

From: David Dimitrie
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June 5, 2017

Planning & Environment Committee.

Re: Written Submission for July 19th, 2017 meeting dealing with Planning Process Engagement Strategy

City of London
Secretary for P&E Committee
300 Dufferin Avenue ,
P.O. Box 5035,
London, ON
N6A 4L9

To: Chair of the P&E Committee, Ms. T. Park and Committee Members

- Some members of this Committee may not know that this issue pre-dates this Council. In June 2014, a strip mall development conversion began at 1103 Adelaide St. N. I had lived directly across the street at 1128 Adelaide St. N. in an apartment complex for four years at that point. No resident of that complex was informed in any way by City Hall of this development as nearby homeowners and businesses were.
- This issue goes back all the way to the spring/summer of 2007 when a 4-month road/sewer project was undertaken on Kipps Land and thousands of tenants were not informed. I spoke before the ETC Committee of the day. Their attempt to correct the problem did not include Canada Post delivery of notices to tenants.
- In May 2014 when construction was underway I contacted Planning and obtained documentation. Mr. Tomaszinski of Planning can verify this. I made a written submission to Planning at that point and promises of improvement to the notification process were made.
- Early in 2015 I made a second written submission to Planning as I hoped that the new Council would soon take this on. In that submission, I included information provided to me by the Ontario Human Rights Commission on the matter. This information was

included in the March 23, 2015 agenda.

I was never informed of the March 23rd, 2015 Public meeting.

- On June 2nd, 2017, I was shocked when I received a mailed notice of the June 19th P&E meeting dealing with this issue. I was quite surprised to receive this letter as I thought the issue was dead. I hadn't made any further inquiries into it in over two years and I had heard nothing about it in the media.

I could not understand how this issue had spanned 3 years and two Councils. The items tabled on the original staff report on March 23rd, 2015 could have been dealt with swiftly so no City resident missed any information from that point on.

More and more both old and newly built buildings are a mix of owned condominium owners, condominium renters. Anyone in the Planning Dept. can explain to you that even 40-year-old buildings can and are being converted into condominium status.

This allows anyone to purchase a formerly rented unit. **"Apartment buildings" both new and old are mixes of renters, owners and third-party rented units that have been purchased by absent owners.** While buildings are being converted for other reasons such as lower property taxes, it does not negate the fact that these buildings are a mix of renters and owners. **Posted notices won't reach owners of rented out condos.**

There is no good reason to treat residents of multi-residential buildings differently than homeowners in notification by any City Department. I see it as discrimination. I doubt homeowners would appreciate having notices stapled to trees or telephone polls instead of delivered to their mailboxes. This is not a ridiculous comparison.

- Notices placed on walls in apartment buildings are often ripped down, defaced or simply not put up by building owners for various reasons.

I see no legal justification to treat residents of multi-residential buildings differently than homeowners on this issue. Residents of these buildings receive mail during elections, provincial and federal newsletters etc. with no difficulties. Why does the City of London have so much trouble?

Sincerely,

David Dimitrie