

T & J Jones
440 Lawson Road
London, Ontario
N6G 1X8

October 2, 2012

Mayor and Members of Council
City of London
300 Dufferin Avenue
London, ON

Dear Members of Council:

Re: Re-Zoning 260 Sarnia Road

As a resident of the "Near-Campus Neighbourhood" of Orchard Park/Sherwood Forest, I would like to clearly state that I do not support the City's Planning Committee's recommendation that staff come back with a zoning by law permitting 4 units (3 bedrooms each) and an increased number of parking spots. The Committee's recommendation to reduce the number of bedrooms from five to three is meaningless since there is nothing stopping the applicant from increasing the number of units or bedrooms through an application for variance.

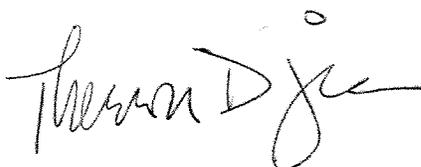
I find it inconceivable that City Council has just completed an Official Plan Amendment for Great Near-Campus Neighbourhoods, only to have Planning Committee contradict Council by its actions regarding the application for re-zoning at 260 Sarnia Road. At stake, using 260 Sarnia Road as an example, is the opening of the flood gates to further re-zoning applications along Sarnia Road for the remaining R1 residential properties. The Western Road/Sarnia Road corridor already has a high intensification of rental properties which has caused a significant change to the residential character of Beufort, Irwin, Gunn and Saunby neighbourhood. The increased enrollment at Western, while a positive to the City, combined with our neighbourhood's proximity to the University, has led to the dramatic increase in single family dwellings being purchased for the purposes of student rental. Allowing further intensification in this area will only accelerate this phenomenon and make the Orchard Park/ Sherwood Forest neighbourhood a "Not-So-Great Near-Campus Neighbourhood".

If Council continues to support the Great Near-Campus Neighbourhoods Plan to sustain the residential integrity of communities bordering Western University and Fanshawe College through intelligent and comprehensive planning and to prevent the decline seen in Broughdale and Fleming Drive from reoccurring elsewhere, then Council should reject the Committee's recommendation and support the original staff recommendation of refusal.

My wife Julia and I are both Queens University graduates and know first-hand the impact of poor housing controls and loss of entire neighbourhoods to student housing. Once a neighbourhood turns the "Ghetto" corner, it will not and cannot, recover as a viable neighborhood.

We ask that Council reject the City's Planning Committee recommendation and support the original staff recommendation of refusal for re-zoning 260 Sarnia Road.

Sincerely,



Therron D. Jones, P.Eng.
Resident and Homeowner