

LONDON AREA PLANNING CONSULTANTS (LAPC)

January 24, 2024

Planning & Environment Committee
City of London
300 Dufferin Avenue, P.O. Box 5035
London, ON N6A 4L9

Attention: Heather Lysynski, Committee Secretary

Re: Additional Residential Units (ARUs)

London Area Planning Consultants ("LAPC") is an association of Professional Planners working in the private sector of Land Use Planning as consultants or employees helping to achieve well-planned, healthy, complete and sustainable communities.

Our members are very supportive of the general approach being recommended for ARUs across the City, as being a positive step toward removing barriers to the creation of Additional Residential Units.

We also support including the Near Campus Areas in this initiative to generate new housing opportunities through soft intensification. The Near Campus Areas have a known, strong market for additional housing based on their proximity to educational, health care and employment centres, and their ability to foster active mobility and be transit supportive.

In order to help address the critical need for housing, the City and the planning and development communities will be expending resources to encourage the creation of ARUs. Yet, the recommended retention of the use of bedroom limits in Near Campus Areas, combined with the retention of extra-ordinary Floor Area Ratios and Maximum Floor Area regulations in the zoning of Near Campus Areas, will continue to create barriers to needed housing in these areas. These zoning restrictions, introduced during an era of relatively ample and affordable housing availability, are not required by the London Plan, and should be removed to help the City address its pressing housing needs.

Thank you for your consideration of this matter.

Yours very truly,

LONDON AREA PLANNING CONSULTANTS (LAPC)



Richard Zelinka, MES, MCIP, RPP
Chair