

To: Chair Lehman and Members of PEC
From: Don Bartlett, President of London Neighbourhood Community Association, Inc (LNCA) 1995.
Subject: Near Campus Neighbourhood (NCN) Bedroom Limits and ARU's
Date: January 29, 2024.

Mr. Chair and Members of PEC:

Please accept this email letter as LNCA's submission before this Committee. A medical appointment has prevented me from attending in person or virtually. Nor are other directors of LNCA able to participate.

Regardless of NCN's 3 bedroom limit, the NCN has experienced intensification over the past 30 years. One example is Huron Street from Richmond west to The Parkway. But for two or possibly three residents remaining, the balance of this street has been transformed into short-term rental units.

Absentee landlords have bought up NCN R1 Single Detached housing stock and converted them into short-term rental units, without respect for the 3 bedroom maximum. In essence, residential neighbourhoods have been transformed into "for-profit housing businesses" - a sure-fire march toward a student ghetto.

The effects are many:

The by-law governing the 3 bedroom limit is not respected;

The City exhibits no mechanism to monitor, enforce and sanction infractions of the maximum 3 bedroom by-law;

Parking is inadequate for the 4, 5 & 6 vehicles jammed into driveways and front lawns, plain evidence of more than 3 bedrooms;

Noise, Garbage and End-of-Academic-Year debris and refuse piles.

If the NCN bedroom limit is raised to five, these problems will be magnified - as will the 'play' of *actual* bedrooms.

Moreover, if Council allows ARU's within the NCN for "permitted properties", the magnification of the above issues will be expanded. Municipal services, such as water and sewage capacities, which are already taxed beyond the designs of the housing stock, will be challenged. In the past 4 years, there have been 3 water main ruptures with a 3 block radius.

LNCA's Position

1. Retain the maximum 3 bedroom limit within NCN - Inappropriate intensification within NCN has already taken place.
2. Likewise, ARU's are yet an additional intensification, which has no place in the NCN.

Finally, it is irresponsible for the City to rely on Planning Staff for policy without installing the structure of meaningful enforcement of City by-laws, specifically bedroom limits.

Otherwise, planning policy is virtually meaningless.

Thank-you.

Respectfully submitted,

Don Bartlett, President
London Neighbourhood Community Association Inc.