

From:

Sent: Friday, September 8, 2023 12:27 PM

To: PEC <pec@london.ca>

Subject: [EXTERNAL] Added Agenda - PEC Meeting - Sept 11 - Item 4.1 - Council Resolution - Housing Accelerator Fund

City Clerks Team PEC – Please consider this my approval to distribute this E – Mail to the Planning & Environmental Committee full members meeting Monday Sept 11 – with respect to Item 4.1 on the Agenda – Council Resolution for Direction (Housing Accelerator Fund) .

Chair Lehman / Mayor Morgan & PEC Council Members ;

For clarity , I fully endorse / support approving the City Clerks office recommendation to move forward with “ super ceding “ the recently passed BY – Law No Z – 1-2333111 (Limit of 3 residential units Official Plan) and adding the 4th Residential Unit.

Background / Current Challenge / Problem

· On calling both the rental license office and also being referred to Planning Dept in mid August, I was advised that being currently zoned an “ R2 “ (approved Duplex Property @ Apartment License) that I would have to apply to rezone my property as a SINGLE / SEMI or STREET TOWN and then move forward with Planning DEPT Approval to new building code standards to achieve the addition of an “ 2 addition residential units “ to match the same opportunity offered (3 units per property) under the Ontario More Homes Bill & City of London BY – LAW Z -1-233111. Moving forward with this advise would result in the potential loss of my current 2 Unit – Duplex Apartment Licenses and the accrual of significant legal fees . Council – there are hundreds of current R 2 Properties that were Duplexes in 80 ‘s / 90 ‘s to help owner occupied residents pay their 13 % mortgages that then converted back to single family unit occupancy as family expanded and left the R2 designation stand as there is no value added to change this legally. I do not believe the business process offered by Planning Dept for an R2 to convert to a 3 residential unit property is what Council intended.

Recommendation – Consideration Today ;

· That the PEC today direct the City Clerks Office with the full support of the Planning Dept to prepare the proposed zoning by -law amendment to include the 3 or 4 residential unit per property being extended to existing R2 Properties as well . This direction should also offer advise to the Planning Dept to simplify their process to achieve this end . This might include only requiring the “ Rental Office “ approval of the new unit @ respect to safety , electrical & minimum configuration requirements with no Planning Dept involvement (KISimple please)

Thxs for the Consideration- Chris Butler