

Agenda

London Housing Advisory Committee

The 2nd Meeting of the London Housing Advisory Committee

May 12, 2021, 12:15 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request related to this meeting, please contact advisorycommittee@london.ca

Pages

1. Call to Order

- 1.1. Disclosures of Pecuniary Interest

2. Scheduled Items

- 2.1. 12:15 PM - Glenn Matthews, Housing Mediation Officer, Western University - Housing Mediation Service Report 2

3. Consent

- 3.1. 1st Report of the London Housing Advisory Committee 23
- 3.2. Public Meeting Notice - Official Plan Amendment - Masonville Secondary Plan 26

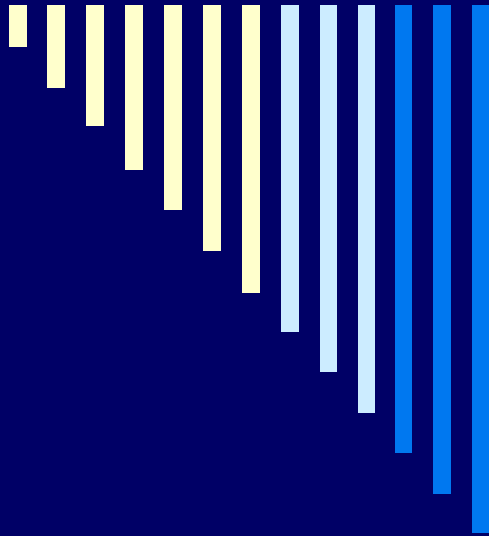
(Note: The Draft Masonville Secondary Plan is also available on this page:
<https://getinvolved.london.ca/12622/widgets/50098/documents/54503>)

4. Sub-Committees and Working Groups

5. Items for Discussion

6. Adjournment

Next Meeting Date: June 9, 2021



HOUSING MEDIATION SERVICE



HOUSING MEDIATION SERVICE - Mandate

- To assist students, landlords and neighbours with issues related to the housing of students in the London community
- one of the parties involved must be a Western or Fanshawe student
- to proactively counsel & educate students regarding their responsibilities



HOUSING MEDIATION SERVICE - Education

- Focus Dec. – Feb. to educate students in residence before they move into the community
- presentations to students in residence
- emails to students in residence



HOUSING MEDIATION SERVICE - Education

- Include material like Renting in London booklet, Bylaw info, Roommate Accord, etc.
- Give out over 10,000 garbage schedules per year



HOUSING MEDIATION SERVICE - Education

- Academic Year - September
 - mailout to 10,000 homes with bylaw and garbage info
 - Welcome package to homes near Western and Fanshawe
 - newsletter to all students
 - Twitter & Facebook & Instagram messaging
 - Info Booths
-



HOUSING MEDIATION SERVICE - Education

- Academic Year – Sept. to Mar.
 - Electronic newsletter to students each month
 - Facebook & Twitter messaging regularly
 - Info Booths monthly



HOUSING MEDIATION SERVICE - Education

- Videos created to provide further method of education
- Position created this year to do monthly video pertinent to the time of year



HOUSING MEDIATION SERVICE - Education

- Students at Western hired to go door-to-door ... hired to be on-call after hours during academic year
- Provide info re variety of issues depending on time of year



HOUSING MEDIATION SERVICE - Education

- Newsletters to landlords
- Presentations to landlord groups



HOUSING MEDIATION SERVICE - Abatement

- Hire staff and students fall & spring re litter
- Flyer and garbage bag handed out to houses early April
- Furniture Exchange/Garage Sale
- Year-end dumpsters



HOUSING MEDIATION SERVICE - Collaboration

- Work with different groups to work on solutions & education
 - USC & FSU
 - Neighbourhood Assoc.
 - Fraternities, Faculty Councils
 - City Departments
 - City Councillors



HMS Annual Report 2018/19

DATE: Sept 1/2018 - Aug 31/2019

Number of New Files 2489

INITIATED BY:

Student 2225

Resident 102

Landlord 73

Other 89



2018/19 cont.

INSTITUTION:

UWO	1897	London – UWO	130
FC	328	London – FAN	52
Other	37	London – OTH	45



2018/19 cont.

TYPE OF CONTACT:

Information Only	2286
Referral	32
Investigation	107
Other	64



2018/19 cont.

NATURE OF CONTACT:

Landlord/Tenant 2016

Lifestyle 101

Bylaw 44

Roommate 114

Other 217



HMS Annual Report 2019/20

DATE: Sept 1/2019 - Aug 31/2020

Number of New Files 3515

INITIATED BY:

OCA 1410

Student 1832

Resident 139

Landlord 76

Other 58



2019/20 Continued

- ❑ Off-Campus Advisors
- ❑ Newsletter deliveries
- ❑ 1410 contacts
- ❑ Recorded as a separate entity
- ❑ A way for us to be more proactive



2019/20 continued

INSTITUTION:

UWO	2937	London – UWO	177
FC	228	London – FAN	54
Other	58	London – OTH	61



2019/20 continued

TYPE OF CONTACT:

Information Only	3339
Referral	21
Investigation	139
Other	16



2019/20 continued

NATURE OF CONTACT:

Landlord/Tenant	1801
Lifestyle	128
Bylaw	57
Roommate	61
Other	1468



Summation

- 41% increase in files from 2018/19 to 2019/20 ... but
- 1410 files from new initiative with our OCAs
- Pandemic has presented a challenge but continuing to operate at a high level
- Zoom has been an incredible tool

London Housing Advisory Committee

Report

1st Meeting of the London Housing Advisory Committee
February 10, 2021
Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: C. O'Brien (Acting Chair), M. Joudrey, J. Lane, W. Latuszak, C. O'Brien, B. Odegaard, J. Peaire, D. Peckham and M. Richings and H. Lysynski (Acting Committee Clerk)

 ABSENT: J. Banninga, M. Courey, B. Harris and R. Peaker

 ALSO PRESENT: G. Barrett, D. Calderwood-Smith, C. Cooper, S. Giustizia, C. Lovell, G. Matthews, T. Macbeth, L. Maitland, A. Pasqual, M. Pease, B. Turcotte and B. Westlake-Power

The meeting was called to order at 12:18 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice Chair for the remainder of the term

That it BE NOTED that the London Housing Advisory Committee elected B. Harris and C. O'Brien as Chair and Vice-Chair, respectively, until the end of the current term.

2. Scheduled Items

None.

3. Consent

3.1 3rd Report of the London Housing Advisory Committee

That it BE NOTED that the 3rd Report of the London Housing Advisory Committee, from the meeting held on February 12, 2020, was received.

3.2 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 403 Thompson Road

That it BE NOTED that the Notice of Planning Application, dated January 21, 2021, from L. Maitland, Site Development Planner, Development Services, with respect to Official Plan and Zoning By-law Amendments for the property located at 403 Thompson Road, was received.

3.3 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 345 Sylvan Street

That it BE NOTED that the Notice of Planning Application, dated January 21, 2021, from L. Maitland, Site Development Planner, Development Services, with respect to Official Plan and Zoning By-law Amendments for the property located at 345 Sylvan Street, was received.

3.4 Notice of Application - Zoning By-Law Amendment - 1634 – 1656 Hyde Park Road and Other Properties

That it BE NOTED that the Notice of Planning Application, dated January 27, 2021, from B. Debbert, Senior Planner, Development Services, with respect to a Zoning By-law Amendment for the properties located at 1634 - 1656 Hyde Park Road and other properties, was received.

3.5 (ADDED) Notice of Planning Application - Draft Plan of Subdivision Official Plan and Zoning By-law Amendment - 14 Gideon Drive and 2021 Oxford Street West

That it BE NOTED that the Notice of Planning Application, dated February 10, 2021, from S. Meksula, Senior Planner, Development Services, with respect to Official Plan and Zoning By-law Amendments for the properties located at 14 Gideon Drive and 2012 Oxford Street West, was received.

3.6 (ADDED) Public Meeting Notice - Zoning By-law Amendment - 3924 Colonel Talbot Road

That it BE NOTED that the Notice of Planning Application, dated February 10, 2021, from S. Meksula, Senior Planner, Development Services, with respect to a Zoning By-law Amendments for the property located at 3924 Colonel Talbot Road, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Respectful Workplace Policy

That it BE NOTED that the Respectful Workplace Policy document, as appended to the agenda, was received.

5.2 London Housing Advisory Committee Terms of Reference

That it BE NOTED that the London Housing Advisory Committee (LHAC) held a general discussion with respect to the LHAC Terms of Reference document, as appended to the agenda.

5.3 Advisory Committee Review

That it BE NOTED that the London Housing Advisory Committee held a general discussion with respect to the ongoing Advisory Committee Review; it being noted that a verbal update from B. Westlake-Power, Deputy City Clerk, was received with respect to this matter.

5.4 Service Area Work Plan for 2021

That it BE NOTED that the Service Area Work Plan for 2021 verbal presentations from G. Barrett, Director, City Planning and City Planner, S. Giustizia, CEO, Housing Development Corporation, D. Calderwood-Smith, Manager, Strategic Program and Partnerships, and C. Cooper, Manager, Homelessness Prevention, was received.

5.5 Affordable Housing Matters

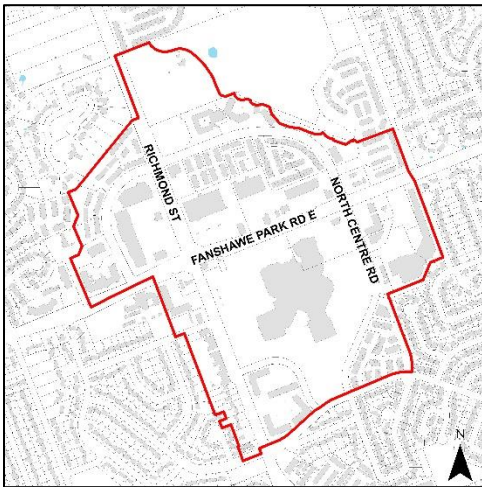
That it BE NOTED that the London Housing Advisory Committee held a general discussion and received a communication from B. Odegaard, with respect to affordable housing.

6. Adjournment

The meeting adjourned at 1:27 PM.

Official Plan Amendment

Masonville Secondary Plan



File: O-8991

Applicant: The Corporation of the City of London

What is Proposed?

The draft Masonville Secondary Plan will be presented to receive public comments. The draft Masonville Secondary Plan contains:

- A long-term vision for the Secondary Plan area
- Detailed policies to guide the future growth and development of the Masonville area, with respect to: land use, building heights, connections, neighbourhood transitions, built form, parkland, public realm and other matters.

There will be further opportunities to review the draft Masonville Secondary Plan and provide comments after this meeting.

YOU ARE INVITED!

Further to the Notice of Application you received on December 9, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, March 29, 2021, no earlier than 6:45 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

Please refer to the enclosed Public Participation Meeting Process insert.

For more information contact:

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
City Planning, City of London,
206 Dundas St., London ON N6A 1G7
File: O-9881

getinvolved.london.ca/masonville1

To speak to your Ward Councillor:

Maureen Cassidy Ward 5
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

Josh Morgan Ward 7
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.

Application Details

Requested Future Amendment to the 1989 Official Plan

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Section 20.2 and 20.3 of the Official Plan, and to Schedule D of the Official Plan. The draft Masonville Secondary Plan has been prepared for circulation and to receive comments. The adoption of the plan will not take place at this meeting, and will occur at a future date which has not yet been scheduled.

Requested Future Amendment to The London Plan (New Official Plan)

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Policy 1565 of *The London Plan*, and to Map 7 – Specific Policy Areas in *The London Plan*. The draft Masonville Secondary Plan has been prepared for circulation and to receive comments. The adoption of the plan will not take place at this meeting, and will occur at a future date which has not yet been scheduled.

Both Official Plans are available at london.ca.

Access the draft Masonville Secondary Plan

The draft Masonville Secondary Plan is available on the project website, and can be accessed for review, download and comments here: getinvolved.london.ca/masonville1.

Planning Policies

Secondary Plans are prepared to provide for a coordinated planning approach and more detailed policy guidance. Secondary Plans are adopted by Municipal Council to form part of the Official Plan and elaborate on the parent policies of *The London Plan*. The draft Masonville Secondary Plan consists of policies and maps that provide more specific direction to guide redevelopment, establish street and pathway networks, identify park spaces, establish more detailed policies for land use, intensity and built form, and establish transitional and interface policies.

The subject lands are currently designated as Multi-Family, Medium Density Residential, Multi-Family, High Density Residential, Enclosed Regional Commercial Node, and Office Area in the *1989 Official Plan*, which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses.

The subject lands are in the Transit Village Place Type in *The London Plan* which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses. Transit Villages are intended to be exceptionally designed, high-density, mixed-use urban neighbourhoods that are well connected by transit.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at getinvolved.london.ca/masonville1
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan amendment changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to

select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Please refer to the enclosed Public Participation Meeting Process insert.

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 official plan 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

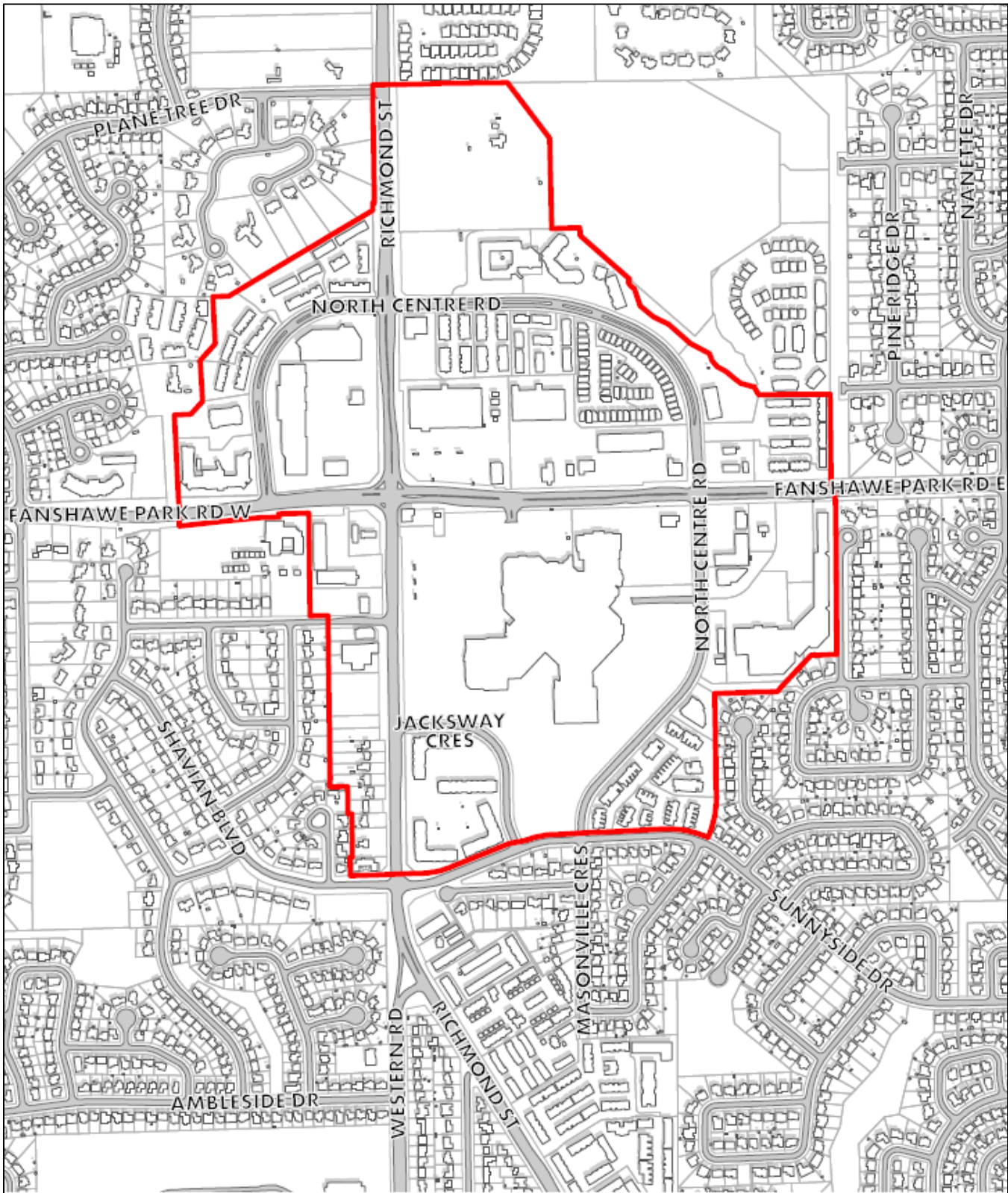
Notice of Collection of Personal Information

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

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) the interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at planning@london.ca or 519-661-4980 by March 22, 2021 to request any of these services.

Masonville Secondary Plan Boundary



MASONVILLE TRANSIT VILLAGE SECONDARY PLAN STUDY AREA

Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk’s Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
 - When pre-registering, members of the public will be advised which meeting room to attend on the second floor of City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building.
- Members of the public should convene in the assigned seating, in the appropriate meeting room for the PPM as noted in the pre-registration.
- Each committee room will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

¹ Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990 RSO 1990, c.P. 13*, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.