

November 15, 2012

The City of London
Planning Division
300 Dufferin Avenue
P. O. Box 5035
London, ON N6A 4L9

Attention: Charles Parker

Dear Mr. Parker,

RE: Beaufort/Gunn/Saunby/Essex Street Neighbourhood Secondary Plan – Draft Report: October 2012

This letter is to advise that the University of Western Ontario is in receipt of the Notice of Public Hearing related to the above-referenced matter. The University, as an adjacent/included landowner, would like to comment on the increase in residential density of the proposed development in this neighbourhood.

As a participant in the City's Near Campus Neighbourhood Strategy, we are aware of the need to increase the densities in appropriate locations on arterial roads near the University. Our concern lies with the increase in densities that this plan indicates for properties that are not on the arterial access of the Western/Wharncliffe Road areas. This is particularly troubling due to the fact that the "Three Bedroom" bylaw is not in place for duplexes, triplexes and four -plexes. The plan also indicates the removal of the apartments at 939 Western Road which is a type of building that we would consider to be an appropriate type of housing in areas near the campus. This is in contrast to "traditional" townhouses or "row houses" that have proven to be problematic in areas with a higher concentration of student tenants. As in the Near Campus Neighbourhood Strategy, we support an appropriate balance of housing that can attract various types of tenants and property owners. The proposed plan does not appear to achieve that goal.

We would also like to express some concern about how the plan might affect the University property at Platt's Lane Estates. One concern involves the "gateway" at the corner of Western Road and Platt's Lane and how it might affect the siting of possible future buildings on the Platt's Lane Estates property. Also, the plan calls for "village lane" access to public roads and we would like to ensure we maintain the current access to Platt's Lane from both the east and west entrances to Platt's Lane Estates.

Sincerely,



Gitta Kulczycki - Vice-President Resources and Operations