

April 2<sup>nd</sup>, 2012

Mayor Joe Fontana and Mr. Orest Katolyk  
**The Corporation of the City of London**  
City Clerk's Office, Room 308  
300 Dufferin Avenue  
P.O. Box 5035  
London, Ontario N6A 4L9

**Re: Proposed Nuisance By-Law**

Mayor Fontana, Mr. Katolyk, Police Chief Duncan and Members of the Public Safety Committee,

Thank you for the opportunity to address you and this audience on the proposed Nuisance By-Law.

I have been involved in student housing and town & gown relations in London over the past six years. Over that time, I assembled a broad representation of long-term, permanent residents from communities across the city whose lives and communities are significantly impacted by the over-intensification of student housing and off campus student populations and the associated social behaviours and indiscretions of those students and the irresponsibility of their landlords.

Our group is informally known as The Neighbourhoods Coalition on Town & Gown Issues.

We have worked patiently and collaboratively with various groups including: by-law enforcement, city planning, mayors (both current and former), London police, the COR unit of London police, the fire department, city councilors, Western's student's council, Western's off campus mediation services, Western's administration and Fanshawe College's administration.

Through our efforts, we encouraged the development of the Mayor's Town & Gown Committee and helped design the council approved Great Near Campus Neighborhoods Strategy which is slowly being rolled out in a phased manner. This strategic blueprint was originally approved by city council in November of 2008.

One of the key items identified at that time as a Priority strategy (on pages 5,8 and 9 of this document) was to establish a New Nuisance By-Law. Now, after a disturbing high-profile event on Fleming Drive, this priority is finally being addressed - three years after it was approved for implementation by council.

Long term residents and tax payers in London wish to protect the safety of their communities, their peaceful enjoyment, their property values and their neighbourhoods.

We live in trepidation that the next house up for sale in our neighbourhood will be converted to a student residence because we have the experience to know that this generally means: absentee landlords, poor maintenance of grounds, excessive garbage, broken bottles, loud parties, profanity, urination and defecation, intoxication, general instability and erosion of neighbourhood values.

Many London communities are being destroyed because of these realities and we turn to you to protect them and us – not just those near Fanshawe College but within a proposed 3 km radius of both Western and Fanshawe. .

We as citizens do not wish to be burdened with the responsibility of monitoring and managing our unruly neighbours who have little respect for our needs or for the properties in which they live or the communities that they ruin with excessive noise, unwanted garbage, illegal parking and profanity.

Each year brings with it a new batch of students – and each year we hope that they will be reasonable and approachable and respectful. But with greater frequency, we find ourselves disappointed by their heightened sense of entitlement without any needed sense for community responsibility and common respect.

Now, with the latest Fleming Drive incident (it's not the first one by the way), our city is tarnished and shamed nationally and internationally by the behaviors of loud, irresponsible hooligans who have little or no respect for the communities they inhabit.

It is very evident that the police require more power to intervene to stop such large gatherings before they become dangerous to both the community at large and those participating in them. Today police do not have such authority.

As well, such a by-law will provide measures to ensure that other community living standards are enforceable and viewed as nuisances as well.

Significant penalties are required to deter this irreverent and destructive behavior and to punish those who fearlessly thumb their noses at authority.

We, the long-term citizens and taxpayers of London demand to know the full cost of providing police and by-law enforcement services to these populations and to monitor and enforce adequately the property which they inhabit.

Western, Fanshawe College and their students themselves (through tuition service surcharges) should be paying these costs and not we - the average Londoner. Perhaps such cost transfers would finally create the much needed impetus for those institutions and their student bodies to take these matters seriously and implement codes of conduct that are strong, enforceable and definitive.

Rental licences should NOT be by self-inspection by property owners, rather they should be inspected annually by a qualified by-law enforcement officer and/or building inspector to identify required remedies and licensing should only follow once any outstanding repairs and remedies have been completed.

Additional, by-law enforcement is required:

1. To identify homes that still fall under the rental licencing radar and
2. To proactively enforce existing property standards by-laws.

In summary, we have spent 3 years and now undergone a major violent incident in our community. The time for strong, decisive action to protect the interests of the majority of Londoners is now. Please pass and steadfastly enforce this Nuisance By-Law. We, your citizens have been asking you to take strong action on these matters for many years and the long-term health and safety of your city depends on you. No amount of diplomacy and goodwill will solve this problem – we have tried these strategies now unsuccessfully for decades.

By doing this, you will send a clear, needed message to prospective students to both Western and Fanshawe. With this action, London be better able to attract students and their parents who are serious about investing in high-quality educations and providing safe communities for their children to grow into adulthood. We won't be known as the "party-hardy town" any more, but we may actually get on MacLean's list of top universities for some of the right reasons.

Yours truly,

Dennis Pellarin  
1019 Waterloo Street  
Unit 1  
London, Ontario  
N6A 3X7