

From: Arnon Kaplansky
Sent: Friday, October 26, 2012 12:21 PM
To: Lysynski, Heather
Subject:

Hi Heather,

Will you please add this letter to the planning committee agenda for 591 Maitland st on nov/5.

I would like to have a delegation status since I am not the applicant .

Thank you,
Arnon Kaplansky

London Needs New Approach for Growth

- there is a provincially led planning system in Ontario that must follow provincial policy;
- provincial policy requires intensification;
- the City needs to figure out how to accomplish the goal of intensification, while protecting core values of the community;
- the thrust of the effort should go towards these goals, but that is not what has been happening;
- the City sets up barriers to intensification, on the theory that this will protect community values, but that is not the proper approach;
- bucking the provincially mandated evolution is costing taxpayers a significant amount of money, both directly and indirectly;
- the direct costs are Ontario Municipal Board costs, Supreme Court costs, buying properties from developers in order to stop development, etc.;
- the indirect costs are more difficult to quantify, but they are likely even more significant;
- the time spent by staff and council fighting, preventing and discouraging change could be put to more constructive use, by encouraging and facilitating intensification that helps to support vibrant neighbourhoods, by restoring the population to levels enjoyed at earlier times (when the person per unit of single detached dwellings was about twice what it is today). Those are the people who needed to support neighbourhood businesses, schools and other facilities. Having these folks in the existing built up area of the City reduces the demand for suburban greenfield land and reduces the cost to taxpayers of providing public services. It can also provide better, more cost effective housing. The task is to make this happen in a positive way;
- the current approach is to throw up barriers, which slows the rate of intensification and increases the cost of shelter, to no one's benefit;
- the city needs to see the big picture, as my examples show, they don't. And my experiences tell me that despite strong direction from the province, things are getting worse;
- The planning department should be concentrating its efforts on making London a great place to invest. It will take new investment to create the jobs that will attract and retain the young families needed to restore vibrancy;
- London should aspire to become a community that welcomes new ideas and new people, not a community that is stuck in the old ways that have been contributing to its decline.

Arnon Kaplansky