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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	INFORMATION REPORT GREAT NEAR-CAMPUS NEIGHBOURHOODS STRATEGY REVIEW STATUS UPDATE MEETING ON MONDAY, DECEMBER 14, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following report **BE RECEIVED** for information.

PREVIOUS REPORTS ON THIS MATTER
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February 2, 2015 – Information Report, North London Housing Concerns – The Planning and Environment Committee gave direction to staff to prepare a Terms of Reference for a review of the Great Near-Campus Neighbourhoods Strategy.

May 19, 2015 – Great Near-Campus Neighbourhoods Strategy Review – The Planning and Environment Committee approved the Terms of Reference for the review of the Great Near-Campus Neighbourhoods Strategy.

BACKGROUND

The Terms of Reference for a review of the Great Near-Campus Neighbourhoods (GNCN) Strategy was approved by Council on May 26, 2015. The purpose of the review is to examine the changing planning and neighbourhood contexts, review the effectiveness of the GNCN Strategy and other initiatives that have been implemented, establish a new collective vision for the near-campus neighbourhoods, and determine what policies or processes are appropriate.

The work plan for the review is outlined in the terms of reference and includes three phases:

- Phase One – Review Current Conditions & Background Information,
- Phase Two – Review 2008 GNCN Strategy & Establish a New Vision and Goals, and
- Phase Three – Prepare the GNCN Strategy-2.0.

At this time the review of existing conditions is underway and a community meeting was held on November 19, 2015 for input on the vision and goals for near-campus neighbourhoods. This report is submitted to provide an update on the findings of our Phase One review, and review the input received at the Community.

NEIGHBOURHOOD CONDITIONS

Phase one includes a review of the neighbourhood conditions in the Near-Campus Neighbourhoods. Four key areas were reviewed to show if progress has been made since the adoption of the Great Near-Campus Neighbourhoods Strategy. These include

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the balance of long-term and short-term residents, intensification and development, housing affordability, and by-law enforcement.

There are some limitations in the data used to understand existing conditions, specifically a lack of reliable census data after the approval of the strategy and the short timeframe since its implementation. The strategy was approved by Council in 2008, however many aspects were not implemented immediately. For example, changes to the Official Plan and Zoning By-law were part of the strategy, but these amendments did not come into effect until 2012. The only post-strategy census data is from 2011, which was too early for many of the impacts to be noticeable. The next census is in 2016 and the data from then may be more indicative of what has been achieved through the Great Near-Campus Neighbourhoods Strategy.

Balance of Long-Term vs Short-Term Residents

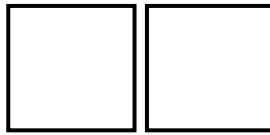
The 2008 strategy and subsequent amendment to the Official Plan recognized that it is important for the overall success of neighbourhoods that there is a balance of long and short-term residents. It was observed that in some parts of the near-campus neighbourhoods the balance has tipped too far towards a majority of short-term residents, resulting in a lack of stability in the neighbourhood. To address this lack of balance, Strategy #6 in the 2008 GNCN Strategy was to “Provide alternatives to balance the mix.” The same objective was included in the vision for near-campus neighborhoods as stated in the Official Plan Amendment, which was approved in 2012. The vision states that “Near-campus neighbourhoods will be occupied by a balanced mix of long-term and short-term residents” (Section 3.5.19.3.ii).

To assess the current conditions with regards to this balance a review was conducted using the census and rental licencing data. This review included the proportion of rental housing in the neighbourhood as well as the proportion of households with less than one year of residency at an address.

The rental population in the near-campus neighbourhoods was measured in the 2011 census at 46%, which is above the City-wide average of 37%. In the ten year period from 2001-2011 the proportion of rental population dropped by 1% in the near-campus neighbourhoods compared to 3% City-wide. It is difficult to determine what factors contribute to the trends, as the large size and diversity of the designated near-campus neighbourhoods mean that multiple factors are influencing the trends. The findings presented in Table 1 show that there has not been an overall increase in rental units relative to all dwellings in the near-campus neighbourhoods as compared to the city-wide trend. Specific planning districts that are often identified as having high short-term rental populations, such as North London and West London, do not show an upward trend in rental housing.

Table 1 – % Rental Occupied Based on Census Data, 2001 & 2011

Area	2001	2011	% Change 2001-2011
City-Wide	41%	37%	↓4%
NCN	47%	46%	↓1%
Argyle P.D.	30%	30%	0%
Carling P.D.	56%	57%	↑1%
Central London P.D.	77%	74%	↓3%
Masonville P.D.	19%	21%	↑2%
Medway P.D.	27%	24%	↓3%
North London P.D.	39%	38%	↓1%
West London P.D.	81%	75%	↓6%



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Intensification & Development

Intensification has been a primary concern within the near-campus neighbourhoods since the first strategy was adopted in 2008. Many of the planning policies adopted in the 2012 Official Plan and Zoning By-law Amendments were intended to ensure that the amount and location of intensification is appropriate, and that the intensity of uses does not overwhelm existing neighbourhoods infrastructure and amenities.

Residential intensification includes the redevelopment of lands with more dwelling units than previously existed. Intensification is generally considered to be positive for the City and is critical to achieving planning objectives such as sustainable development, complete communities, and efficient service delivery. The challenge in near-campus neighbourhoods is to permit intensification, but limit it to appropriate locations and forms.

Residential Intensity is a term that was introduced in the 2012 Official Plan Amendment for near-campus neighbourhoods. It includes an increase to the usability of an existing dwelling, building, or site. So, according to these definitions, the addition of a new dwelling unit is considered residential intensification, and the addition of bedrooms in an existing dwelling is an increase in residential intensity.

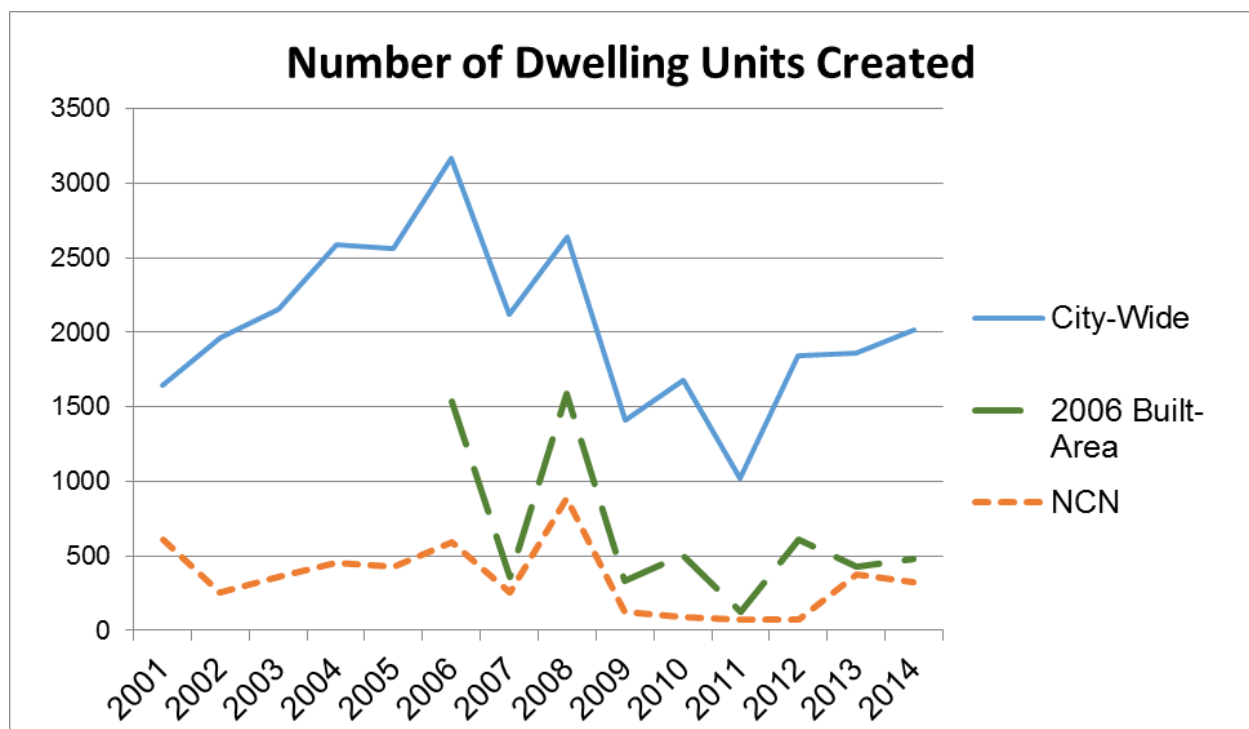


Figure 1 – Number of Dwelling Units Constructed, 2001-2014

Official Plan policies for Near-Campus Neighbourhoods include specific criteria for evaluating applications that propose Intensification or Intensity. These criteria prohibit inappropriate developments, which may include intensification in areas that have already absorbed high levels, development that is too intense for the proposed structure type, development that does not provide adequate amenity areas, or development that is not at an appropriate scale given the existing neighbourhood character.

Figure 1 includes a map showing all units created since 2001 according to current building permit data. This graph shows that within Near-Campus Neighbourhoods intensification declined in 2009 and remained low until 2013, when the construction of 311 units at 1235 Richmond Street caused a notable increase. This graph does not indicate that there is over-intensification occurring in the near-campus neighbourhoods.

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Figure 2 maps the dwelling units created in the Near-Campus Neighbourhoods since 2012, which is when the Official Plan and Zoning By-law Amendments were approved. The locations of the large-scale developments are consistent with the policies that direct them to arterial roads, and the lack of small-scale developments interior to most neighbourhoods indicates that this undesirable form of intensification has come to a halt. The most notable outlying neighbourhood is the BIGS area, which still shows small levels of intensification within the neighbourhood. A secondary plan process is currently underway for this neighbourhood to address specific neighbourhood level issues.

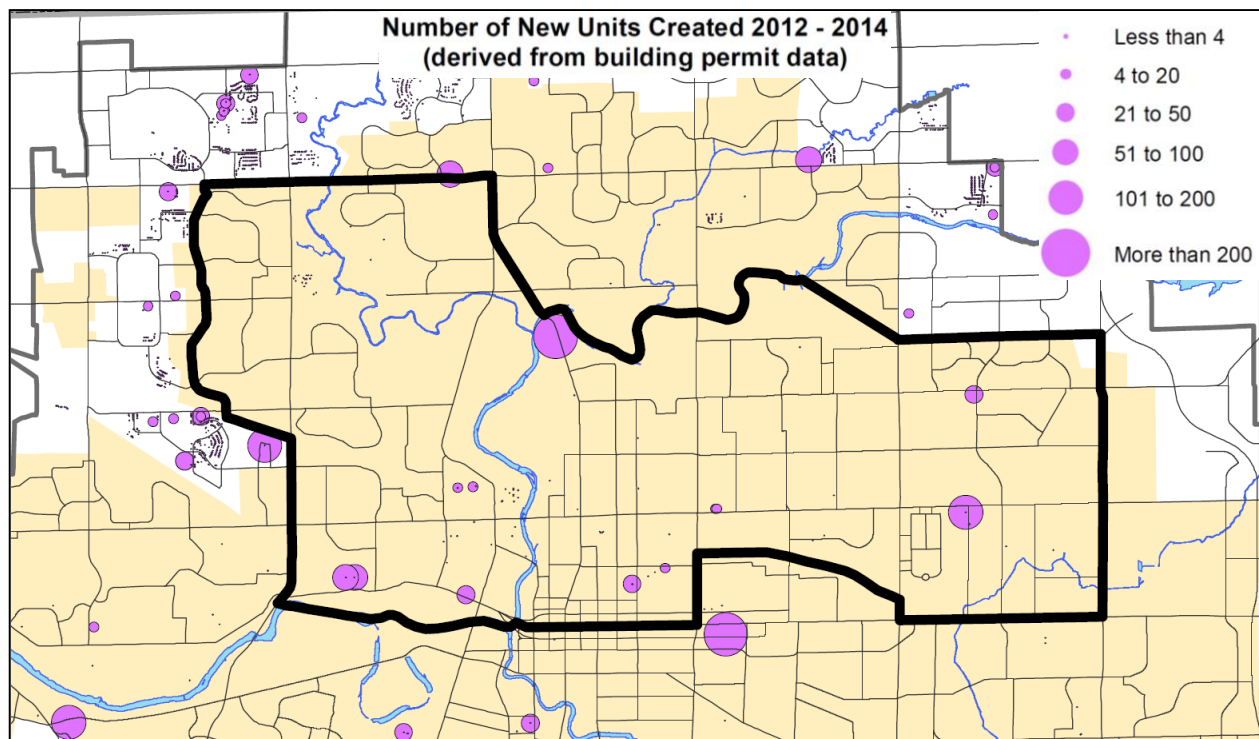


Figure 2 – Dwelling Units Built Since Adoption of OPA & ZBA in 2012

A further review was undertaken of the increase in residential intensity. This was done by reviewing bedrooms created in the Near-Campus Neighbourhoods. The levels and locations of residential intensity shows the same outcome as intensification, and no additional concerns were raised.

Housing Affordability

Some concerns were raised with regards to housing costs in some of the near-campus neighbourhoods. These come from two perspectives, one being that housing prices are becoming over-inflated due to the student rental market, and the other that an over-balance of short-term residents leads to decreased property values on the rest of the street.

There is a fear that because of the potential rental income for existing detached dwellings, values may be derived based on potential cash-flow and not based on what a potential owner-occupier would pay. The result of this trend may be that any potential homebuyers wanting to live in their new home will be forced to look outside of the near-campus neighbourhoods, exacerbating the lack of balance between long and short term residents.

A review of housing costs in the near-campus neighbourhoods illustrates that house prices in near-campus neighbourhoods, while above the city-wide average, have appreciated at a lower rate. Even in neighbourhoods known to have high student populations, such as Old North, the appreciation has not kept pace with the rest of the city. Table 2 illustrates various land values and appreciation, based on an average of one hectare of land and is based on assessment value.

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Table 2 – Residential Appreciation per Hectare of Land, 2005-2014

Area	Built Area Boundary	NCN	Old North	Masonville
2005 Avg.	\$1,427,970	\$1,726,409	\$2,759,382	\$2,012,074
2014 Avg.	\$2,029,596	\$2,399,547	\$3,709,423	\$2,785,959
Appreciation (\$)	\$601,626	\$673,137	\$950,040	\$773,885
Appreciation (%)	42%	39%	34%	38%

Figure 3 includes a map that depicts the change in the assessed property values from 2005-2014 within the near-campus neighbourhoods. Most of the areas with above-average appreciation can be attributed to new development in the area. Those anomalies aside, no clear trends have been identified that associate parts of the near-campus neighbourhoods with higher student rental populations with significantly greater or lower property value appreciation than other comparable neighbourhoods.

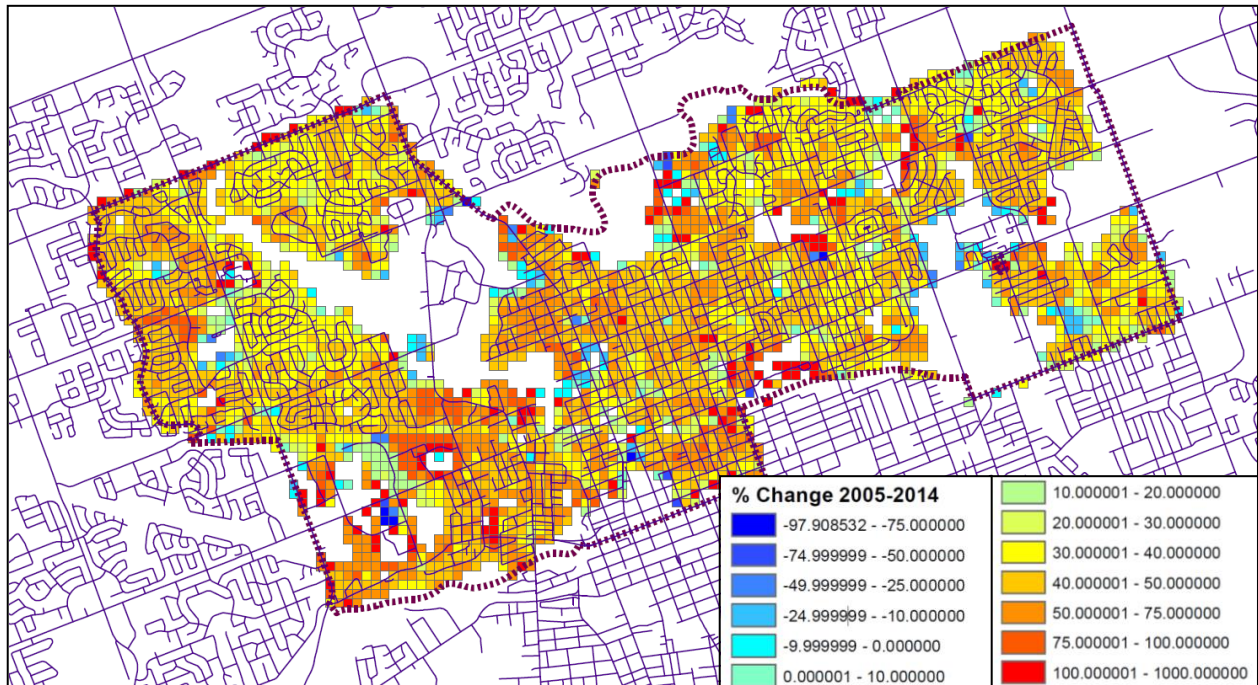


Figure 3 – Change in Assessment Value, 2005-2014

By-Law Compliance and Violations

Since the adoption of the strategy in 2008, various new by-laws and procedures have been implemented to address some concerns in near-campus neighbourhoods. Many of these initiatives have been implemented in partnership with the London Police Service – Community Oriented Response Unit. Figure 4 shows the number of by-law violations that occurred City-wide and in the near-campus neighbourhoods. The change in number of violations over time shows the impact of the Great Near-Campus Neighbourhoods Strategy. There is a dramatic increase in the number of violations in the near-campus neighbourhoods following the initiation of heightened proactive by-law enforcement in 2008 and the approval of the Residential Rental Unit Licensing By-law in 2010. Since 2012 there has been a steady decrease in the number of violations. It is the City’s hope that this level will continue to decrease as behaviours and property standards issues adapt to community standards and the multi-faceted enforcement protocol of reactive response, proactive enforcement and neighbourhood enforcement blitzes.

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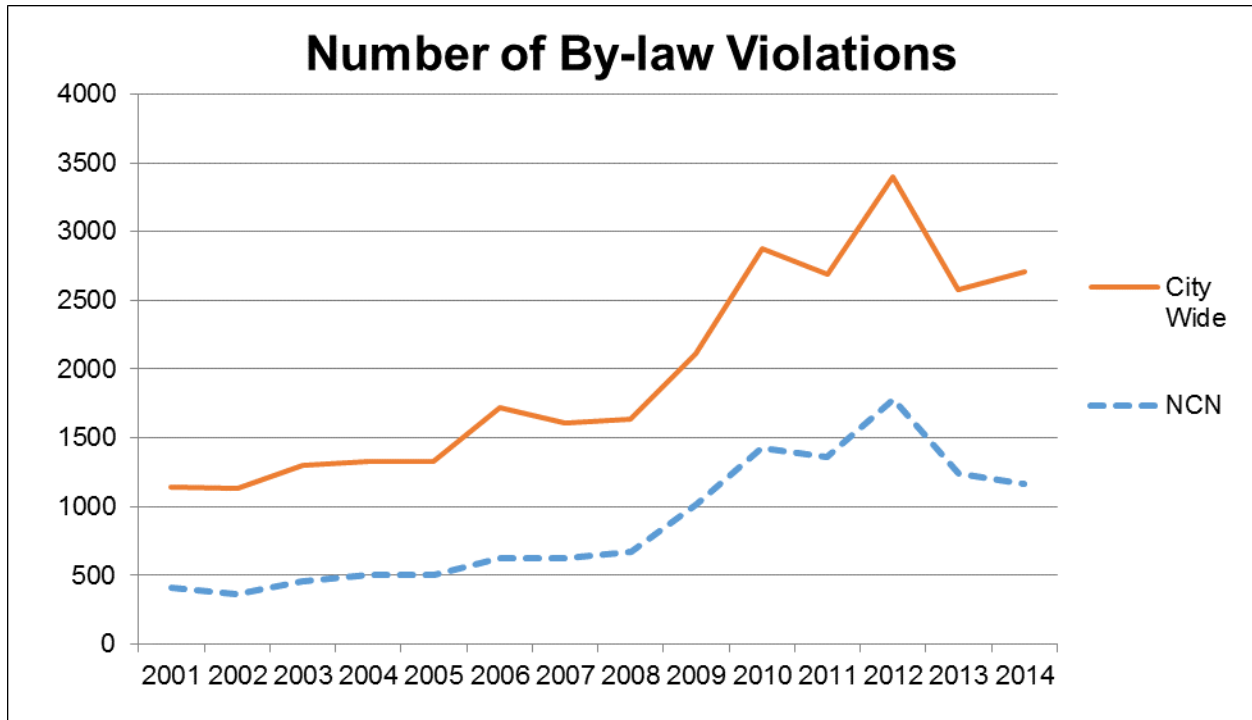


Figure 4 – Number of By-law Violations, 2001-2014

IMPLEMENTATION OF 2008 STRATEGY

The Strategy that was adopted in 2008 included 10 strategies, with specific items listed below that could be implemented to achieve the strategy. Table 3 lists each component of the 2008 strategy, whether it was implemented, and comments that relate to the method of implementation and/or level of success.

Table 3 – Implementation of 2008 Strategy

Great Near-Campus Neighbourhoods Strategy	Imple-mented?	Comments
1. <u>Welcome Students As a Vital Part of Our Community</u>		
1. Build on the many strengths of Housing Mediation Services and continue to develop new methods for engaging students as important citizens in the community	✓	The Housing Mediation Service has developed successful strategies to engage students via electronic newsletter, social media, videos, and presentations.
2. Continue to develop an accredited list of housing – build on system being instituted by Fanshawe College	✗	With the implementation of a residential rental licensing by-law the need for an accredited housing list has waned. Both Fanshawe and Western have offered to highlight licensed properties.
3. Host a housing fair at UWO/Fanshawe – housing providers, consumer protection information, info on being a Londoner	✗	Review of best practices revealed that other approaches for providing housing information to students are more effective. Decided against implementation of this idea.
4. Explore neighbourhood food co-op – run by students and neighbourhood	-	Western and Fanshawe offer on-campus farmers markets and Western has a grocery store on campus. Both schools also offer a student food bank.

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Great Near-Campus Neighbourhoods Strategy	Imple-mented?	Comments
		Addition of a food co-op is unnecessary.
5. Explore housing co-op – run by students, acquire housing already under rental and operate; brings student into ownership perspective	✘	A best practice review showed low participation rates in places where similar programs are in place. A decision was made to focus on other methods.
6. ENGAGE students in the dialogue and solution building	✔	A variety of student engagement campaigns have been implemented with high levels of success. The student unions and school administrations will continue to come up with new and innovative ideas to engage students.
2. Provide for Safe Housing		
1. Potential rental housing licensing by-law (City-wide) is a possible tool to assist with this strategic direction	✔	Implemented via a licensing administration process and associated enforcement. To date over 10,000 applications have been received and 25 landlords have been charged for non-compliance. Program to be continued, with greater promotion of on-line licensing information.
2. Run training sessions for landlords	✔	Meet with landlords on several occasions, had some initial success but less in recent years.
3. Prepare and distribute accredited housing list	✘	Deemed to be redundant given the new rental licensing by-law.
4. Deliver fire prevention messages using new techniques (e.g. fire demonstration video via Youtube)	✔	Various approaches have been implemented and new ideas are continually being tried. Current focus is on social media.
3. Offer a Higher Level of Public Service to the Community		
1. Consolidate by-law enforcement	✔	Consolidated parking and by-law enforcement services, addition of a call centre to streamline service.
a. Consistent direction and coordination	✔	Efforts have been made for a streamlined and consistent approach to public service from the City.
b. One person to write tickets for variety of infractions <ul style="list-style-type: none"> i. E.g. parking on right-of-way OR parking on front yard ii. E.g. write parking ticket as well as clearing of land ticket 	✔	Process improved so that MLEOs may issue various types of tickets including parking tickets.
2. Targeted, proactive enforcement <ul style="list-style-type: none"> a. Budget resources to allow for proactive enforcement 	✔	Proactive enforcement in effect. Have seen an increase in compliance as a result. One time blitzes have been used proactively to address specific issues.

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Great Near-Campus Neighbourhoods Strategy	Implemented?	Comments
<ul style="list-style-type: none"> b. Expand beats and be more proactive in addressing infractions c. Include new areas (west of University) 		
3. Add after-hours enforcement	✓	Most MLEOs work after hours, also partner with London Police Service (LPS) for after-hours concerns.
<ul style="list-style-type: none"> a. Partner with police to address nuisance issues while police deal with alleged criminal activity (budget for resources) 	✓	There are multiple examples of partnerships between By-law Enforcement and LPS – Eg: Project LEARN is a joint effort.
4. One contact enforcement line	✓	A call centre has been implemented which now handles approximately 60,000 calls per year.
<ul style="list-style-type: none"> 5. Establish New Nuisance Gathering By-law <ul style="list-style-type: none"> a. Dealing with nuisance gatherings b. Where large gatherings undermine residential amenity c. Bowling Green, Ohio provides an example 	✓	Nuisance Gathering By-law implemented, has resulted in multiple charges laid by LPS. Future amendment planned to address rooftop parties.
<ul style="list-style-type: none"> 6. Establish New Nuisance By-law <ul style="list-style-type: none"> a. Urination and minor damage to property b. Is now in place and now enforcing 	✓	Nuisance By-law established.
7. Explore 5 day garbage cycle	✗	Council approved the recommendation of a report (11/25/2013 - Civic Works Committee) that found there to be significant cost savings with a 6-day cycle. No changes are proposed regarding the pick-up schedule.
8. Provide large garbage bins on targeted streets for moving in and moving out periods	✓	Both Western and Fanshawe now offer this service.
4. <u>Align Expectations</u>		
1. Continue to explore new methods for conveying key information on rights and responsibilities to student citizens	✓	New approaches for conveying information to students is continually being implemented. Current focus includes social media and video production.
2. Establish 2 new nuisance by-laws as identified above	✓	See 3.5 & 3.6 above
3. Amend Unauthorized Parking By-law – deal with parking in rear of lot and also prohibit access to	✓	Very few charges have been laid, very high level of compliance.

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Great Near-Campus Neighbourhoods Strategy	Imple-mented?	Comments
parking through front yard		
4. Policing		
a. Continue to educate students on significance of criminal charges	✓	Education opportunities at point of incident and through partnerships with Student Unions at UWO/FC
b. Continue to build on Project LEARN	✓	Primarily includes increased police presence at key times and locations where there have been issues
c. Continue Liquor License Act investigations by COR Unit	✓	Risk based inspections during academic year, focus on education of bar and restaurant owners during summer season
d. Continue Liquor Symposium for licensed establishment owners	✓	Was initially organized by LPS, now run by AGCO and outside the purview of LPS
e. Continue presentations to Fanshawe College and expand to UWO	✓	Presentations conducted initially, now messaging has been coordinated with student unions and school administration so not directly presented by Police.
f. Continue proactive letter campaign to targeted addresses advising of noise legislation	✓	See above
g. Continue presentations to residents of targeted addresses	✓	See above
h. Continue patrols of targeted area	✓	Additional patrols available to respond to emerging trends.
i. Ensure that budget allocation is adequate for strong COR Unit program	✓	COR Unit receives adequate resources to fulfill mandate.
5. Review Official Policies to clarify that the existence of illegal units or bedrooms within units does not constitute a basis of support for variance or zoning amendment applications.	✓	OPA Adopted in 2012 – no specific policies regarding illegal uses, illegal establishment of a land use is never considered justification for future approvals.
5. Protect Residential Amenity		
1. Establish new policies for infill development	✓	Official Plan Amendment adopted in 2012 includes specific criteria for infill & intensification in GNCN
a. Require that all development (including singles, duplexes, conversions, etc.) go through site plan approval process	✓	Official Plan Amendment includes that residential intensification proposals require Site Plan Approval, subject to exemptions in 3.2.3.5 (some conversions and applications where a separate public process has occurred are exempt)

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Great Near-Campus Neighbourhoods Strategy	Implemented?	Comments
b. Require character statements and design briefs for all infill projects	✓	Neighbourhood character statements are required for residential intensification projects per Official Plan Section 3.2.3.5.i.
2. Modify zoning by-law	✓	Zoning By-law Amendment adopted in 2012 for GNCN.
a. Regulate number of bedrooms by structure type i. Possibly 5-single detached; 4-duplex; 3-triplex and above	✓	Zoning By-law Amendment adopted in 2012 for GNCN. 5 bedrooms are permitted in single detached dwellings, 3 bedrooms permitted in other dwelling types such as apartment, semi-detached, townhouse, etc.
b. Establish regulations to ensure that parking is not accessed via front yard & parking on narrow driveways must be tandem	✓	Use of Landscaped Open Space for Parking is not permitted per Section 4.12.2.
c. Require rear-yard amenity area – cannot use for parking	✓	Rear yard parking is permitted per Section 4.19.4. Additional regulations added such as a 3.0m buffer from any rear or int. side lot line.
d. Include driveway in the parking area maximum calculation	✓	“parking area” includes all “access driveways, aisles, driveways, and parking spaces”
e. Reduce maximum height in all R1 through R3 zones	✓	Maximum heights reduced in 2012 ZBA.
f. Apply FAR to all zones and include OP policies that provide clearer guidance for the evaluation of variances	-	FAR included as tool in Official Plan, not included in general R1-R3 zones but is a requirement in some site specific zones, including areas adjacent to Western.
g. Review culmination of regulations to establish appropriate combination	✓	Zoning By-law Amendment adopted in 2012
h. Review where R2 and R3 zones are applied and assess whether changes are required	✓	Zoning By-law Amendment process included a mapping review, no map changes were recommended.
i. Revise Noise By-law i. Higher fines ii. Escalating fines iii. Explore opportunity for By-law Enforcement to enforce this by-law when it is safe and appropriate	✓	New noise by-law implemented
6. Provide Alternatives to Balance the Mix		
1. Continue to research and better understand student demand for housing	✓	Ongoing reviews of Near-Campus Neighbourhoods, including this review
2. Identify opportunities for medium and high density development at strategic	✓	2012 Official Plan Amendment includes preferred locations for intensification, primarily along arterial roads with

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Great Near-Campus Neighbourhoods Strategy	Imple-mented?	Comments
locations		access to transit.
a. May be close to UWO/Colleges or at locations which are well connected to campus	✓	Locations along arterial roads near campuses may accommodate intensification. (Eg – 2013 development at 1235 Richmond Street)
b. Master-plan and establish policy to allow for design-oriented bonus zoning in these areas to encourage high quality design, mix of unit types and costs (including affordability), residential amenities, etc.	✓	Bonus zoning is permitted in NCN per policy 3.4.3.iv).
3. Facilitate collaboration and joint-venture partnerships between academic institutions, the development community and the City	✓	Private developments and on-campus residences have been proposed and developed to provide additional student housing in appropriate locations.
a. Possibly academic institution operates facility, or portion thereof	✓	Activities are ongoing
b. Academic institution may contribute to cost or simply market the development through recruitment initiatives	✓	Activities are ongoing
c. City may provide for density bonusing if certain criteria are met and may offer residential amenities as required	✓	Specific bonusing criteria have not been established for GNCN, but the general bonusing requirements apply.
d. Explore opportunities for developing in strategic areas to revitalize/regenerate areas	✓	Secondary Plans or special studies are completed or underway for some areas – Eg: BIGS Secondary Plan.
4. Seek out opportunities for more on-campus housing – either built and operated by academic institution, or built and/or operated by a private sector partner	✓	Since 2008, Western has opened 1000 beds and Fanshawe has opened 800 beds. Private developments have also added new student housing opportunities.
5. Explore opportunities for campus relocation (strategic locations in need of revitalization, such as Downtown, should be considered)	✓	Fanshawe has opened some downtown facilities, which will be expanded to include the old Kingsmill building. Western has moved its Continuing Education campus downtown and is exploring other opportunities.
7. Create Great Places and Spaces in Our Neighbourhoods		
1. Undertake a review of our near-campus neighbourhoods and determine whether a master	✓	A review was conducted, resulted in area-specific Official Plan policies. Secondary Plans/Area Plans for specific areas have been completed.

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Great Near-Campus Neighbourhoods Strategy	Implemented?	Comments
plan would be appropriate and useful as a framework for change over time.		
a. Should there be over-all guidance for the development of infill projects in the neighbourhood?	✓	Official Plan Amendment added criteria for the review of applications for infill projects.
b. Are there public amenities that should be introduced into the neighbourhood?	✓	The 2012 Official Plan Amendment identifies a need for public spaces near to the university and colleges, and includes that the City will encourage public projects in the Near-Campus Neighbourhoods, such as park development.
c. Are there commercial and/or recreational spaces that should be improved, enhanced, expanded, etc. to benefit the neighbourhood	✓	The 2012 Official Plan Amendment encourages public realm improvements such as tree planting, street lighting, road improvements, etc.
d. What is missing from the neighbourhood that could be added create a truly great neighbourhood?	✓	Policies are reviewed with input from community stakeholders, to ensure that their vision is considered.
2. Explore opportunities for “blurring the line” between campus and the community.	✓	Design considerations in the Official Plan include that campus lands adjacent to the community should provide opportunities to interact and gathering areas. Commercial uses are encouraged in these locations.
a. Create special spaces on campus that are for the joint use of the neighbourhood and students	✓	Various programs are available to the community on campus.
b. Introduce programming on campus for neighbourhood patrons	✓	Various programs are available to the community, has been successful and new opportunities are continuously being explored.
c. Establish strong pedestrian connectivity between campus and the neighbourhood	✓	Official Plan policies encourage connectivity between campus and the community.
d. Explore commercial, cultural and entertainment uses that fit well within the fringe of the campus and neighbourhood and might bring students and long term residents together using a public space	✓	Ongoing investigations.
3. Explore innovative green design options for	✓	Many of the new buildings on campus are LEED certified.

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Great Near-Campus Neighbourhoods Strategy	Implemented?	Comments
development within the neighbourhood and on the campus		
4. Explore development projects which can enhance the Creative Cities initiative – creating vibrant, dynamic spaces that attract long term residents and students alike	✘	The “Creative Cities” initiative was not implemented in name, however many of its principles are included in other policies and initiatives.
5. Explore the introduction of a heritage conservation district in Old North, recognizing the importance of this area and its streetscapes to the identity and character of the City	✓	HDC’s implemented for West Woodfield, East Woodfield, and Bishop Hellmuth
6. Establish new policies in the Official Plan which describe the vision for each near campus neighbourhood, providing a context for infill development, conversions, site plan applications, variances, etc.	✓	Near-Campus Neighbourhoods policies apply to all neighbourhoods within the boundary. Some special policy areas exist and Secondary Plans may be completed for portions of the NCN.
8. Investing in Our Infrastructure		
1. Establish improved transit linkages between target areas and campuses.	✓	Transit system is continually monitored and updated to meet demand. Eg: Route 6A added to provide a direct linkage from downtown to Western campus.
2. Review hours and regularity of transit service on key student utilized corridors. a. Example – Brock Bullet	✓	Transit system is continually monitored and updated to meet demand.
3. Explore potential improvements to the amenities offered by transit on these routes.	✓	Amenity improvements are reviewed by request. Regular facility reviews are conducted to ensure adequacy.
4. Explore the possibility of remote parking opportunities, linked to transit to campus	-	Information pending from LTC
5. Explore the possibility of providing bus service after bar closings in Downtown London.	✓	Mustang Express provides after hours service – operated by Western USC. Future consideration by LTC to extend hours of operation by 1 hour.
6. Consider allowing University staff and faculty to purchase bus passes at student rates	-	Information pending from LTC
9. Leveling the Playing Field		

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Great Near-Campus Neighbourhoods Strategy	Implemented?	Comments
1. Conduct housing fair at various campuses each year	✘	A campus housing fair was explored and found to be ineffective. Other initiatives are in place such as online housing listings.
2. Continue to develop an accredited housing provider list	✘	Found to be redundant with the City's rental licensing by-law.
3. Develop a model lease	✘	This has not been implemented, in accordance with legal advice given to university/college administration.
4. Deliver landlord training sessions – lease writing, insurance, risk management, licensing	✔	Has been implemented on an as-needed basis, particularly effective when specific issues arise.
10. Providing Affordable Housing for Students, Renters and Homeowners		
1. Establish a Targeted Home Ownership Program a. Long term loans in return for deed restriction for home ownership only; also enter into a maintenance agreement b. Loans help with inflated cost of housing in targeted area c. Loans repayable over long term, or upon sale of property, or upon breach of maintenance agreement	✘	A Targeted Home Ownership Program has not been Implemented to date.
2. Another option is to establish a Community Improvement Plan to provide interest free loans to convert housing back from rental to home ownership	✘	A CIP has not been implemented to date.
3. Student Housing Co-op (as described above)	✘	A Student Housing Co-op has not been implemented to date, as a best practices review showed this to be less effective than other approaches.
4. Walk to Work Program – UWO and Fanshawe a. Financial assistance to staff for purchasing property close to UWO (within targeted area) b. Will reduce air emissions, energy consumption and help regain balance in neighbourhood c. Deed restriction requiring how owner occupancy	-	A walk to work program is in place at Western, not yet at Fanshawe. Financial assistance is not available, as a best practices review showed this to be less effective than other approaches.

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SUMMARY OF PUBLIC FEEDBACK

A Community Meeting was held on November 19, 2015 to discuss the vision and goals for Near-Campus Neighbourhoods and present information regarding existing neighbourhood conditions. The meeting was structured to include table discussions on five separate topics related to the strategy. Below is a summary of input received on each topic.

Discussion #1 – Official Plan vision and 10 points of the 2008 Strategy

- What is an appropriate balance of long and short term residents? (various responses received)
 - Balance means 20-25% renter occupied
 - Balance means a 5 to 1 ratio of long-term to short-term residents
 - Can't mandate a balance – focus on conflicts and address those
 - 30-40% short term residents works well, though it is difficult to tell which units are students
- Emphasis should be on strategy #6 – alternatives to balance the mix
- Top priorities should be to provide a balance of long-term and short-term residents, and to protect residential amenity and character. Add protection of green space to the list.
- Numbers (eg – levels of intensification) do not capture the issues in the NCN. Issue is behavioural
- Strategy is slanted towards students, not long term residents
- Needs to address what is a “Strong Community”
- City needs to understand that a core group of long-term residents is necessary to maintain the community
- Need measures attached to aspirations
- Focus on transit to minimize concentrations of student residents in one area
- Direct intensification to arterial roads
- Should revisit the strategy more often

Discussion #2 – Boundary for the Near-Campus Neighbourhoods

- Different parts of the NCN should have different types of policies, depending on the level of impact
- Boundary should be expanded to include area lands east of Richmond, south of Fanshawe Park, and west of Adelaide.
- Old North needs unique intensification policies
- Richmond was not built to be an arterial road
- Area is too large – eg: secondary suites should be permitted in the outlying areas of the boundary.
- Including downtown in NCN doesn't make sense
- Add area northeast of Wharncliffe and Horton.
- Include apartments south of Masonville mall.
- Ensure on-campus developments don't impact neighbourhood – Western should be subject to the policies as well.

Discussion #3 – Expectations of Municipal By-law Enforcement

- Need a better way to determine what is a legal non-conforming land use – can't rely on information provided by property owner.
- Enforcement shouldn't rely on landlord disclosure of information
- Proactive enforcement is important – officers need to walk the neighbourhood to understand the issues.
- Undertake daily patrols for garbage and other enforcement issues

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- Target repeat offenders
- Fair treatment is needed for students and other residents
- Crack down on late-night noise violations
- Over-parking is an issue that needs to be addressed
- Boulevard parking – check who is using it
- Require rental signs to be taken down once a unit is rented. Require that rental signs be removed during the summer.
- Increase level of proactive enforcement
- Focus enforcement on absentee landlords
- Increase number of fire inspectors – they have greater legislative authority
- Need to enforce garbage storage issues
- Property standards needs to be enforced – eg: shopping carts left lying around
- Issues with seasonal enforcement
- Need to ensure fast response times
- Address on-campus event noise levels
- Send property standards fines to landlords, behavioural fines to tenants.
- Raise fines to force more compliance.
- Apply student code of conduct in neighbourhoods.
- Need targeted enforcement and LPS patrols.

Discussion #4 – Implementation of the Strategy

- Find a way to prevent grandfathering of more than 5 bedrooms
- Reduce bedroom limit to 4 in Near-Campus Neighbourhoods
- Prevent absentee landlords from renting in R1 Zoned areas.
- Need stronger urban design/site plan requirements to prevent ugly buildings
- Offer grants to convert rental housing to owner-occupied
- Include a fund for reimbursement of damages done during school term
- Need police patrols in the area – eg: bike cops
- Protect heritage properties
- Nuisance and noise by-laws are not being proactively enforced
- Transit and intensification should come in tandem
- Western should increase security on campus
- Encourage more downtown campus expansion – Western and Fanshawe
- Encourage intensification on arterial roads
- Minimize number of units within existing dwellings
- Prevent secondary suites adjacent to campus, but they should be permitted in other parts of NCN.
- Landlord training sessions are good and need to continue – has been some improvement in this area
- Focus on behaviour and property issues
- Increase public education on the strategy
- Add more community green space
- On-campus events is a good start to addressing the issues – encourage this to continue
- Closing down streets gives the impression to students that it is okay.
- Add a 3 bedroom maximum for areas within the near-campus neighbourhoods that are closest to campus
- Increase taxes for rental buildings
- Moving day garbage should not be responsibility of City/taxpayers
- Limit the number of rental licenses that can be issued for a particular neighbourhood
- Need to draw more families to neighbourhoods – diversity in demographics is good.

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- Require building permits to go through public review process – similar to minor variance process.
- Require that garbage be stored out of sight from the street.
- Need to add transit service at night.
- Focus on educating student residents about their rights and responsibilities.
- Review best practices from other municipalities (eg – City of Waterloo) and adopt similar approach.

Discussion #5 – What is missing to create great near-campus neighbourhoods?

- Need to focus strategy – it is currently very broad
- Greater building requirements for basement apartments – eg: egress windows, number of exits, etc.
- Include an appeal process for rental licenses
- Increase fees for rental licenses
- Need stronger regulations about what a building looks like
- Focus on drawing students downtown
- Need more commercial opportunities near to campus
- Run rapid transit through campus
- LTC Route 90 should stop on campus
- Landlords need to be held accountable
- Continue to address noise and alcohol controls
- Encourage more student residences on campus at Western and Fanshawe.

ISSUES TO BE ADDRESSED IN PHASE TWO
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Several specific concerns continue to be identified in the near-campus neighbourhoods that warrant special consideration in this review. These issues will be addressed in later stages of the review, and new components of the strategy may be introduced to address these issues. Some actions that will be taken in the upcoming stages of this review of the Great Near-Campus Neighbourhoods Strategy include:

Maintain the Vision for Near-Campus Neighbourhoods

At the Community Meeting held April 1, 2015 one of the messages we received was that it is necessary to review the vision and confirm that it represents the community. This was the focus of the most recent Community Meeting, where discussion topic #1 included whether there was agreement with the vision. The comments received through this discussion related primarily to priorities within the existing strategy and implementation tools or measures. No ideas were presented for addition to the strategy that cannot be considered under an existing component. As such, we have concluded that the focus of this review will be on implementation methods to achieve the vision that was agreed upon in 2008 and confirmed at the meeting on November 19, 2015.

Need for more time to assess the full impact of new planning policies

The Official Plan and Zoning By-law Amendments were approved in 2012 and are now just beginning to impact the built form of the near-campus neighbourhoods. When the Strategy was prepared in 2008, it was recognized that there are a limited number of planning tools that can be implemented to balance the mix of long-term and short-term residents in a neighbourhood. As such, an approach was chosen that would encourage intensification in appropriate locations as a means to reduce the demand for intensification within the interior parts of neighbourhoods.

The policy approach that was implemented in 2012 includes encouraging intensification in appropriate locations, and new policies were added for the interior parts of established neighbourhoods to prevent development that is out of character or does not

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fit with existing development patterns. This approach appears to be working, as the trends identified in this report indicate that since 2012 new, large scale developments in the near-campus neighbourhoods have been located on major roads, and small-scale intensification projects within established neighbourhoods have been all but eliminated. Development applications that are currently in process will continue this trend, as they are generally located along corridors where intensification is encouraged.

Some of the comments that have been received indicate that there has not been a noticeable shift in the balance of long-term and short-term residents since the strategy was adopted. This may be because the buildings that will draw much of the short-term rental demand are not yet constructed or have only recently opened. It takes time for the results of a planning process to play-out, and because development is happening in accordance with the new policies it is best to hold our judgement on those policies until the new units are built and occupied. Therefore, at this time staff do not recommend that any sweeping changes to the planning approach be implemented.

Encourage long-term residents in Near-Campus Neighbourhoods

Much of the attention in the strategy with regards to the balance of long and short-term residents has focused on controlling the short-term rental population. While this is a valid approach to increase the balance in near-campus neighbourhoods, it focuses on only one side of the equation. Several of the comments that have been received in this review suggest that in addition to the existing methods, attention should also be given to how the neighbourhoods can draw in long-term residents.

While there are few policy tools that can be used to achieve this objective, other approaches will be considered in Phase 2 to identify and minimize obstacles to long-term residents moving into near-campus neighbourhoods.

Consider a new boundary for the Near-Campus Neighbourhoods

Several comments have indicated that the borders for the near-campus neighbourhoods are not appropriate. While some comments suggest that the boundary is too expansive and should be reduced to include only the areas closest to Western University and Fanshawe College, others have suggested that the boundary should be expanded to include certain areas. Further review is required to determine if the boundaries will be expanded, reduced, or maintained.

Focus on By-law Enforcement as a short-term solution

Planning policies for near-campus neighbourhoods address the long term issues and development trends in the near-campus neighbourhoods. Current issues that require immediate attention are best addressed by the Municipal Law Enforcement Officers. The 2008 strategy included the implementation of various new by-laws and procedures to address behavioural and property complaints, and these practices are being evaluated on an ongoing basis. As part of Phase 2 new approaches will be considered to increase the effectiveness of by-law enforcement in London.

Consider opportunities to build on the Residential Rental Units Licensing By-law

Several comments were submitted that identify concerns regarding the Residential Rental Units Licensing By-law. This by-law applies City-wide. As part of this study, opportunities to improve the by-law will be reviewed, including a review of documentation requirements for license applications, penalties for non-compliance, and advertising unlicensed units.

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NEXT STEPS

The approved terms of reference indicate that after the first community meeting a new vision will be established to inform any future changes to the review. Given the feedback received at the Community Meeting on November 19, 2015, we have determined that the current vision is appropriate. The next steps in this review are to examine how well various components are working to achieve the vision, and decide what changes are needed to improve the effectiveness of the strategy.

This review will proceed with Phase 2, which shifts the focus from background information and visioning exercises to developing new approaches to achieve the vision. There will be a community meeting organized in 2016 after new approaches have been reviewed to achieve the confirmed vision for near-campus neighbourhoods. At this upcoming meeting community feedback will be requested in response to the potential new initiatives that staff will present.

CONCLUSION

The near-campus neighbourhoods are an important part of the City of London with many positive attributes that make them great. Despite these qualities, there is a history of issues in the neighbourhoods that detracted from the desirability of parts of these neighbourhoods for some residents. The Great Near-Campus Neighbourhoods Strategy offers a multi-faceted approach to address those issues and realize the community vision for the neighbourhoods.

This review of the strategy is to assess what changes are required to ensure that it will result in achieving the vision of great near-campus neighbourhoods. Community feedback has been received on the vision, and the next steps will include a review of what new implementation measures are appropriate.

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