

Chairman and Members
Planning and Environment Committee
City Hall, 300 Dufferin Ave.
London Ontario

July 12, 2012

Re: Site Plan Approvals - Files SP 12-019926 and SP12-019896,
189 & 191 Langarth St. East, London.

Attention: Tom Karidas or Bruce Henry, Planners.

Dear Sirs:

I request that this submission be placed on the agenda or distributed to the committee members for discussion at the July 16/12 meeting. Please note that I have also shared these concerns with the Old South Community Organization on July 11/12/

I am a longtime resident of Old South, having owned and resided at 172 Langarth St. E. for over 50 years. I would like to register my strong opposition to the planned re-development of the properties noted above. It is my understanding that there are currently plans underway to intensify other properties on the south side of Langarth St. between Wortley Rd. and one half block westerly. This, to me is not intensification, but rather, over-saturation which will have a negative impact on the community.

The locations of concern are:

157 Langarth - Small house, now vacant for over a month. Planning in process to remove the existing structure and replace it with a larger home.

173 Langarth - Modest, single-family home, now vacant since the end of May. Planning in process to remove existing structure and replace it with multifamily dwelling.

179 Langarth - Large, new two story infill building, recently constructed.

189 & 191 Langarth - Properties the subject of site plan approval on July 16/12.

The concepts of design for these, and other locations, such as Emery St. east of Wharncliffe Rd., etc. in most cases involves wedging one or more large, two story residence(s) onto a narrow lot, with minimum side yards and frontage parking. This, I would respectfully submit is completely unacceptable and out of character with the overall "Old South" street scape, which is, for the most part, single or two family homes, sited on decent sized lots, with adequate side yard clearance and little or no frontage parking. It is the latter two aspects that I strongly object to. I have on many occasions seen three cars in front of 179 Langarth St., not including the garage which generally becomes a storage area. This problem will increase as other properties are re-developed in a similar manner.

While I am told by City Planners that there has been a minimal negative response to these application, I would respectfully submit that this is due to the procedures followed in processing these matters. I am concerned that the communication to the local residents has not been adequate to allow them to fully understand the proposed plans or how to take concerns forward. We then have the Site Plan approval process which routinely involves the review of a plan of reduced scale with many details difficult to

understand. The planning representative inevitably recommends the plan without considering the impact on the unique aspects of the old south area.

For example, in the case of 198 & 191, we have the sudden purchase of a property with a surplus lot size, followed by an immediate removal of the home. This is then followed by a request for severance to create two lots of minimal width. With little information being available on what the future holds. At this point it seems to all of us that there is little doubt that council will ultimately approve anything that follows.

I would submit that these proposed developments are opportunistic and more about profit making than sound community planning and development. These "one-off" developments will create undesirable over-saturation, not intensification.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Morgan', with a long horizontal line extending to the right.

J. Morgan
172 Langarth St. E.