

384 Cedar Ave
London, Ont. N6G 1E7

November 25th, 2012

Mr Charles Parker
City Planning and Research
City of London
206 Dundas Street
London, Ontario N6A 4L9

Mr. Parker:

I was very surprised to find out about a proposal that was taking place in my area in the past week, through my neighbour. I was not aware of this and believe I may not have received notification of this new plan that is being talked about.

I am a 12 year resident with my family at the home at 384 Cedar Ave and am VERY CONCERNED and shocked about the plan that is occurring in this area. I have put renovations into my home over the past 10 years that total over \$150,000 believing that the single family homes in my area's values were safe in a lovely neighbourhood with such long-termed home owners on our country-like street. Lined by woods and the river, I felt like our little neighbourhood was safe from the development that has occurred along Western road. I have not really supported the lack of imagination and detrimental planning that has been done to this area but as I believed our area was safe from your destructive planning, I did not get involved. Upon reading your "Urban Village" plan and the inaccurate statistics and misleading 'factual' evidence you have provided in this report – I must become involved to save our community.

You are greatly mistaken about everything in your report for our little Cedar Ave/Wharncliffe Road Extension area. We are a group of mainly single family residences – with a few rentals scattered amongst the neighbourhood. MOST of our neighbourhood is owner occupied (with a few people renting their basements of small apartments to students). Monitoring the properties from a value perspective, most of these properties would be selling in the above \$300,000 range –some well above. I think it might do you some good to take a drive down this road you hope to tear down and replace with medium density housing apartment buildings to see the community you would be destroying.

Although educated in the area of business and finance, as well as working as a real estate agent for the past 25 years, I found your statistics as well as your facts in this report inaccurate. Firstly – all of my adjacent neighbours by your report are non-owner occupied rental housing which is false. I am surrounded by all owner occupied homes except two in my area. From the whole Cedar Ave, I know of only 3 rental properties. On the other side of the street – Wharncliffe Road – I know of owner occupied homes that are marked on the map as rental homes (non owner occupied). This information you are supplying to make this planning recommendation is base on WRONG information. Truth is that our neighbourhood is mainly single-family residential and this area should not fall under your new plan. I have seen the destruction of a nice

neighbourhood across the road with your "Planning and Development" of the Gunn/Beaufort/Irwin/Saunby area.

I greatly oppose this plan as it affects my neighborhood and I am appalled at the inaccuracies and false statistical evidence brought forth in your report. I intend to be at the meeting and I would like something sent out to correct all the lies in this report so that the decision-makers can have the actual truth and the facts to let them see the community you plan to destroy.

I intend to keep this property for many years and eventually give it to my daughter. The neighbours are long-term in this area and there is very little turn over. For my niece that moved into my basement while she is a student at Western, she would prefer the 'homey' feel of our neighbourhood over the lines of apartment-type rentals that you have encouraged along the Western corridor & throughout this end of the city.

I also wonder why you are considering the 'Urban Village Design Plan' when on page 77, it seemed to be the plan that most 'disagreed' with. Would this be accurate??? The plan the majority of people DISAGREED with is the plan you intend to put forth. There seems to be an underlying current here with all the errors, lies, mis-representations and inaccuracies of this plan. I would like an explanation to clear this up.

Importantly as well – Please explain to me how I would not receive notice of the 3 or 4 meetings that have taken place and when I had time today to speak to my neighbours- who live here full time in their single family homes, no one had received any information to this plan or any meetings previous to today. I would like an explanation of this.

In summary: I AM COMPLETELY OPPOSED TO THIS PLAN AS IT EFFECTS CEDAR AVENUE AND WHARNCLIFFE ROAD EXTENSION AREA AND BELIEVE THAT WITH THE NATURE OF OUR NEIGHBOURHOOD – LOVELY SINGLE FAMILY RESIDENCES OWNED AND OCCUPIED BY OWNERS..... YOU LEAVE IT AS IT IS!!

Christine Crcich
384 Cedar Avenue