoning (R-9) and it is located adjacent to private residences. Secondly, the lot size is considerably smaller than the Luxe building and as a result, variances are being requested for setbacks.

For these reasons it is Western's opinion that this property should be considered for a mid-rise building (6-7 storeys) rather than a 15-storey building.

Again, we do support increasing the density, but we do not endorse increasing the designation of this property from R-1 Low Density Residential designation to R-9 Multi-Family High Density Residential designation.

Yours truly,



Gitta Kulczycki
Vice-President (Resources & Operations)