

Attn: Mr. Chuck Parker - City of London Planning Division.

My Name is Wei Hong Liu I am the property owner of and reside at 390 Cedar Ave. in London. I am responding to a notice from the City of London dated October 19, 2012.

NOTICE OF A PUBLIC MEETING Re: Beaufort/Irwin/Gunn/Saunby/Essex ("BIGS") Neighbourhood Area Study. Please file this as my written submission to the City of London. Please note that I retain my right to appeal any decision. Let it be noted that this written submission was sent by email to cparker@london.ca on November 23, 2012. This email has been copied to Mayor Joe Fontana, Councillor Nancy Branscombe and John M. Fleming Managing Director, Planning and City Planner.

In your Notice of a Public Meeting you state that the planning consulting firm of Peter J. Smith was retained to undertake this study and the consultants have completed the necessary background research.

Let it be noted that the research is flawed. On the building & site Inventory Map with Owner Occupied Information (5.Appendix 63) my property is shown as not being owner occupied. I purchased this property in 2006 from owner occupiers and have lived as an owner occupier since then. Three of my neighbors on the same side of the street directly connected to my property and to one and other are also not shown as owner occupied and I am confident in saying that they are and have been for many years. There are other owner occupied residences in the neighbourhood which are not represented properly on this map. I question, has this been intentionally misrepresented? If the consultants haven't been able to identify something as simple as which properties are owner occupied and which are not what other misrepresentations have been made in preparing this study? The fact that there are many more owner occupied properties not shown in this study has a large impact on the validity of this plan.

I purchased this property because of its friendly neighbourhood community. In the time that I have lived here there have been many issues with the student population but on the whole we have been able to live in harmony. To dramatically increase the density of this neighbourhood as set out in this plan would disrupt the existing harmony and result in the destruction of the community.

In the first paragraph of the plan it states that the plan was initiated because of the residence fear that the balance between long term and short term residents is being lost and that this will result in the destruction of the community. I personally do not see how this plan functions to serve the residents or stop the destruction of the community. To develop this area as set out in the plan will see the destruction of many unique individual properties turned into cookie cutter row housing and 4plexes. The lose of many trees and gardens. Does London not want to retain any of its charm and character? We have all seen on the news many a time what has happened to some of the communities around Fanshaw collage and the problems that exist there with the same kind of development suggested in this plan.

The City of London has spent millions of dollars trying to redevelop the downtown core. To intensify the density of this area will just be one more reason why the downtown core will struggle along.

My hope is that the City of London will at least come up with a plan to be considered that is not based on flawed information. That we can all feel as tax payers and home owners of this community we have been included in a proper way. I agree that Western University is a very important asset to the City but also feel that London should be more then a university village. London has so much more to offer if we don't destroy its unique charm in order to cater to just one of its many assets.

Yours truly,

Wei Hong Liu