

Presentation AUG,15, 2011

My name is Robert Sexsmith I live at unit 120, 1231 Sandford St. I have lived at Twin Pine Village Co-op since 1972 and I am the President of Twin Pine Village Co-op.

It is a proven fact that London's Northeast section (Highbury Ave north to the Thames river east to Oaklands Ave) has experienced significant revitalization. Assessment has increased considerably, there is a growing residential population, Plaza buildings (Highbury Ave & Huron St.) are being renovated and restored, and street level retail vacancies have declined.

Since 2008, new residential units at 1453 Huron St, [Huron Pines Housing Co-op], the new housing development on Kilally Road and Highbury Ave on both side of these Streets. It has been created with an increase in value of the building permits plus this assessment growth in an area that has increased property taxes from our area.

Our community strategy supports business longevity, evident in retail stores and other services i.e. London Inter-Community Health Centre, and walk-in clinic, the new Shoppers drugs and IDA drug store. It also supports new development, such as the retail, office, business, and education and physical fitness centre.

The City has also initiated an incentives program to support, in collaboration with Fanshawe College, the creation of new residents on campus that will change the student housing issues in the area.

The re-development at Sandford and Huron will again benefit businesses and organizations, while attracting more people to walk to the neighbourhood "strip plaza". The problem is the new use of the plaza; you can see by the appendix pages that as proposed it contradicts the Official Plan as presented and passed by City Council. The present zoning is CC2 and the change to CC6 that is changing from commercial to Medical / Institutional that causes the community to ask why now.

The Idea that we will "gain" two (2) Doctors and a "Boutique" pharmacy, is there a need by any study. Has there been any request by the community that there is need for another walk-in, for-profit health clinic? Why is it not part, nor has it been part of the zoning request that would be required for a CC6 zoning. These walk-in clinics are proven to be very, very expensive for the Medicare system, while providing dubious quality and continuity of care.

Even, given the wording from the Official Plan this is not a compatible use, when so many in the Huron Height area are objecting to the proposed changes to their Neighbourhood.

## From the Official Plan for the City of London

Responsible growth management is a key element in the achievement of the City of London's vision and strategic priorities. Growth management embodies the City's commitment to making the best use of new and existing services and facilities, to take full advantage of opportunities for sustainable economic development and to promote healthy communities, while maintaining a strong financial position for the municipality.

### Criteria

In reviewing an application for a minor variance the following criteria should be met:

- (a) That there are practical difficulties which make the carrying out of the provisions of the by-law unreasonable or impossible.
- (b) That the application deals with unique circumstances not common to an area and which would not create a precedent for similar requests from others.
- (c) That the variance granted should not cause substantial detriment, hazard or annoyance nor detract from the character of nearby property nor adversely affect the traffic or parking conditions in the area.
- (b) The proposal should provide for the protection of neighbouring uses and for necessary landscaping, buffering, screening, set backs for buildings and structures, on site parking and loading, traffic circulation and for other measures to reduce nuisances. The aim is to improve the compatibility of the extension or enlargement, and wherever feasible, the established use, with the intended uses of the neighbourhood. The requirements of these matters and others will be governed by the municipality at the site plan approval stage in accordance with the site planning guidelines.
- (e) The proposed extension or enlargement will not interfere with the desirable development in adjacent areas that are in conformity with the Official Plan.

Sincerely,  
Robert Sexsmith  
120-1231 Sandford St  
London On  
N5V 2J8