

02-9661

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I want to thank the members of the planning department for the opportunity to address the committee.

I have been an infill developer and infill builder in the city of London for 35 years. During this time, I have experienced the evolution of the official plan and zoning bylaws.

35 years ago, responsible infill development was encouraged. This allowed healthy unit development in the core. In 1988 townhouses were allowed, today they are not. Over time and with every change to the official plan and zoning bylaw, the ability to create dwelling units in the **core** area diminished and townhouses were eliminated from the zoning by law in the **core**. This has significantly contributed to the intense urban sprawl and housing crisis this city is in.

In response to the growing limitations to develop in the core area, I adapted my projects and started to create proper housing for students within walking distance to the university. Unfortunately, this was met with extreme resistance from NIMBY influence, just as the townhouses were.

The city was swayed by the NIMBY agenda and imposed arbitrary restrictions on the number of bedrooms for each lot, reducing the potential for student housing. This struggle has had a profound impact on the development landscape, affecting not only my projects but also the overall growth and vibrancy of this city. Student housing was forced to **sprawl** outwards into more areas, taking up housing from the rest of the population.

The municipality should support student housing right around the university. There should be no difference between near campus neighborhoods and the rest of the city. The housing crisis affects everyone. Allowing more density in the near campus area will reduce the housing crisis for students and free up housing for other people. It should be a no brainer.

Limiting the number of bedrooms to 5 plus one in each additional unit does not make sense financially and for this reason, these units with 1 bedroom will not get built. Perhaps this is the intention. Not to mention, creating three separate units with 1 bedroom as opposed to also allowing 3 bedrooms in one unit, completely goes against the environmental sustainable goals of the city.

There is no legitimate reason for the area defined by the city as near campus neighborhoods not to have the same rules and opportunity as the rest of the city. It defies the purpose of bill 23, it is not proper planning, and it will get challenged at the provincial level.

The city's position that the proposed amendments create an opportunity for appropriate intensity in the near campus neighborhoods is misleading. The so-called opportunity hardly exists. The available lot inventory that is zoned R2 or R3 (semi-detached, duplex, triplex, fourplex, converted dwellings) and complies with the current zoning requirements for such development is minimal to non-existent due to floor area ratio and gross floor area requirements.

The existing and proposed policies and regulations imposed through the zoning bylaw are preventing the creation of quality purposely built student housing near the university. The **province** has started reducing hardships such as site plan approval requirements but more needs to be done. For years the planning department championed policies to prevent "over intensification" in the near campus neighborhoods which prevented proper intensification and created the worst urban sprawl.

The current policy changes will not help create more housing. It is to satisfy the province and Bill 23 only.

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