

From: Rosine Salazer
Sent: Friday, November 23, 2012 3:06 PM
To: Parker, Charles
Subject: Planning Report Concerns

Mr. Parker:

I am writing to inform you of my concerns regarding the planning report dated October 2012 that was just brought to my attention. I will be attending the meeting on November 26, 2012 and intend to appeal if the planning report is accepted as written.

My concerns include:

- 1.) It was never made clear by the City of London that the "Beaufort/Irwin/Gunn/Saunby/Essex Street Neighbourhood Plan also included the Wharncliffe Road North/Cedar Ave. community as well. It was advertised as "well publicized" in the report but the limited number of attendees should have been a clue that the permanent neighbourhood residents of Wharncliffe North/Cedar Ave were not aware of the inclusion of their properties in this plan. Perhaps the title should have included the broader neighbourhood. In addition the lack of written public responses - none from residents - should also indicate that the public is unaware of what is being planned. Somehow a business, DFS Investments, Inc., that has the potential to increase profits as a result of the plan being accepted was aware but not residents who have resided in single family homes for 30 years or more.
- 2.) The original issue was raised by neighbours about the intensification within this area - rather than look for solutions to the intensification problem the plan has only recommended increases in the intensification and is replacing single family homes, occupied by single families with fourplexes and larger structures. The City of London needs to review the original concerns highlighted by their tax-paying residents.
- 3.) The plan continues to label the area under consideration as the "BIGS" (which, by the way, many find this acronym insulting) leading people to not realize the scope of this recommendation.
- 4.) There is mention of the need to provide additional housing for students although Western indicates that when the new residence opens there will be space for all incoming first year students and will be offering residence to upper class students. The need for "student housing" may not be as great as some would argue.
- 5.) This plan continues to state that the houses are all small, cottage-like. This is not true. There are \$350,000+ single family homes, occupied by single families in this area that are well maintained and well landscaped. There has been an increase in the last few years in renovating and upgrading properties. Perhaps someone needs to come tour the Wharncliffe Road North/Cedar Ave. area.

6.) This plan destabilizes a stable community. Students and single families have lived quite respectfully together for the last 30 years that I have been a resident. Our neighbourhood currently consists of single family homes occupied by single families, single family homes occupied by students, single family homes rented by single families, duplexes, triplexes, fourplexes, rowhouses, and high-rise low income housing. There are no single residences within the future land use plan for these streets. This is contradictory to the four core principles.

7.) My children, as well as the neighbourhood children, are not happy with the prospect of a walking/bike path running through the middle of their backyard hockey rink. One issue I will be raising for sure is the necessity of installing a path through the middle of my back yard when there is a street with sidewalks in the plan.

8.) UWO (now Western) included the following statement in their strategic planning task force report - "Western is the largest neighbour in North London and has a special role to play in the neighbourhoods surrounding our campus. We have a vital interest in promoting the appropriate balance of student and resident housing in areas adjoining the campus. These neighbourhoods have told us of their concerns - that they feel under threat from substandard and potentially unsafe student housing, owned by landlords who often do not live in the neighbourhood or even in London. We must actively ensure that the areas surrounding the campus preserve their residential character, streetscape and amenities while continuing to provide affordable, well-maintained accommodations for our students within a balanced neighbourhood setting."

Unfortunately this is not as well prepared as I would have liked but hopefully this gives you an indication of the concerns to be raised.

Respectfully submitted,
Rosine Salazer
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