

City-Wide 5 Bedroom Limits and Increased Permissions for Additional Residential Units (OZ-9661)

This by-law needs to be better defined. The definition of Additional Rental Units (ARU) in the Near Campus Neighbourhoods is not defined and confusing. For example, landlords add additional NEW units by extending the existing house from the back. Are these new ARUs or just additional units? Additional units are permitted now up to a fourplex, so how is this different than an ARU? Is it just the number of bedrooms permitted from 3 to 5?

If so, are there other provisions to ensure the interior of these new units of 5 bedrooms are comfortable for tenants? For example, will there be two toilets, 2 bathrooms, will there be a common area that includes a kitchen and living room? Why are these not listed as 'rooming houses'?

The increase is problematic, in part because living in such rooming houses can be unproductive for some students, and more expensive as the rooms are rented as individual units. Tenants that rent 'rooms' tend to be new to the city, and do not yet have acquaintances to share an apartment which is less expensive. Renting a room in NCN can run at least \$1000 monthly per room.

The simple economics of building new units will always result in the higher density if there is enough space, therefore what sort of protections will this by-law include to ensure that there are enough toilets and a common area?

**Please see the conversation I had with City Planner Brandon Coveney below. Even though Mr. Coveney did his best to explain the difference between ARUs and converted buildings, I think you can see why confusion remains.**

Councillor Judy Byrant, who lived in a NCN, advocated for the 3 bedroom limit because apartments with a greater number of bedrooms were producing substandard living conditions, deteriorating open space through excessive parking, and creating 'frat-like' housing. It placed greater pressure on enforcement, and created greater tensions between neighbours.

You are playing just a numbers game and not considering good housing. Housing is about people and people are not trash or 'numbers'. Often the housing that is being built is of such poor quality that it will be ghettoized soon enough. We don't need more junk on the market, and if the city doesn't impose a parking limit, as opposed to a parking minimum, we are just recreating the problems that imposed a bedroom cap in the first place.

AnnaMaria Valastro

----- Original Message -----

**Subject:**RE: [EXTERNAL] Fwd: Re: 5 bedroom limit

**Date:**2024-02-06 11:05

**From:**"Coveney, Brandon" <[bcoveney@london.ca](mailto:bcoveney@london.ca)>

**To:** AnnaMaria

Sorry for the confusion on that.

ARUs can be created within the existing building or an accessory building. Regardless of the location, a created ARU would not be entitled to 5 additional bedrooms within the Near Campus. I believe your example is referencing converted dwellings. The process to convert an existing dwelling is a separate process and the units created from the conversion would be permitted 5 bedrooms per unit. Unlike ARUs, a conversion would change the dwelling type definition.



**Brandon Coveney** (he/him)  
Planner, Planning Policy (Growth)  
Planning and Development  
City of London

**From:** AnnaMaria

**Sent:** Tuesday, February 6, 2024 10:05 AM

**To:** Coveney, Brandon <[bcoveney@london.ca](mailto:bcoveney@london.ca)>

**Subject:** Re: [EXTERNAL] Fwd: Re: 5 bedroom limit

Thank You but I wasn't going to speak with you about enforcement. I was just providing rationale as to why it is important for me to understand ARU.

What remains confusing is whether a property owner creating new ATTACHED units as extensions to the current house can add 5 bedrooms per unit. Would this be considered an ARU or just adding new units to the existing house? Would this sort of addition allow for 5 bedrooms. Currently, it only allows for 3 bedrooms.

Can you please clarify?

Thank you

On 2024-02-06 09:46, Coveney, Brandon wrote:

Good morning,

To clarify, ARUs are defined separately. Using your example, a duplex within the Near Campus Neighbourhood can create 2 ARUs which would add 2 bedrooms to their total, but it would not make the dwelling a fourplex. The creation of an ARU does not change the building into any other type of residential building. The duplex with 2 ARUs is defined as a duplex with 2 ARUs.

There is no defined limit for bedrooms within ARUs, but the size and capacity will largely be constrained by the Building Code, lot coverage, yard setbacks, building height, or available space within the existing building. It is important to note that these are additional units, and abovementioned building and zoning limitations will impact

potential built form. A property owner with an existing duplex within the NCN at 6-bedrooms could explore creating a detached ARU (an accessory building) and distributing the some of the remaining bedrooms if they are unable to create bedroom space within the existing building to reach the proposed 10-bedroom total. For example, the duplex could have 6 bedrooms (3 per unit) and the detached ARU could contain 3 bedrooms. That being said, this decision is dependent on the realities of the existing building and the property's development potential.

Unfortunately, I am not the correct contact for a discussion on inspections related to illegal building. A phone call on the subject would not be appropriate because this is an enforcement issue. Instead, I would recommend contacting the Municipal Compliance team ([enforcement@london.ca](mailto:enforcement@london.ca)). You can also register a complaint by calling 519-661-4660 or make a general inquiry by calling 519-930-3510.

Regards,



**Brandon Coveney** (he/him)  
Planner, Planning Policy (Growth)  
Planning and Development  
City of London

**From:** AnnaMaria

**Sent:** Monday, February 5, 2024 8:01 PM

**To:** Coveney, Brandon <[bcoveney@london.ca](mailto:bcoveney@london.ca)>

**Subject:** Re: [EXTERNAL] Fwd: Re: 5 bedroom limit

It is really important that I understand this because in my neighbourhood there is illegal building. Even with a permit, the property owner does not request an inspection upon completion of a project, and the city does not request an inspection and is willing to wait indefinitely until the property owners asks for an inspection. And that can be never.

Therefore if possible, may I please request a short conversation. Anytime tomorrow is good. Maybe at the end of your day at 4pm?

What I am confused about is the graduated bedroom limit. For example, a duplex with 10 existing bedrooms can only add an additional bedroom per ARU? Why can't they add one additional ARU with two bedrooms? That makes it a triplex - correct? Then why not additional 5 bedrooms for the ARU?

Are ARUs different than adding new units?

Thank You

On 2024-02-05 15:51, Coveney, Brandon wrote:

Good afternoon,

The chart provided only applies to the NCN. As per an October Council Resolution, the city-wide bedroom limit is recommended to be removed except within Near Campus Neighbourhoods. The Ontario Building Code is a provincial regulation and still applies.

I cannot speak to the exact example of the house you are referencing without knowledge of their proposal and current dwelling type definition. The bedroom maximum would be dependent on the legal definition of the dwelling, but I will note that there is a 5-bedroom per unit limit proposed within this amendment.

It should be noted that creating an additional unit does not change the definition of the dwelling. A single detached dwelling with 3 ARUs (4 units total) would not be defined as a fourplex and would not be permitted 20 bedrooms. Instead, it would be permitted 8 bedrooms total assuming the property owner created the 3 required ARUs to reach the 8-bedroom maximum. If the dwelling you are referencing is legally defined as two units, they would be eligible to have 5-bedrooms per unit (10 total) and may be permitted 2 ARUs which would bring the total bedroom count from 10 to 12 total.

Regards,



**Brandon Coveney** (he/him)  
Planner, Planning Policy (Growth)  
Planning and Development  
City of London

**From:** AnnaMaria

**Sent:** Monday, February 5, 2024 3:04 PM

**To:** Coveney, Brandon <[bcoveney@london.ca](mailto:bcoveney@london.ca)>;

**Subject:** Re: [EXTERNAL] Fwd: Re: 5 bedroom limit

Thank you

Realistically:

Next door to me is a detached house that currently has two units - 1) 3 bedrooms, and 2) 5 bedrooms. They have approval as a right to build two additional units. They applied before this new change. So if I am understanding it properly, they now have, as a right, two additional units with a total of 10 bedrooms- correct? for a total of 18 bedrooms in the total house correct?

Does the size of the bedrooms still apply as is written in the building code?

And does the chart only apply to NCNs?

Thanks.

On 2024-02-05 13:50, Coveney, Brandon wrote:

Hi Anna Maria,

Sorry for missing your call. I have provided some details below based on the conversation you had with Mr. Levin. If there are further questions you would like to discuss over the phone, we can schedule a time that works with your schedule.

I have included the graduated bedroom limit chart which is available in the staff report that went to Planning and Environment Committee last week. The table illustrates to proposed impact for all applicable dwelling types:

Dwelling Type	Bedroom Maximum		Graduated Bedroom Limit		
	Current	Proposed	1 ARU	2 ARUs	3 ARUs
Single Detached	5	5	6	7	8
Semi-detached	3	5	6	7	8
Street Townhouse	3	5	6	7	8
Duplex	6	10	11	12	n/a
Triplex	9	15	16	n/a	n/a
Fourplex	12	20	n/a	n/a	n/a
Converted Dwelling*	3	5	6	7	8
Apartment	3	5	n/a	n/a	n/a

As you can see, the fourplex bedroom limit would increase from 12 bedrooms (3 per unit) to 20 bedrooms (5 per unit) however a fourplex is not permitted to create an ARU. For further clarification, a duplex is permitted 2 ARUs and a triplex is permitted 1 ARU because the 4-unit per lot maximum applies. For dwelling types that are permitted to have ARUs, the amendments before Council propose a graduated limit to permit 1 additional bedroom over the bedroom limit whenever an ARU is created.

Please note, if an existing dwelling is already above the bedroom limit (for example: 7 bedroom legal non-conforming), the property owner would need to create 3 ARUs to the property before they would be able to add an 8<sup>th</sup> bedroom to their property. While the bedroom limit is increasing from 3 to 5 for the dwelling types shown above, the graduated limit only applies when an ARU is created and for low density housing forms, the greatest limit is 8 bedrooms per lot when 4 units are present.

I hope this information helps clarify your questions, but please let me know if you have any further questions.

Regards,



**Brandon Coveney** (he/him)  
Planner, Planning Policy (Growth)  
Planning and Development  
City of London

**From:** AnnaMaria  
**Sent:** Monday, February 5, 2024 12:51 PM  
**To:** Coveney, Brandon <[bcoveney@london.ca](mailto:bcoveney@london.ca)>  
**Subject:** [EXTERNAL] Fwd: Re: 5 bedroom limit

Hello Brendon,

Can you please add some clarity to the conversation below? I also left a message so we can chat to further to better understand exactly what is going to happen in NCN.

Thank You

AnnaMaria