



October 3, 2012

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

Re: 260 Sarnia Road

We do not support the Planning and Environment Committee referral of this matter back to staff.

Our neighbourhood is located between the north side of Sarnia Road and Gainsborough Road, and between Wonderland Road and Brescia University College. We are concerned that other spot re-zonings will take place along both sides of Sarnia Road, and that without proper planning, a loss to our Near Campus Neighbourhood will take place.

We remind council that if the direction from the PEC is followed, the proponent is still able to apply to the Committee of Adjustment for a variance to increase both the number of units and the number of bedrooms. Therefore, the "fine tuning" done at Committee to "limit" the number of units and bedrooms has little meaning. This is especially so as no Floor Area Ratio was specified meaning each bedroom could accommodate more than one occupant.

Secondly, we are concerned that this site will be the trigger for future changes along the Sarnia Road corridor. In his remarks the proponent's agent said this would not be a trigger. **The Committee, however, did not question this assertion and we remain concerned about the potential precedent.** We can see no reason why this would not lead to more requests for changes in zoning along the corridor.

Finally, the Council majority supported the amendments to the Official Plan called Great Near Campus Neighbourhoods (GNCN). The GNCN will protect the residential character of areas adjacent to Fanshawe and Western by encouraging purpose built housing with appropriate on site management. Despite the appeal of GNCN to the OMB, comprehensive planning is essential to avoid the past mistakes that have seen the loss of the residential fabric of Broughdale and the creation of the powder keg that is Fleming Drive. These must not repeat themselves in other near campus neighbourhoods.

We ask that Council reject the referral and support the original staff recommendation of refusal. We wish to be notified of any subsequent meetings/decisions by Council on this matter so that we may consider our alternatives.

Sincerely,

By e-mail

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