

London Housing Advisory Committee

Report

The 8th Meeting of the London Housing Advisory Committee
September 11, 2019
Committee Room #4

Attendance PRESENT: B. Odegaard, J. Banninga, M. Courey, B. Harris, M. Joudrey, J. Lane, W. Latuszak, C. O'Brien, J. Peaire, D. Peckham, R. Peaker and M. Richings and H. Lysynski (Acting Secretary)

ABSENT: M. Abdo and A. Malik

ALSO PRESENT: S. Giustizia, D. Purdy and C. Saunders

The meeting was called to order at 12:16 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 D. Purdy, Manager, Housing Services - Response to Life*Spin Presentation

That the Civic Administration BE INVITED to attend a future London Housing Advisory Committee meeting to provide orientations including, but not limited to, By-law Enforcement, Inclusionary Zoning, the coordination of service areas and the tools available to the municipality, relating to housing and affordable housing.

3. Consent

3.1 7th Report of the London Housing Advisory Committee

That it BE NOTED that the 7th Report of the London Housing Advisory Committee, from its meeting held on August 14, 2019, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 2019 Work Plan

That consideration of the 2019 London Housing Advisory Committee (LHAC) Work Plan BE POSTPONED until after the LHAC receives orientations from the Civic Administration.

5.2 Notice of Planning Application - Zoning By-law Amendment - 448 Oxford Street East

That it BE NOTED that the Notice of Application for a Zoning By-law Amendment for the property located at 448 Oxford Street East, from M. Vivian, Planner I, was received.

5.3 Notice of Planning Application - Zoning By-law Amendment - 1674 Hyde Park Road

That the Civic Administration BE REQUESTED to ask the applicant to consider adding affordable housing units in the proposed development of the property located at 1674 Hyde Park Road; it being noted that the London Housing Advisory Committee reviewed and received a Notice of Application for a Zoning By-law Amendment for the subject property from B. Debbert, Senior Planner.

6. Adjournment

The meeting adjourned at 1:41 PM.

London Housing Advisory Committee

Report

The 7th Meeting of the London Housing Advisory Committee
August 14, 2019
Committee Room #4

Attendance PRESENT: B. Odegaard (Chair), M. Abdo, J. Banninga, M. Courey, M. Joudrey, W. Latuszak, J. Peaire, D. Peckham, M. Richings; and P. Shack (Secretary)

ALSO PRESENT: G. Matthews and B. Turcotte

REGRETS: B. Harris, J. Lane, A. Malik, C. O'Brien and R. Peaker

The meeting was called to order at 12:20 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Response to Life*Spin Presentation

That the response from D. Purdy, Manager, Housing Services with respect to the Life Spin Presentation BE DEFERRED to the next meeting of the London Housing Advisory Committee.

3. Consent

3.1 6th Report of the London Housing Advisory Committee

That it BE NOTED that the 6th Report of the London Housing Advisory Committee, from its meeting held on July 10, 2019, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 2020 Mayor's New Year's Honour List - Call for Nominations

That it BE NOTED that a communication from the City Clerk, dated July 2, 2019, with respect to the 202 Mayor's New Year's Honour List, was received; it being noted the members of the London Housing Advisory Committee are encouraged to submit nominations to its Committee Secretary by September 10, 2019.

5.2 2019 Work Plan

That the discussion of the 2019 Work Plan of the London Housing Advisory Committee (LHAC) BE DEFERRED to the September 11, 2019 meeting; it being noted that the following comments were provided;

- a) members of LHAC shall review the City of London Strategic Plan before September 11, 2019 meeting;
- b) members of LHAC shall review current terms of reference before September 11, 2019;
- c) members of LHAC shall form a Work Plan working group to prepare LHAC's work plan for the October 9th, 2019 meeting.

6. Adjournment

The meeting adjourned at 1:20 PM.

London Housing Advisory Committee Work Plan – 2017

Date, June 2017

Activity	Background	Responsibility	Timeline	Strategic Plan Alignment
Terms of Reference Review	<ul style="list-style-type: none"> Review the Terms of Reference annually to ensure understanding of roles and responsibilities. 	LHAC	2017	Align with values of accountability, collaboration, leadership, inclusion, innovation & sustainability.
Government Changes to Housing and Homeless Prevention Policies, Strategies and Operations	<ul style="list-style-type: none"> Receive regular updates from the Municipal Housing Stakeholders (CMHC, LMHC, HDC, community agencies) as it relates to the LHAC Terms of Reference; noting that these updates will be specific to new initiatives, changes to policy, strategies and operations etc. Review the mechanisms by which the LHAC can be updated on these matters. 	LHAC	Ongoing	#1.13 #1.5
Secondary Dwelling Units	<ul style="list-style-type: none"> Continue to monitor and receive updates on policies with respect to Secondary Dwelling Units. 	LHAC		
City of London Budget Process	<ul style="list-style-type: none"> Ensure adequate housing funds, programs, infrastructure, etc. to meet the needs. Previous commitments to housing are maintained 	LHAC	Ongoing	#1.13 #1.5
London For All – A Roadmap to End Poverty (LFA)	<ul style="list-style-type: none"> Continue to ensure LHAC recommendations to Council and advocacy efforts align with and take into consideration the London For All’s recommendations relating to Homelessness Prevention and Housing 	LHAC	#4.7 – 4.22 – Ongoing	#1.13
Explore different models of housing & affordable home ownership	<ul style="list-style-type: none"> Develop a plan to invite speakers to share what the issues and gaps are in the community? Also invite housing providers and housing support agencies in to speak to what they are offering. Eg. Invite Co-Housing Network of Ontario to speak and share. Explore cooperative housing, communal living, pocket neighbourhoods, cluster housing, co-housing, etc. What models are other countries, communities using? What works? What doesn’t? Share our findings. Explore local trends that define our local housing market and options for affordable housing. 	LHAC	Ongoing	
Develop an electronic database of housing-related information	<ul style="list-style-type: none"> Many presentations, reports and resources are shared with LHAC, and it would be beneficial to create a space to gather all of the historical and background documents and information in one accessible space. 	LHAC	Ongoing	

Change to the Housing market and the impact on affordable housing	<ul style="list-style-type: none">Explore the impact of changes to the housing market to commodities and the impact the need for affordable housing in the community.	LHAC	Ongoing	
End of Operating Agreements	<ul style="list-style-type: none">Receive and monitor information regarding the end of operating agreements as they occur and the ongoing impact to London housing providers	LHAC	Ongoing	#1.13 LFA #4.16

London Housing Advisory Committee Summary Work Plan – 2016

Date, June 2017

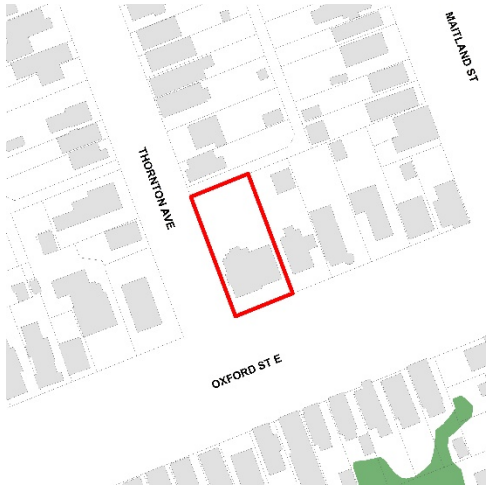
Activity	Background	Responsibility	Timeline	Strategic Plan Alignment
Mayors Advisory Panel on Poverty	<ul style="list-style-type: none"> Developed recommendations to address poverty in London (community engagement, conversations, online feedback and delegations) FOCUS on safe affordable housing, Housing First, etc UPDATE: The London for All Recommendations were reviewed and received. 	Working Group	2015 – 2016 DONE	#1.13
Safe Housing Conditions for Vulnerable Persons	<ul style="list-style-type: none"> Community Working Group meet on a regular basis to make recommendations to City Council. Chair represented LHAC at the table and reported back to committee. UPDATE: There are now protocols and by-law in place to address identifying, responding to and enforcing safe housing conditions for vulnerable persons. 	Chair	2016 DONE	#7.1 #8.9 LFA \$4.10 & #4.11
Secondary Dwelling Units/Near Campus Neighbourhood	<ul style="list-style-type: none"> LHAC recommended removal of the Near Campus Neighbourhood (NCN) restriction and additional parking space requirement and grandfathering safe secondary units established between 1995 and 2014. (February 11, 2014) Pushed for the boundaries of the Near Campus Neighbourhood to be reviewed and assessed. UPDATE: April 2017 – The NCN has been reviewed and decreased considerably. The Ministry has approved the City’s Secondary Dwelling Unit Proposed Policy with revisions. The owner-occupied and single bedroom stipulations have been removed, and the NCN geographic exception was left in. LHAC is now in a position to support this policy moving forward or offer further recommendations. 	LHAC	2016 DONE	#5.5 #5.8 #7.10 #8.9 #1.11 #1.15 LFA #4.9
End of Operating Agreements	<ul style="list-style-type: none"> Addressed issues with respect to the First Nations and Federal and Co-op end of operation agreements. UPDATE: Agreements were renewed 	LHAC	2016 DONE	#1.13 LFA #4.16
Land Transfer Tax	<ul style="list-style-type: none"> The Municipality investigated this as an option to generate more revenue. LHAC concerned that this makes home ownership less affordable. UPDATE: This was not moved forward. 	LHAC	2015 DONE	



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

448 Oxford Street East



File: Z-9104

Applicant: Dr. Riyadh Khamis

What is Proposed?

Zoning amendment to allow:

- A medical/dental office in the existing building together with at least one dwelling unit
- A reduced parking rate of 12 spaces, whereas 13 spaces are required
- Exterior side yard depth of 2.8 metres

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 18, 2019**

Melanie Vivian

mvivian@london.ca

519-661-CITY (2489) ext. 7547

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: Z-9104

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Phil Squire

psquire@london.ca

519-661-CITY (2489) ext. 4006

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: August 28, 2019

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a Residential R3/Office Conversion (R3-1/OC4) Zone to a Residential R3/Office Conversion Special Provision (R3-1/OC5(__)) Zone to permit a medical/dental office in the existing building, a reduced parking rate of 12 spaces, whereas 13 spaces are required, an exterior side yard depth of 2.8 metres and a special provision for a medical/dental office use together with at least one dwelling unit. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R3/Office Conversion (R3-1/OC4) Zone

Permitted Uses: The Residential R3 (R3-1) Zone permits single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings and fourplex dwellings. The Office Conversion (OC4) Zone permits dwelling units and offices in existing buildings.

Requested Zoning

Zone: Residential R3/Office Conversion Special Provision (R3-1/OC5(__))

Permitted Uses: The Residential R3 (R3-1) Zone permits single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings and fourplex dwellings. The Office Conversion (OC5) Zone permits dwelling units, medical/dental offices in existing buildings and offices in existing buildings.

Special Provision(s): Add a medical/dental office together with at least one dwelling unit, permit 12 parking spaces for all uses on site and permit an exterior side yard depth of 2.8m.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Multi-Family, Medium Density Residential in the Official Plan, which permits multiple-attached dwellings such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged as the main uses.

The subject lands are in the Urban Corridor Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/planapps) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide

your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

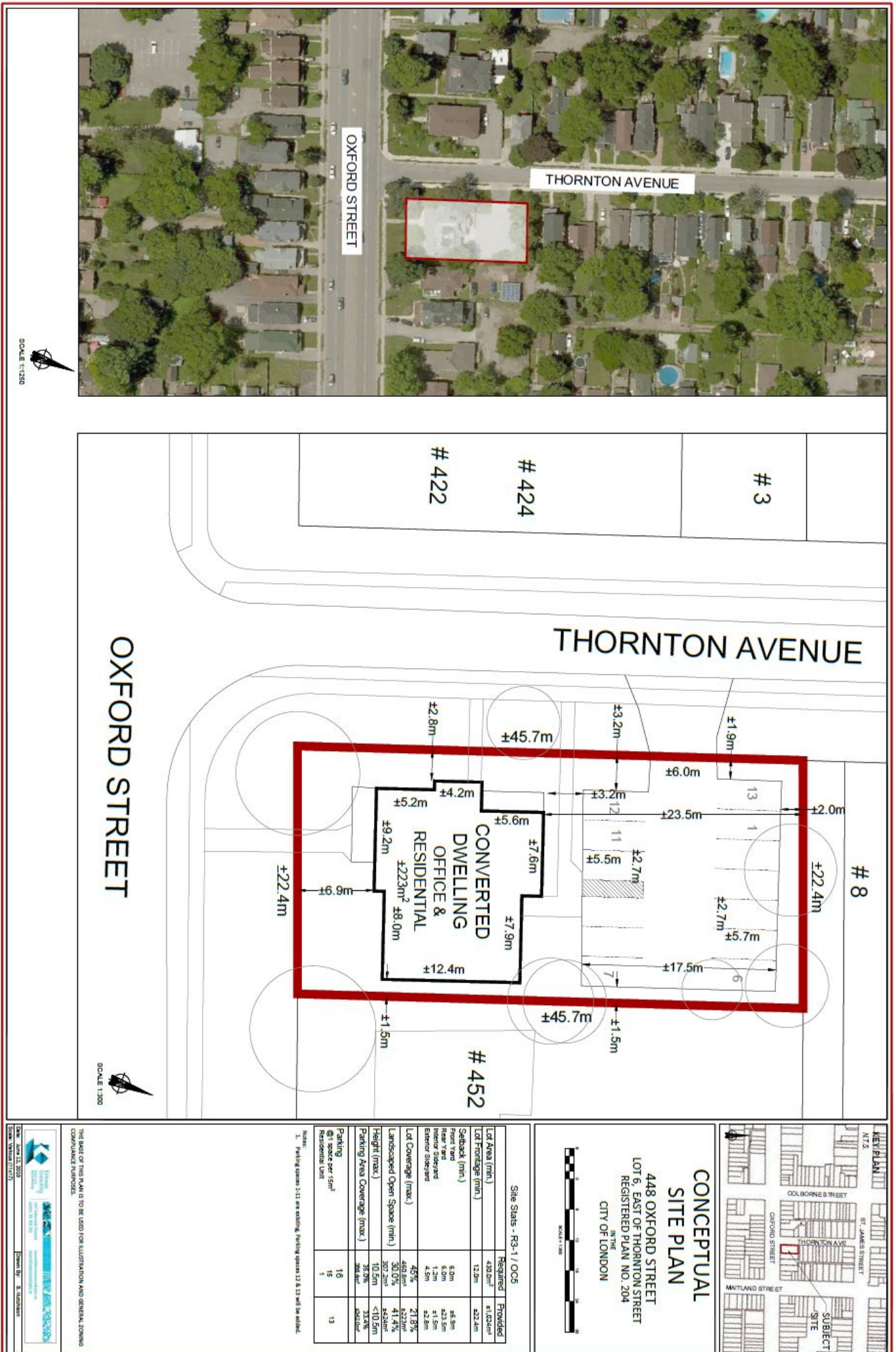
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



Conceptual Site Plan.

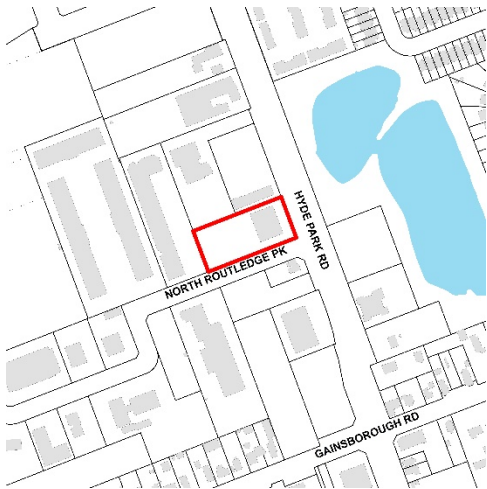
The above image represents the applicant's proposal as submitted and may change.



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

1674 Hyde Park Road



File: Z-9109

Applicant: 1674 Hyde Park Inc.

What is Proposed?

Zoning amendment to allow:

- Addition of 6-storey apartment building to the rear of the existing 2-storey commercial building
- 53 residential units, 597m² of commercial floor area and 550.5m² of office floor area
- Special zoning provisions to recognize an existing increased maximum front yard depth, establish a maximum building height, permit dwelling units on the first floor of the apartment building, and reduce the parking requirement.
- Remove holding provision for municipal services

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 25, 2019**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: Z-9101

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: September 5, 2019

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a Holding Business District Commercial (h-17*BDC) Zone to a Business District Commercial Special Provision (BDC(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Holding Business District Commercial (h-17*BDC)

Permitted Uses: animal hospitals, apartment buildings with any or all of the other permitted uses on the first floor, bake shops, clinics, commercial recreation establishments, commercial parking structures and/or lots, converted dwellings, day care centres, dry cleaning and laundry depots, duplicating shops, emergency care establishments, existing dwellings, financial institutions, grocery stores, laboratories, laundromats, libraries, medical/dental offices, offices, personal service establishments, private clubs, restaurants, retail stores, service and repair establishments, studios, video rental establishments, lodging house class 2, cinemas, brewing on premises establishments, food store, animal clinic, convenience store, post office, convenience service establishment, dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor, bed and breakfast establishments, antique store, police stations, artisan workshop, craft brewery.

Special Provision(s): none

Residential Density: not specified, to be determined on zone map on a site-by-site basis

Height: 12 metres for all other uses than apartment buildings; for apartment buildings to be determined on zone map on a site-by-site basis

Requested Zoning

Zone: Business District Commercial Special Provision (BDC(_))

Permitted Uses: same uses as listed above

Special Provision(s): recognize a maximum front yard depth for the existing building of 7.15m and permit a maximum front yard depth of 22.4m for the apartment building component in place of a maximum front yard depth of 3.0m; establish a maximum building height of 6 storeys (18m) for the apartment building component; permit dwelling units on the entire first floor footprint of the apartment building component along North Routledge Park whereas dwelling units in mixed-use buildings are only permitted to the rear of the first floor and above; and to permit a minimum of 86 parking spaces whereas 112 parking spaces are required

Residential Density: 124 units per hectare (53 units)

Height: 18 metres (6 storeys)

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Main Street Commercial Corridor in the Official Plan, which permits small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings as the main uses.

The subject lands are in the Main Street Place Type in *The London Plan*, permitting a range of residential, retail, service and office uses.

How Can You Participate in the Planning Process?

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Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

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What Are Your Legal Rights?

Notification of Council Decision

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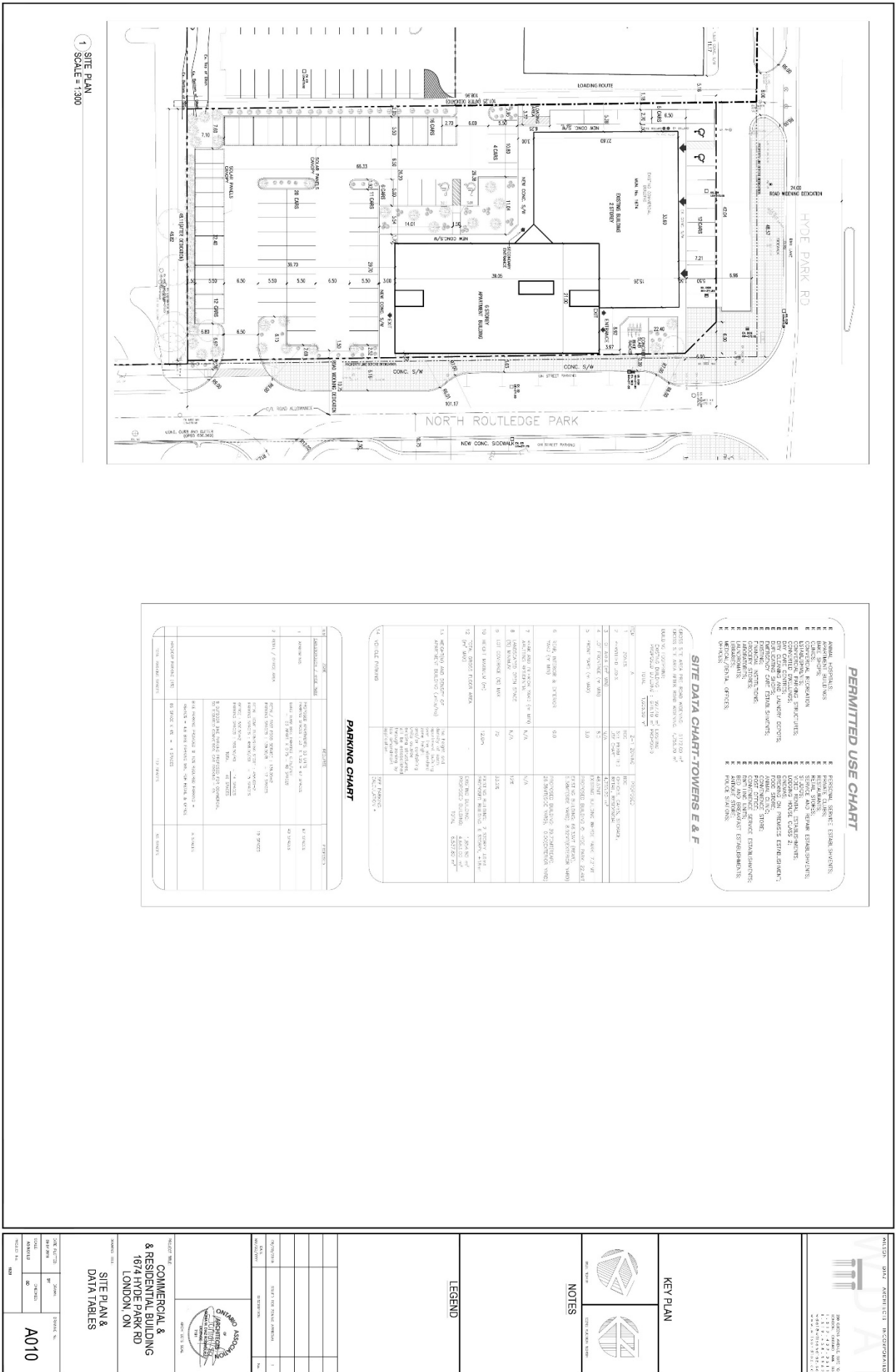
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Site Concept



The above image represents the applicant's proposal as submitted and may change.

Building Rendering



View from intersection of Hyde Park Road and North Routledge Park

The above images represent the applicant's proposal as submitted and may change.