

From: John Wates

Sent: Tuesday, November 24, 2020 12:22 PM

To: Squire, Phil <psquire@london.ca>

Cc: PEC <pec@london.ca>

Subject: [EXTERNAL] Fw: OZ-9176 - Implementing Additional Residential requirements of the Planning Act - Public Meeting November 30 2020

Good afternoon Councillor Phil,

We have received the below e-mail from the St George-Grosvenor Neighbourhood Association (SGGNA) expressing their concerns over the changes to OP/LP/ZB, which would:

- permit up to two additional dwelling units on existing properties, one in the primary dwelling unit and one in an ancillary or accessory building – for a total of three units on each property
- not require more parking spaces than the two that are currently required for the primary residence

As per the SGGNA e-mail, they will be communicating a position to the City by 25 November opposed to an increase in the number of buildings permitted without a concomitant increase in parking spaces, and they will be supporting preservation of the three-bedroom limit in near-campus neighbourhoods.

I am sure that you are aware that not all residents within the SGGNA boundaries support the SGGNA approach to housing. My wife and I strongly support the permitting of additional residential dwelling units on existing properties and note that in many (but of course not all) of these cases, the intended market is not people with automobiles. The future of the modern City is in downtown and near-downtown intensification, which by its very nature will change the face of traditional neighbourhoods, and we would agree for the better.

As for a three-bedroom limitation in 'near campus neighbourhoods', how are these boundaries delineated by the City? We would support a less restrictive policy that could include an application (in these defined neighbourhoods) that could be rejected by the City if intensification was already above a certain level. A total ban is no longer appropriate and in fact, we strongly support the rescinding of this three-bedroom limitation.

I have copied the Planning and Environment Committee.

Yours,

John and Theresa Wates

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