

London Development Institute

June 18, 2012

By Email

City of London
300 Dufferin Avenue
London, Ontario
N6A 4L9

Attn.: Bud Polhill, Chair and Members of the Planning and Environment
Committee

**Re: Planning and Environment Committee Agenda, June 18, 2012, Item
#12, Near Campus Neighbourhoods Planning Amendments**

Dear Mr. Polhill and Committee Members,

The London Development Institute (LDI) is requesting that Agenda Item #12 be referred back to Staff for the following reasons:

1. The report was released on Friday June 15, 2012 to the public and this does not provide sufficient time for a thorough review of the implications of the changes to the renovation industry.
2. The report has not been circulated for review since it was last at Committee approximately two years ago.
3. Item #5 on today's agenda deals with Secondary Dwelling Units and direction for Staff to prepare Official Plan (OP) policies and Zoning provisions to meet changes to the Planning Act that may impact the Near Campus policies.
4. OPA #438, Infill and Intensification policies have been referred back to Staff for review and revisions and the outcome of those changes may impact the Near Campus policies.
5. The "BIGS" Neighbourhood Area Study has just been awarded and will look at infill issues that may impact the Near Campus policies.
6. Discussions with Staff on this item last week revealed the negative impact of a proposed City wide zoning change as part of these amendments to the R1, R2 and R3 residential provisions by reducing the height of buildings on lands outside the near campus area.

The LDI is aware of the issues surrounding the near campus study. We support the protection of single family neighbourhoods and promoting medium and

630 Colborne Street
Suite 203
London, ON N6B 2V2

..... developing and planning for a strong London

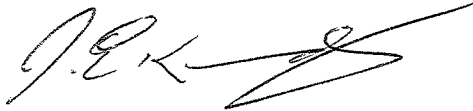
Phone: (519) 642-4331
Fax: (519) 642-7203
e-mail: kennedy@londondev.ca

high density residential development in the appropriate locations. The City needs to coordinate the above mentioned policy initiatives to alleviate the confusion surrounding the OP policies and the PPS promoting Infill and Intensification.

Further, the new Transportation Master Plan (TMP) and the focus of ReTHINK London also promote infill and intensification as a means to support compact urban form and the new transit plan.

This item should be referred back to Staff for at least a month to give time to review the impact of the changes for the renovation industry and any implications of the changes for lands outside of the near campus study area.
Sincerely,

London Development Institute



Jim Kennedy
President, LDI

cc LDI Members
cc John Fleming, City Planner
cc Michael Tomazincic, Planner
cc George Kotsifas, Director of Building Controls