

**2ND REPORT OF THE**  
**TOWN AND GOWN COMMITTEE**

Meeting held on May 8, 2014, commencing at 7:00 PM.

PRESENT: Councillor M. Brown (Chair), Councillors N. Branscombe and J.P. Bryant and A. Eftekharpour, T. Frost, J. Goodwin, S. Grindrod, D. Pellarin and C. Thompson and H. Lysynski (Secretary).

ALSO PRESENT: G. Barrett, T. Cowan, M. Davis, O. Katolyk, D. Lebold, G. Matthews, E. Sims and M. Tomazincic.

REGRETS: Councillor J. Swan and A. Gourley, G.T. Hopcroft, A. Shott and M. Stewart.

**I YOUR COMMITTEE RECOMMENDS:**

- Project Learn
1. (2) That the following actions be taken with respect to Project Learn:
    - a) the Civic Administration BE DIRECTED to establish a “Your London Calling Student Task Force” for the purpose of developing a website focusing on post-secondary student resources with a target launch of September 2014;
    - b) the following comments BE REFERRED to the Task Force for consideration; it being noted that the Town & Gown Committee received the attached presentation from O. Katolyk, Manager, Licensing & Municipal Law Enforcement, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- G. Matthews, Housing and Mediation Officer, Western and Fanshawe College – see attached presentation.
- B. Duncan, Police Chief, London Police Services – indicating that in the fall there was a change in the Students’ Council; advising that they have done ride-alongs; noting that the current student councils are continuing on with the work of the previous councils; advising that this spring, there were no major issues; advising that through Project Learn they have issued warnings; advising that they are trying to avoid the large parties spilling onto the street; indicating that Western University has engaged in new strategies and advising that he is encouraged by the changes that he has seen.
- A. Eftekharpour, Vice-President, Western University Students’ Council – see attached presentation.
- A. Beaton, 811 Talbot Street – advising that he has resided here for 10 years; indicating that he has rentals to the South, North and across the street from his property; advising that he has heard lots of great words spoken tonight; advising that there seems to be an overlap with enforcement; advising that there are a number of unrelated people living in one house; advising that, during Homecoming, at 1:30 AM, there was a car that he had never seen before parked in his driveway; indicating that he contacted the Police and By-law Enforcement and both showed up quite promptly but were unable to do anything about the car parked in his driveway; and requesting that the Civic Administration review the parking by-law and put some teeth into the by-law.

- Secondary Dwelling Units
2. (3a,3b,4a) That the communication dated May 5, 2014 from S. Levin, President, Orchard Park/Sherwood Forest Ratepayers and the attached presentation received by J. Schlemmer, Neighbourhood Legal Services, relating to secondary dwelling units BE REFERRED to the Civic Administration for consideration;

it being noted that the Town & Gown Committee reviewed and received a Municipal Council resolution adopted at its meeting held on December 3, 2013, with respect to this matter;

it being pointed out that this meeting was not a public participation meeting within the meaning of the *Planning Act*; and your participation in this meeting, and any

submissions made at this meeting (either orally or in writing), will not preserve rights under the *Planning Act*, an appeal any decision made by Council concerning secondary dwelling units. To preserve rights to an appeal under the *Planning Act*, attend once at a public participation meeting or written submission to the Planning and Environment Committee is required.

Lodging  
Houses

3. (3c,4b) That, the Civic Administration BE REQUESTED to report to the appropriate Standing Committee with respect to the correlation between Lodging Houses and R-1 Zoning; it being noted that a home, rented to more than three unrelated people, none of whom is the owner, and whose only common bond is the need for shared temporary rental accommodation is considered a Class 2 Lodging House and therefore not a permitted use in an R-1 Zone single detached dwelling;

it being pointed out that this meeting was not a public participation meeting within the meaning of the *Planning Act*; and your participation in this meeting, and any submissions made at this meeting (either orally or in writing), will not preserve rights under the *Planning Act*, an appeal any decision made by Council concerning secondary dwelling units. To preserve rights to an appeal under the *Planning Act*, attend once at a public participation meeting or written submission to the Planning and Environment Committee is required;

it being noted that the Town & Gown Committee received the following presentations with respect to this matter:

- P. Beechey, on behalf of the London Neighbourhood Community Association – see attached presentation.
- S. Levin, President, Orchard Park/Sherwood Forest Ratepayers – advising that Western University has done an excellent job encouraging students to stay on-campus; expressing support for the Near Campus Neighbourhood Strategy; advising that the concerns raised by P. Beechey in his presentation are worth exploring; recommending that the concerns be reviewed prior to the end of this Council term; requesting that the Civic Administration provide an updated report on what a lodging house is in relation to a R-1 Zone; suggesting that the City needs to avoid turning more neighbourhoods into Broughdale;
- E. Sims, London Property Management Association – reiterating her comments from her communication dated May 8, 2014.
- C. Joles, 1022 Waterloo Street - see attached presentation.
- S. Boerson, 310 Huron Street – advising that the five bedroom maximum that was brought into force and effect started as a safety concern; advising that this has turned her neighbourhood into a five bedroom minimum neighbourhood; noting that every house that has been sold on her street has been listed as 4+ bedrooms; advising that it does not matter if the house was an existing four bedroom house; noting that it does nothing to protect this neighbourhood; advising that the house could be three bedroom, but it is rented to 6, 8, 10 or 12 people; indicating that she believes that “mixed” neighbourhoods should be encouraged; advising that it is hard to live next to a student because they are so transient; noting that she knows all of her permanent neighbours; advising that this takes the heart of the neighbourhood away; advising that she attended University in Waterloo, went to school, did her work and graduated; and indicating that most students attend school in London but do not plan on getting a job in London and the area residents have to live with the problems.
- Mr. Squire, 506 Grosvenor Street – reading a communication from concerned Ryerson Public School parents; expressing support for Mr. Beechey’s recommendation; indicating that Ryerson is an excellent school; indicating that, with the increase in rental units, it drives families out of the neighbourhood; indicating that schools are closing because the number of families living the area near the school is declining; requesting that this be dealt with one step at a time; and indicating that he supports maintaining students and mixed communities.
- P. House, 189 Irving Place - advising that the area residents have asked for help from Council for many years and it has fallen on deaf ears until the St. Patrick’s Day riot; indicating that landlords are not the ones going to work with no sleep; requesting that the area residents be listened to; requesting that no more than three unrelated people live in one house; indicating that there is a significant amount of money spent by the London Police Force; indicating that the City is losing money; asking that Council stop and think about this and

keep the money in London; reiterating that the money be kept in London to improve the roads, parks and schools; suggesting that the City of London consider purchasing housing for students; advising that absentee landlords are the problem; indicating that there is not enough enforcement staff to do everything and, advising that changes need to happen.

- J. Lenardon, 997 Waterloo Street – indicating that branding has been discussed; advising that the London Neighbourhood Community Association does not just represent one neighbourhood; noting that there are at least 10 postal codes represented by the Association; and advising that they represent the interests of people throughout London.
- K. McKeating, 329 Victoria Street – indicating that there is no zoning change; advising that Goodman's provided a thorough legal opinion; advising that her niece lived in a house with 12 bedrooms; indicating that landlords pack students in like sardines to make more money; advising that it is not desirable to live in or beside this type of housing; and asking for enforcement of this type of housing.
- D. Schaefer, 398 Chambers Place – expressing support for the comments made by E. Sims, London Property Management Association; advising that the R-1 Zone is for a house; expressing concern with the timing of the meeting as a majority of the students have left the City; advising that he has a couple of rental houses within a five minute drive; and indicating that all student rental property owners are being portrayed as living in Toronto.
- Resident – expressing agreement with the three bedroom maximum limit that has been set under the Near Campus Neighbourhoods Strategy.
- Josh, 4 Glendale Avenue – advising that he works in property management and is a mature student; indicating that a narrow view is being taken as all of the comments relate to one particular neighbourhood, not the entire city; enquiring as to how you determine if there are 13 unrelated people in one house without violating their human rights; indicating that most students live near the University; advising that all costs go into the house and to think that three students could break even baffles him; advising that the motion made by the Neighbourhood Association creates prices that students cannot afford; advising that some student housing costs \$800 for a room; indicating that we can do better than this; noting that he sees everyone's points of view and their frustrations; and, advising that the Neighbourhood Association's recommendation is not the answer, it will only cause more headaches.
- M. Bax, 192 Sherwood Avenue – indicating that students are not able to afford to rent a house; advising that it is a vicious cycle where the prices of houses go up, families cannot afford to buy the house and a number of students room together to make it affordable; indicating that the house is advertised as six units in order to get the price; noting that it is better for students and families to bring the prices down; indicating that it is a bad situation with rentals with all of these bedrooms; and, advising that all of the money is going to the landlords.
- V. Moretti, 281 Regent Street – indicating that there should be a proactive way to deal with students and enforcement; indicating that we are not Town versus Gown; advising that University students want to be considered as law-abiding citizens; and, indicating that this is about people who build rooms in their garage for someone else's child to live in.
- B. Davis, Old Masonville Ratepayers' Association, 25 Cherokee Road – advising that, in his area, there is a strip of nine houses of student housing with more than five bedrooms; and, indicating that 13 houses are being removed and a building with 120 units will be built so that student housing can be accommodated in an organized manner.
- D. Pederson, 797 Colborne Street – indicating that this is becoming a battle of one against the other; advising that he has a basement rental unit; indicating that she has students who live beside her who attend Fanshawe College; advising that, with peer pressure, common sense may be forgotten; indicating that the house next to hers sold and it was turned into a five bedroom home; advising that she lives in a mixed neighbourhood; wondering how we find the proper balance; indicating that she gets to know the students who live beside her; noting that once you know your neighbours, it is harder to violate their rights; and, indicating that five students in one house is too many.
- M. Salih - advising that he has served in the Canadian Forces and when some of them come back from Tour, they live in the same house; noting that you may have four responsible adults living in one house; enquiring as to whether or not this pertains to them; and expressing concern with the immigrant population who is not partying and not making a lot of noise.

## II YOUR COMMITTEE REPORTS:

- 4th Report of the TGC      4.      (1)      That the Town and Gown Committee (TGC) received and noted the 4th Report of the TGC from its meeting held on November 13, 2013.
- Disclosure of Pecuniary Interest – Councillor J.P. Bryant      5.                      That Councillor J.P. Bryant disclosed a pecuniary interest in Clause 2 of this report having to do with Secondary Dwelling Units, by indicating that she has a secondary dwelling unit in her home.
- Next Meeting      6.                      That the Town and Gown Committee will hold its next meeting at the Call of the Chair.

The meeting adjourned at 10:19 PM.