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File: OZ-8610
J. Adema

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	GREAT NEAR-CAMPUS NEIGHBOURHOODS STRATEGY REVIEW PUBLIC PARTICIPATION MEETING MEETING ON MONDAY, JULY 18, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken:

- A. The by-law attached hereto as Appendix 'A' to amend the Official Plan **BE INTRODUCED** at the Municipal Council meeting being held on July 26, 2016 to amend the Official Plan policies for Near-Campus Neighbourhoods by amending policy 3.5.19.2 to delete the current vision statement and replace it with a new vision statement to better reflect the community vision for near-campus neighbourhoods; add a new policy 3.5.19.4 xiii) to ensure intensification in near-campus neighbourhoods can provide for reasonable uses and activities, while not interfering with the reasonable quiet enjoyment of other nearby properties; and delete and replace Figure 3-1 with a revised boundary of the Near-Campus Neighbourhoods Area;
- B. The by-law attached hereto as Appendix 'B' to amend Zoning By-law Z.-1 **BE INTRODUCED** at the Municipal Council meeting being held on July 26, 2016, in conformity with the Official Plan as amended in clause (A) above, to amend Zoning By-law Z.-1 to delete the Schedule "A" Figure 4.36 and replace Schedule "A" Figure 4.36 to show the new Near-Campus Neighbourhood Area boundary;
- C. The amended policies for Near-Campus Neighbourhoods in *The London Plan*, attached hereto as Appendix 'C,' **BE ENDORSED** by Municipal Council and **BE FORWARDED** to the Minister of Municipal Affairs with the recommendation that these policies be incorporated through a modification to *The London Plan*. Changes to the Plan include policies 962 to 986 being deleted and replaced with the revised policies attached to this report and Map 7 – Specific Policy Areas being amended to reflect the Near-Campus Neighbourhoods boundary; and,
- D. The Civic Administration **BE DIRECTED** to report back to this Committee with revised by-laws that amend the Official Plan and Zoning By-law to permit Secondary Dwelling Units in Near-Campus Neighbourhoods.

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.

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**File: OZ-8610
J. Adema**

December 14, 2015 – Information Report, Great Near-Campus Neighbourhoods Strategy Review Status Update – A report was presented giving the Planning and Environment Committee information on the status of this review and findings to date.

BACKGROUND

In February, 2015 the Planning and Environment Committee received a report responding to questions and concerns related to housing in north London. This report provided information on past actions taken to plan for near-campus neighbourhoods, and included information about sections of the *Planning Act* that do not permit zoning on the basis of relationship. An outcome of this report and the discussion it generated was that City staff were directed to undertake a review of the Great Near-Campus Neighbourhoods Strategy, which includes planning policies and other initiatives.

The Terms of Reference for this review was prepared by staff and 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 Great Near-Campus Neighbourhoods Strategy, establish a new collective vision for the Near-Campus Neighbourhoods, and determine what policies or processes are appropriate moving forwards.

SUMMARY OF PUBLIC ENGAGEMENT AND WHAT WE HEARD ON PLANNING ISSUES
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The Great Near-Campus Neighbourhoods Strategy review has included four opportunities for public engagement, including the following meetings:

- April 1, 2015 – Community Meeting to review draft Terms of Reference and receive feedback from community stakeholders
- May 19, 2015 – Public Participation Meeting at the Planning and Environment Committee where the Terms of Reference were approved.
- November 19, 2015 – Community Meeting to discuss the vision and goals for Near-Campus Neighbourhoods
- April 6, 2016 – Community Meeting to discuss possible changes to planning and by-law enforcement policies and procedures in Near-Campus Neighbourhoods.

In addition to these scheduled meetings, feedback was also received through phone calls and written comments that were submitted. Information received from the public and background research and analysis completed by City staff was used to determine that, in general, the Official Plan policies and Zoning regulations are having the intended effect on neighbourhood conditions. Intensification has been directed to the periphery of established neighbourhoods, and changes to by-law enforcement approaches has resulted in better outcomes. However, some residents have expressed that the pace of change is slower than they had hoped. These findings led us to conclude that no major changes to planning policies are warranted at this point, and more time is needed to determine the full impact of the strategy. The strategy is contingent on more development occurring in accordance with the goals and objectives of the strategy, and planning processes take time to be realized on the ground. We also realized that the situation in near-campus neighbourhoods could be improved in the short term through more proactive by-law enforcement.

Outcomes of the two Community Meetings held in 2015 were reported to the Planning and Environment Committee on May 19, 2015 and December 14, 2015, so this report

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**File: OZ-8610
J. Adema**

addresses feedback received from the public on April 6, 2016.

The purpose of the April 6, 2016 Community Meeting was to discuss possible planning and by-law enforcement policy and procedural changes that would help achieve the vision for near-campus neighbourhoods. This meeting built on the findings from the Community Meeting on November 19, 2015, where we found that most residents generally support the vision and goals for near-campus neighbourhoods outlined in the Official Plan but wish the results would come quicker. More details about the outcomes of this Community Meeting are described in the information report that was included on the Planning and Environment Committee agenda on December 14, 2015.

The Community Meeting included two focuses – possible changes to planning policies and feedback on by-law enforcement procedures. This section is focused on the input received and subsequent changes to the planning approach to near-campus neighbourhoods. Information on changes related to by-law enforcement is provided in the next section of this report.

Three possible planning policy changes were presented on April 6, 2016, and participants at the meeting were asked to give input on whether the changes were appropriate. The possible changes discussed included a new vision statement, a revised boundary, and the introduction of policies to permit secondary dwelling units. Below is a summary of comments received on these three topics.

1. Updated Vision Statement

Discussion groups were asked to talk about whether the revised vision statement presented at the meeting was an accurate reflection of their own vision for near-campus neighbourhoods. The revised statement was based on a need identified by staff to make the vision statement shorter and more succinct, and to more clearly communicate the community’s vision at a high level. The land use planning goals, which are also provided in the Official Plan, provide more details on what specifically should be accomplished to achieve the overall vision. The vision that was presented at the meeting was:

Near-Campus Neighbourhoods are extremely valuable city neighbourhoods. They provide places to live for students, faculty, and staff of our largest educational institutions and other residents who enjoy the neighbourhoods’ unique attributes. These desirable neighbourhoods offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to the employment, culture, and entertainment resources that their neighbouring educational institutions offer.

Near-Campus Neighbourhoods will be planned to enhance their diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.

Feedback was generally positive regarding the changes in the proposed vision. Some comments from the group discussions for revisions to the vision were received, including:

- Some groups felt that the inclusion of “and other residents” made the long-term residents of near-campus neighbourhoods seem like an afterthought. They recommended that the list be reordered or removed altogether to give equal focus to all residents.
- It was also suggested by some groups that there is too much focus on housing,

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File: OZ-8610
J. Adema

and that other aspects such as quality of life should be first consideration.

- Some groups thought there should be references to behavioural expectations of all residents.
- Comments were received indicating that the vision was too vague and not measurable.
- Some comments noted that demographic mix is a positive attribute of near-campus neighbourhoods.

2. Boundary for Near-Campus Neighbourhoods

In earlier Community Meetings it was clear that people feel the boundary for near-campus neighbourhoods is too large and does not accurately reflect neighbourhoods whose proximity to Western University (and its affiliated colleges) and Fanshawe College has had an influence, or has the potential to influence, the neighbourhoods' planned function due to the levels of intensification that have been experienced in the interiors of established neighbourhoods. A map including a possible revision to the boundary was presented for feedback. This map is below and shows the current boundary, a possible revised boundary, and proactive by-law enforcement areas.

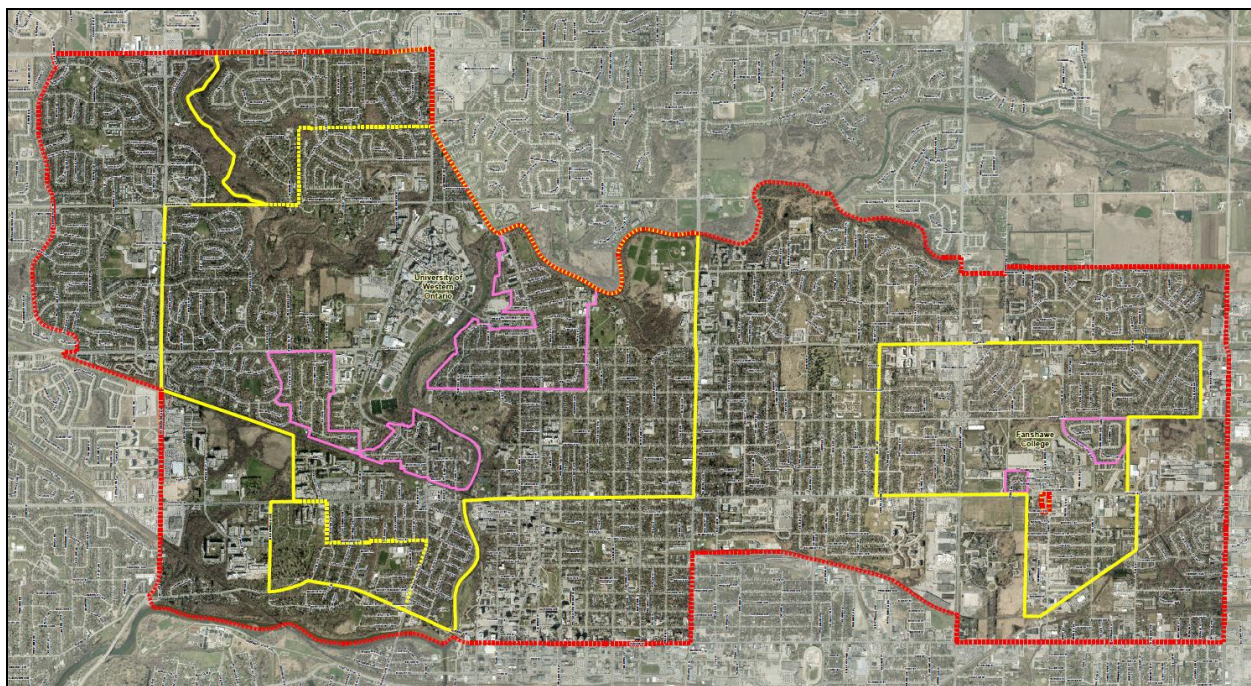


Figure 1 – Near Campus Neighbourhoods Map Presented at the April 6, 2016 Community Meeting

The comments were mostly in agreement with the proposed boundary changes. Some suggestions that were made include:

- Some areas south of Oxford Street near to Downtown should remain in the Near-Campus Neighbourhoods area.
- Lands east of Mount Pleasant Cemetery and west of Wharncliffe Road should remain in the Near-Campus Neighbourhoods area.
- Lands north of Western University can be removed from the Near-Campus Neighbourhoods area as indicated on the map by the dashed yellow line.
- The River Forks neighbourhood should be added to the area.

In addition to this public feedback, the City's Town and Gown Committee also considered the boundary for near-campus neighbourhoods and put forward the following recommendation:

That the Civic Administration BE REQUESTED to revise the Great Near-

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File: OZ-8610
J. Adema

Campus Neighbourhood Planning Area boundaries as outlined in the attached maps; it being noted that the Town and Gown Committee reviewed and received the recommendation of the Great Near-Campus Neighbourhood Planning Working Group with respect to this matter.

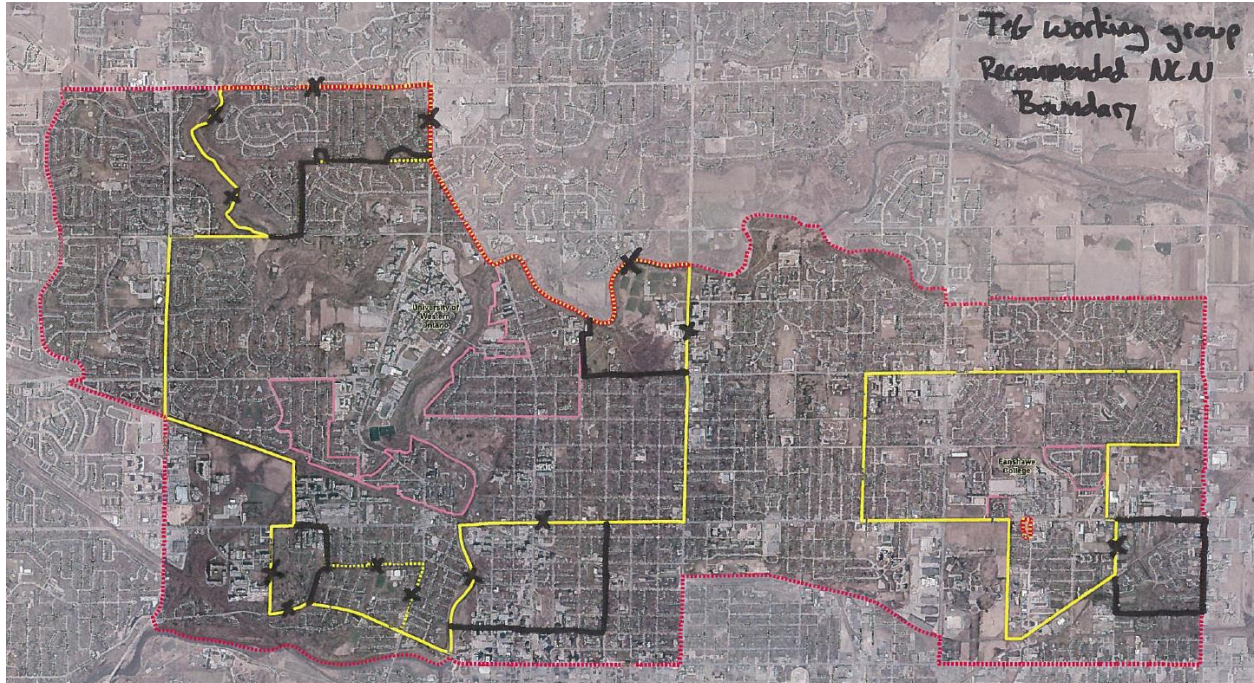


Figure 2 –Near-Campus Neighbourhoods Boundary Recommended by the Town and Gown Committee

3. Secondary Dwelling Units in Near-Campus Neighbourhoods

Secondary Dwelling Units were not part of the conversation at any of the previous Community Meetings held in 2015, but were included on April 6, 2016 because of Council’s direction on December 9, 2015 that policies for secondary dwelling units in near-campus neighbourhoods should be considered in the context of this ongoing review.

The discussion was not focused on the requirements to establish secondary dwelling units, as those were established through a separate public process. Rather, the topic of this discussion was whether the policies that permit secondary dwelling units should apply to Near-Campus Neighbourhoods.

Feedback has been mixed, with different sides arguing that secondary dwelling units should or should not be permitted.

The side of the debate that does not favour secondary dwelling units is focused on the fact that they represent intensification that could occur within established residential areas, which is not consistent with the existing Near-Campus Neighbourhoods policies. Because of this inconsistency it can be argued secondary dwelling units should not be permitted in near-campus neighbourhoods.

The other side of this debate that favours secondary dwelling units argues that because housing costs have been identified as an obstacle to long term residents purchasing homes in near-campus neighbourhoods, and because it has been proposed that in order to establish a secondary dwelling unit the primary unit must be owner occupied, these units present an opportunity to remove the primary barrier to long term residents by permitting an appropriate and manageable form of intensification.

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**File: OZ-8610
J. Adema**

At the Community Meeting there were ten discussion groups that reported back on this question. Of those groups six were in support of permitting secondary dwelling units in near-campus neighbourhoods, three were opposed, and one group was unable to come to a consensus. Based on this outcome we have concluded that most residents support policies that would permit secondary dwelling units in near-campus neighbourhoods.

In addition to this public feedback, the City's Town and Gown Committee also considered the proposal to include secondary dwelling units in near-campus neighbourhoods and put forward the following recommendation:

That the Municipal Council BE REQUESTED to approve Official Plan and Zoning By-law amendments to permit Secondary Dwelling Units in London's near-campus neighbourhoods, subject to the following criteria being met:

- a) *Secondary Dwelling Units in near-campus neighbourhoods be subject to the minimum conditions and restrictions currently proposed by the Civic Administration for Secondary Dwelling Units elsewhere in London; and,*
- b) *the Municipal Council be satisfied that existing and planned enforcement mechanisms will ensure the primary dwelling unit is, at all times, owner-occupied;*

it being noted that the Town and Gown Committee reviewed and received the recommendations of the Secondary Dwelling Units Working Group with respect to this matter.

BY-LAW ENFORCEMENT

Since the mid 1990's Municipal Law Enforcement Services has enforced in the area north of Victoria Street extending to the Thames River, and from Waterloo Street east to the Thames River proactively rather than reactively. With proactive enforcement, Enforcement Services seek out contraventions of the City of London's *Yard and Lot Maintenance By-law* (garbage issues, furniture, inoperative vehicles, long grass and weeds on private property). Approximately 5 years ago, the proactive area extended to the Trott Street area with a similar proactive protocol. Since 2007, proactive enforcement has taken place in the Fleming, Thurman, and Prosperity Court subdivision just east of Fanshawe College.

Proactive enforcement means that at least once a week a Municipal Law Enforcement Officer (MLEO) or a team of Officers attend the area to monitor the condition of the area and take action where necessary. Notification of a by-law contravention is forwarded to the property owner and subject property address. It is a standard operating procedure to send the property owner an Order (under the authority of the *Municipal Act*) requesting compliance to the by-law within two weeks of the date of the Order. Following the compliance date, the MLEO conducts a re-inspection and takes enforcement action when necessary. To avoid enforcement action delays on repeat offences, the Order sent to the property owner indicates that while he/she is in ownership of this property any further offences within a 12 month period will be subject to enforcement action taking without further notice. Therefore a second, third, (etc.) complaint received within 12 months of the original Order is not subject to the Work Order process again, which expedites enforcement action.

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**File: OZ-8610
J. Adema**

During public consultation meetings, many comments were received on expanded proactive enforcement areas for both near campus neighbourhoods. Civic administration reviewed all comments and have agreed to expand the Western University near-campus proactive area to include the area bounded by Central Avenue, Talbot Street, Oxford Street and Richmond Street. Civic Administration has also agreed to expand the Fanshawe College near campus proactive area to include two areas: Cheapside Street, Highbury Avenue, Huron Street and the Stronach Park area; and Third Street, rail line, provincial lands and Oxford Street area. These three areas will have the same proactive coverage as the previously enforced proactive areas. Any new areas will be reviewed for consideration for proactive enforcement blitzes.

Civic Administration are working towards a noise enforcement protocol as MLEOs will be enforcing the noise by-law on Friday and Saturday nights during traditional peak times for noise complaint occurrences.

PROPOSED OFFICIAL PLAN AMENDMENT

It is not recommended that any changes be made that affect the purpose or approach taken in the Official Plan policies for Near-Campus Neighbourhoods. The proposed amendments are minor in nature, including a revised vision statement, reduced boundary, and direction to permit secondary dwelling units in Near-Campus Neighbourhoods. Rationale and a description of each change is provided below.

1. Updated Vision Statement

In our review of the Official Plan policies for Near-Campus Neighbourhoods we found that the Vision for Near Campus Neighbourhoods is too long, detailed, and complicated to effectively communicate the community’s vision. The vision should be a concise statement of what the community hopes to achieve in the long term. It should read as a clear description of what we want the near-campus neighbourhoods to be, and does not need to include what should be done to get there.

The current Vision for Near Campus Neighbourhoods in Section 3.5.19.3 of the Official Plan includes thirteen specific goals. These goals are better suited for the following policy section of the Official Plan called Land Use Planning Goals for Near-Campus Neighbourhoods.

The current vision is below:

Near-Campus Neighbourhoods provide an extremely valuable asset to the City of London. They are important attributes in the City of London to attract and retain the brightest and best faculty and students. They are desirable and unique neighbourhoods, some of which offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to employment, culture and entertainment resources that their neighbouring educational institutions offer.

Through the policies of this Plan and projects and programs undertaken by the municipality, the following vision for near-campus neighbourhoods shall be pursued. Near-Campus Neighbourhoods will:

- i) be diverse and inclusive from many different perspectives;*
- ii) be occupied by a balanced mix of long-term and short-term residents;*
- iii) provide for a strong sense of social connectedness amongst neighbours;*

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- iv) exude vibrancy, culture, creativity, interest and dynamism;*
- v) be planned to protect residential amenity and character;*
- vi) offer a strong sense of identity;*
- vii) engender respect for the neighbourhood and all those that live in it;*
- viii) provide for reasonable quiet enjoyment of private property;*
- ix) provide for reasonable entertainment, expression and diverse activities on private property;*
- x) cherish, conserve and protect heritage resources;*
- xi) provide for safe, varied, and affordable housing opportunities;*
- xii) help to recruit the best and brightest students, staff and faculty;*
- xiii) allow residents to enjoy unique culture, entertainment and recreation opportunities relating to higher education institutions.*

A possible revised vision statement was presented at the Community Meeting on April 6, 2016. In response to the comments received at that meeting, the wording of the second sentence has been revised to focus equally on all residents and make reference to livability. Requests to include expectations about behaviour were not added to the vision statement because it is considered outside the scope of Official Plan policy. The revised vision statement that is recommended to be amended in the Official Plan is below:

Near-Campus Neighbourhoods are extremely valuable city neighbourhoods. They provide housing to a diverse group of residents that includes students, faculty, and staff of our largest educational institutions. All residents of Near-Campus Neighbourhoods enjoy these neighbourhoods' unique attributes. These desirable neighbourhoods offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to the employment, culture, and entertainment resources that their neighbouring educational institutions offer.

The vision for Near-Campus Neighbourhoods is to enhance their livability diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.

Most of the thirteen specific items listed in the current vision statement will be addressed in the revised vision or in the Land Use Planning Goals for Near-Campus Neighbourhoods in Section 3.5.19.4.

Items iii), iv), vi), and xiii) are addressed in the proposed new vision statement. These policies address aspects of diversity, social connectedness, vibrancy, and cultural that are a part of the high level Vision for Near-Campus Neighbourhoods.

Items v), x), and xi) are addressed in the Land Use Planning Goals for Near Campus Neighbourhoods and do not need to be repeated in the vision statement. items viii) and ix) are not currently included in the goals section, but they address the need to ensure that where intensification is permitted, it should not interfere with the reasonable quiet enjoyment of other properties. This is an appropriate issue to list as a goal, so to ensure that it will be addressed in the revised policies for Near-Campus Neighbourhoods, the following item will be added to the Land Use Planning Goals in policy section 3.5.19.4:

xiii) Ensure that intensification can provide for reasonable uses and activities, while not interfering with the reasonable quiet enjoyment of other nearby properties.

Items i), ii), vii), and xii) were written more in reference to the inhabitants of near-

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File: OZ-8610
J. Adema

campus neighbourhoods than the physical environment. In accordance with the *Planning Act*, an Official Plan shall contain “goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment.” Because the policies do not directly address the physical environment they will not be included in the revised vision statement. This issue was also identified in consultation with the Province when the policies were discussed in the context of *The London Plan*, where a similar change to the vision and goals for Near-Campus Neighbourhoods is described.

The revised Vision for Near-Campus Neighbourhoods and the addition to the Land Use Planning Goals for Near-Campus Neighbourhoods will maintain the important elements of the current vision and goals, but the policies will be reorganized so that the vision statement focuses on high-level ambitions, while the more specific and measurable goals will be listed in the subsequent goals section of the Official Plan.

2. Boundary for Near-Campus Neighbourhoods

One of the most significant outcomes of this review is the proposed changes to the boundary for Near-Campus Neighbourhoods. This boundary is important because it determines where the planning policies, including those established for the review of planning applications, would apply. The rationale provided for the boundary in the initial report indicated that the boundary was intended to include neighbourhoods whose proximity to Western University (and its affiliated colleges) and Fanshawe College has had an influence, or has the potential to influence, the neighbourhoods’ planned function. What we have heard is that there is a wide range in the level of impact in various near-campus neighbourhoods, and some neighbourhoods that are inside the boundary are not affected by issues related to their proximity to either institution.

It was determined that the boundary should be reduced, and based on our review and public consultations the boundary below is proposed.

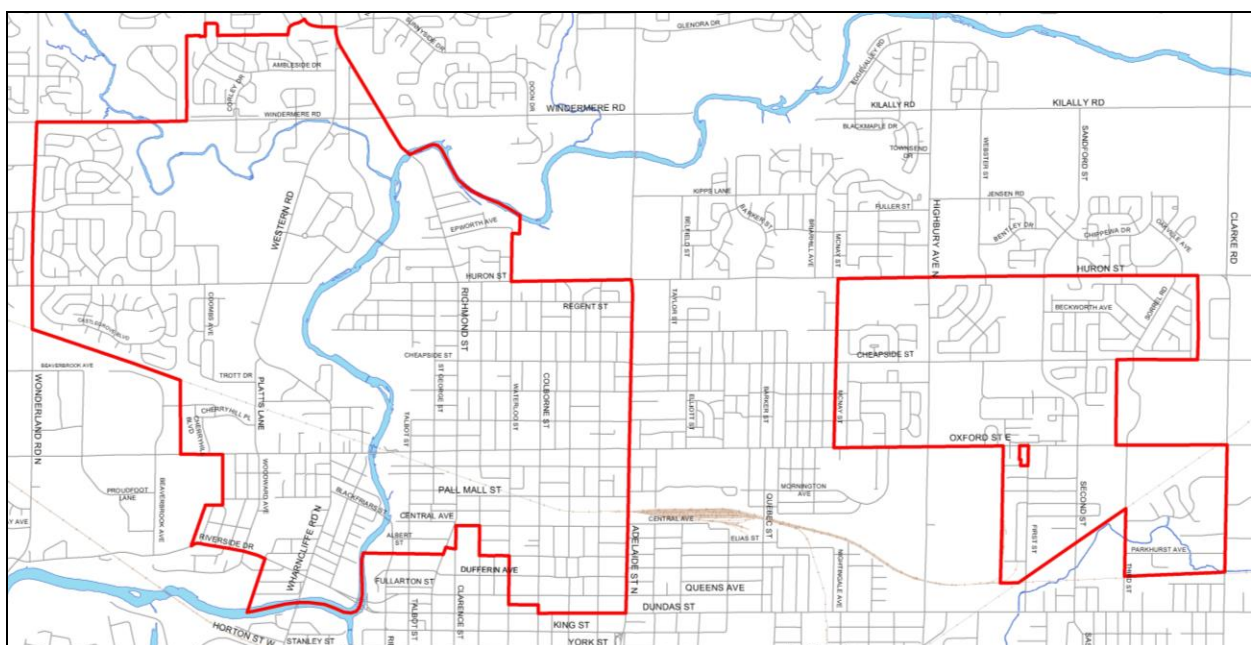


Figure 3 – Recommended Near-Campus Neighbourhoods Area

Some of the neighbourhoods to be removed from the Near-Campus Neighbourhoods area include:

Around Western University:

- West of Richmond Street and north of Shavian Boulevard and Helen Mott Shaw

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**File: OZ-8610
J. Adema**

Park

- Properties on Ryersie Road and other connected streets
- West of Wonderland Road
- Southwest of the CP Railway and Cherryhill Boulevard/Foster Avenue
- Southwest of Riverside Drive and Cavendish Crescent
- Downtown London
- East of Adelaide Street
- Northwest of Huron Street and Waterloo Street

Around Fanshawe College:

- West of McNay Street
- Southwest of Oxford Street and the London Psychiatric Hospital grounds
- South of the CN Railway (west of Third Street) and the CP Railway (east of Third Street)
- East of Third Street (between Oxford Street and Cheapside Street)
- East of Kaladar Drive (between Cheapside Street and Huron Street)
- North of Huron Street

This revised boundary better reflects the neighbourhoods that are currently or have the potential to be impacted by their proximity to either of London’s major post-secondary institutions, as a result of the intensification they generate.

3. Secondary Dwelling Units in Near-Campus Neighbourhoods

The staff recommendation in a report to the Planning and Environment Committee on November 26, 2015 was that secondary dwelling units should not be permitted in Near-Campus Neighbourhoods. This policy was referred back to staff to be considered in the context of this review.

Through our discussion with the community it became clear that there are two opposing positions held with regards to secondary dwelling units. Through our review of the issue and in consideration of the majority of feedback we have received, we have found that the inclusion of secondary dwelling units would be a net benefit to near-campus neighbourhoods.

One of primary obstacles that was identified to long term residents moving into near-campus neighbourhoods is the cost of housing. Permitting a secondary dwelling unit may offset this cost burden and make houses in these neighbourhoods within reach to a wider range of people. In addition, secondary dwelling units will also increase the availability of affordable rental housing for Londoners.

Some concerns were raised regarding the City’s ability to enforce the requirement that secondary dwelling units must be accompanied by an owner-occupied primary unit. This issue will be addressed through revisions to the Residential Rental Unit Licensing By-law that will be amended to ensure a process is in place to maintain the proposed zoning requirement of owner occupancy. This next step will be addressed in the report on secondary dwelling units.

PROPOSED ZONING BY-LAW AMENDMENT

The Zoning By-law will not be significantly altered as a result of this amendment. Zoning regulations will be amended to permit secondary dwelling units, but that will happen through a separate report. The only required amendment to the Zoning By-law

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J. Adema**

associated with this policy review is to change the Near-Campus Neighbourhoods Area depicted in Figure 4.36 to match the revised boundary in the Official Plan.

The current zoning regulations remain appropriate for Near-Campus Neighbourhoods, and any applications for a Zoning By-law Amendment will be required to comply with the amended Official Plan policies. The impact of the boundary change is that the three bedroom limit will not apply to areas that are removed from the near-campus neighbourhoods area. The three bedroom limit applies to various residential dwelling types, excluding single detached dwellings, and permits a maximum of three bedrooms inside the Near-Campus Neighbourhoods. There is a City-wide limit of five bedrooms in new or altered dwelling units that includes single detached dwellings.

**PROPOSED POLICIES FOR NEAR-CAMPUS
NEIGHBOURHOODS IN *THE LONDON PLAN***

Given the timing of this proposed amendment to the 1989 Official Plan, and the recent adoption of *The London Plan* as the new Official Plan for the City of London, it is necessary to also amend the policies for Near-Campus Neighbourhoods in *The London Plan*. A separate by-law is attached in Appendix 'C' that outlines this amendment. The proposed policies for *The London Plan* include further changes in addition to those proposed for the current Official Plan, though the intent and the planning approach of the policies remains unchanged.

The London Plan was written in "Plain Language," which means it is easily read and understood by Londoners looking for information on the future development of their City or neighbourhood. The current policies for Near-Campus Neighbourhoods do not follow that pattern and some find them confusing or unclear in how they will be applied. The policies were therefore restructured and, in some instances, rewritten to more clearly articulate how the policies will be applied to achieve the vision for these important neighbourhoods. When The London Plan was brought forward for adoption by Council in June of 2016, staff noted that changes would be made to the Near-Campus Neighbourhoods policies therein.

The table below provides an overview of how the policies for Near-Campus Neighbourhoods will be restructured for *The London Plan*. It shows the sub-titles that are included in each plan. Also included in *The London Plan* column is a list of sub-sections from the current Official Plan addressed under each sub-heading.

Structure of Policies for Near-Campus Neighbourhoods in the 1989 Official Plan	Structure of Policies for Near-Campus Neighbourhoods in <i>The London Plan</i>
1. Defined Near-Campus Neighbourhoods	1. Definition (includes #1 from current Official Plan)
2. Review of Planning Applications within Near-Campus Neighbourhoods	2. Vision for Near Campus Neighbourhoods (includes #3 from current Official Plan)
3. Vision for Near Campus Neighbourhoods	3. Planning Goals for Near-Campus Neighbourhoods (includes #4 from current Official Plan)
4. Land Use Planning Goals for Near-Campus Neighbourhoods	4. Definition of Residential Intensity (includes #7 from current Official Plan)
5. Encourage Appropriate Intensification	5. Intensification in Near-Campus Neighbourhoods (includes #5, 6, 8, & 10 from current Official Plan)
6. Directing Preferred Forms of Intensification to Appropriate Locations	
7. Definition of Residential Intensity	

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Structure of Policies for Near-Campus Neighbourhoods in the 1989 Official Plan	Structure of Policies for Near-Campus Neighbourhoods in <i>The London Plan</i>
<ul style="list-style-type: none"> 8. Zoning Regulations for Near-Campus Neighbourhoods 9. Multi-Family, Medium Density Residential and Multi-Family, High Density Residential Designations 10. Low Density Residential Designations 11. Consents to Sever in Near-Campus Neighbourhoods 12. Minor Variances in Near-Campus Neighbourhoods 13. Urban Design Policies for Near Campus Neighbourhoods 14. Heritage Preservation 15. Campus Lands Adjacent to the Community 16. Transit 17. Public Projects 18. Conflicts 	<ul style="list-style-type: none"> 6. Consents to Sever in Near-Campus Neighbourhoods (includes #11 from current Official Plan) 7. Minor Variances in Near-Campus Neighbourhoods (includes #12 from current Official Plan) 8. Campus Lands Adjacent to the Community (includes #15 from current Official Plan) <p>Note: subsections 2, 9, 13 14, 16, 17, & 18 are not carried over from the current Official Plan to the Near-Campus Neighbourhoods policies in <i>The London Plan</i>, as the issues addressed in those subsections are dealt with elsewhere in <i>The London Plan</i>.</p>

NEXT STEPS

This review of the Great Near-Campus Neighbourhoods Strategy found that the planning policies and other components are positively affecting development trends in that intensification has been directed away from internal neighbourhood streets and is concentrating on higher order roads. By-law enforcement approaches implemented since the approval of the Strategy have also had positive results, though there is still room for further improvement. Based on the findings of this review it is recommended that the main components of the strategy remain in place.

Near-Campus Neighbourhoods remain a sensitive planning issue in the City of London. One of the findings of this review has been that not enough time has passed since the adoption of the planning policies to have seen their full effect. Therefore, it is recommended that a regular review of these policies should be included in the Monitoring program for *The London Plan*. Some of the key issues that were addressed in this review that will continue to be monitored include intensification and development trends, housing affordability, and by-law compliance and violations. These and other factors deemed appropriate measures of the success of the strategy will be included in future reviews of the Great Near-Campus Neighbourhoods Strategy.

The planning amendments that are proposed will maintain the momentum that has been gained in near-campus neighbourhoods and continue to work towards achieving the vision for great near-campus neighbourhoods.

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RECOMMENDED BY:	
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July 11, 2016
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Review\Community Meetings and PPMs\2016-7-18 PEC OPA ZBA\Report - OZ-
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Written Submissions to Public Liaison Letter and Publication in “The Londoner”

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Stanimir Metchev – 534 Kininvie Drive, London, ON N6G 1N9

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Appendix 'A'

Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989, relating to policies for Near-Campus Neighbourhoods.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the Planning Act, R.S.O. 1990, c.P.13.

PASSED in Open Council on July 26, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – July 26, 2016
Second Reading – July 26, 2016
Third Reading – July 26, 2016

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to update the vision, add to the land use planning goals, and change the boundary for Near-Campus Neighbourhoods. These changes will result in a vision statement that is clearer and more succinct, to more effectively communicate the community's vision for these important neighbourhoods. The purpose of the revised boundary is to more accurately reflect neighbourhoods whose planned function has been affected, or has the potential to be affected by their proximity to Western University (and its affiliated colleges) or Fanshawe College.

B. LOCATION OF THE AMENDMENT

This amendment applies to lands located within the Near-Campus Neighbourhoods Area, as shown on Figure 3-1 in the Official Plan, which is amended by this by-law as shown in Schedule A1.

C. BASIS OF THE AMENDMENT

As a result of a review of the Great Near-Campus Neighbourhoods Strategy it was determined that no major changes to the intent or effect of the policies for Near-Campus Neighbourhoods should be considered at this time, but that these minor changes to clarify the vision and reduce the boundary are appropriate to achieve the vision.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

- 1) Policy 3.5.19.2 is deleted in its entirety and is replaced with the following policy:

Near-Campus Neighbourhoods are extremely valuable city neighbourhoods. They provide places to live for students, faculty, and staff of our largest educational institutions and other residents who enjoy the neighbourhoods' unique attributes. These desirable neighbourhoods offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to the employment, culture, and entertainment resources that their neighbouring educational institutions offer.

Near-Campus Neighbourhoods will be planned to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.

- 2) Policy 3.5.19.4 is amended by adding the following item to the list following item xii):

xiii) Ensure that intensification can provide for reasonable uses and activities, while not interfering with the reasonable quiet enjoyment of other nearby properties.

Agenda Item # Page #

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File: OZ-8610
J. Adema

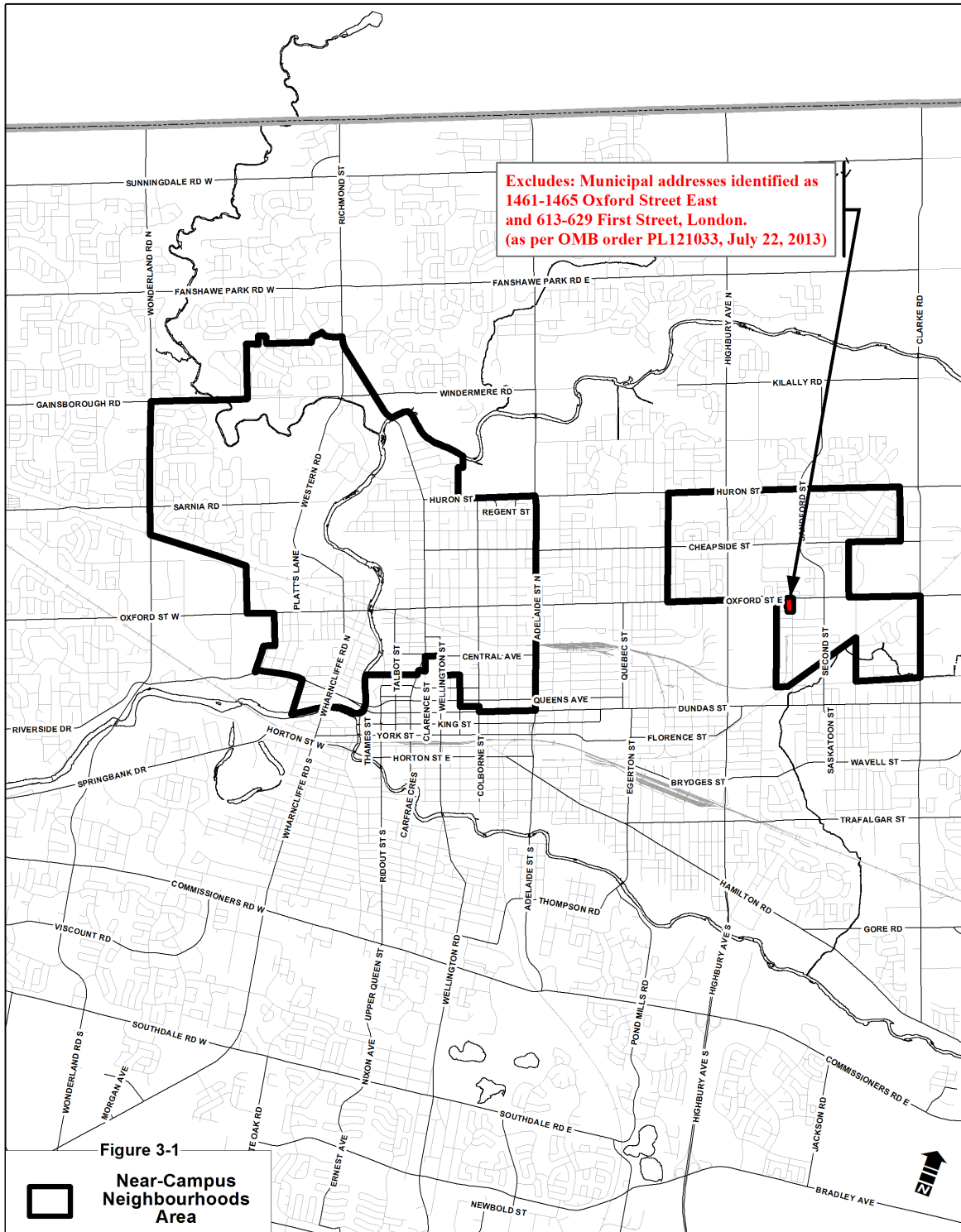
- 3) Figure 3-1 is deleted in its entirety and replaced with the new figure 3-1 in Schedule 'A1'.

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Schedule 'A1'

Revised Official Plan Figure 3-1

Figure 1



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Appendix 'B'

Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1--_____

A by-law to amend By-law No. Z.-1 to Amend Figure 4.36 to reflect the updated boundary for Near-Campus Neighbourhoods.

WHEREAS the Corporation of the City of London has applied to amend the Zoning By-law,

AND WHEREAS upon approval of Official Plan Amendment (number to be inserted by Clerk's Office), this amendment will conform to the Official Plan,

THEREFORE the Municipal Council of the Corporation of the City of London enacts as follows:

1. Figure 4.36 is deleted in its entirety and replaced with the revised figure in Schedule 'B1'

This by-law shall come into effect in accordance with subsection 17(38) of the Planning Act, R.S.O. 1990, c.P.13.

PASSED in Open Council on July 26, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

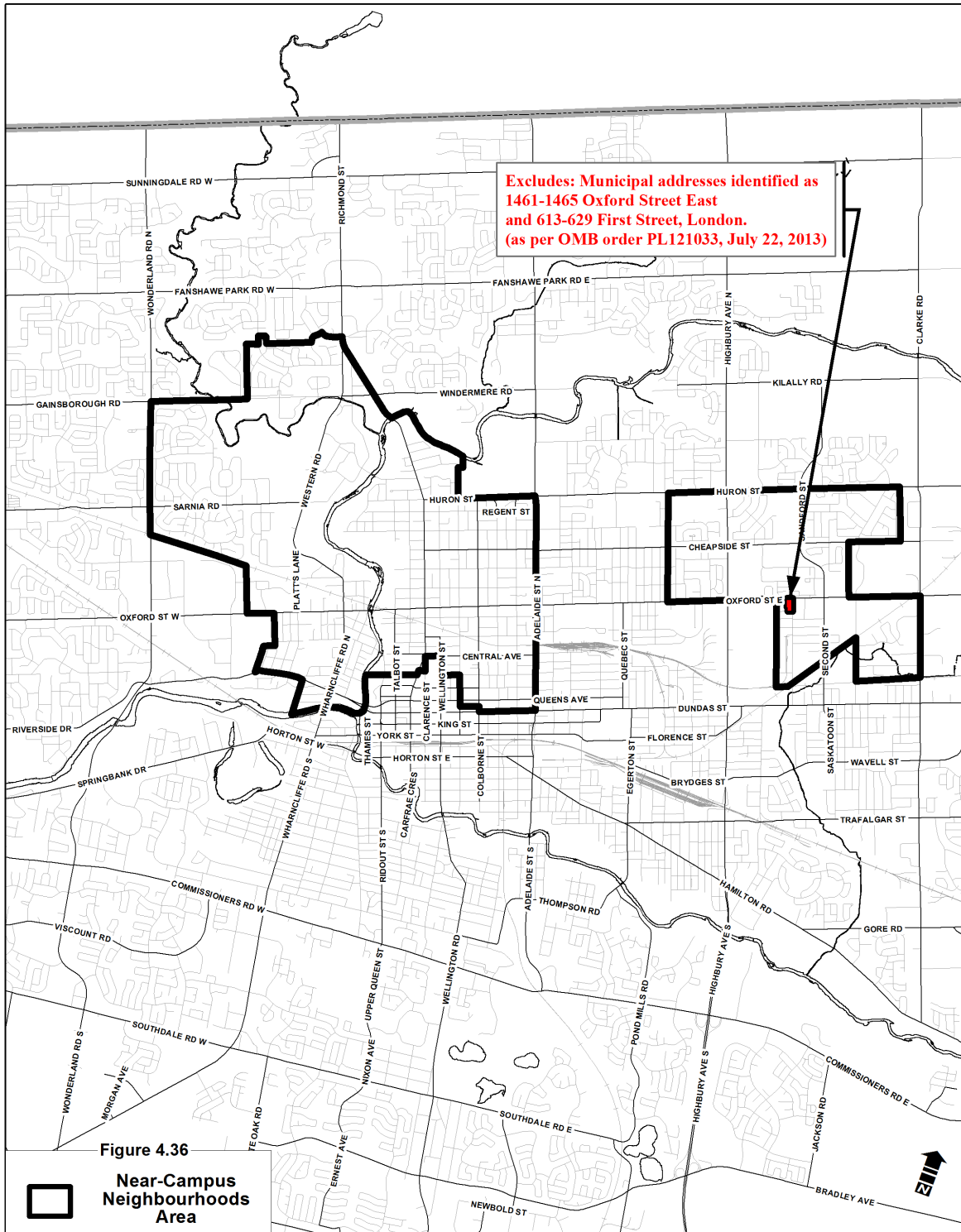
First Reading – July 26, 2016
Second Reading – July 26, 2016
Third Reading – July 26, 2016

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Schedule 'B1'

Revised Zoning by-law Figure 4.36

Schedule "A"
Figure 4.36



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Appendix 'C'

Amendment to *The London Plan*

A. Purpose of this Amendment

The purpose of this Amendment is to revise the policies for Near-Campus Neighbourhoods and the Near-Campus Neighbourhoods area on Map 7 within *The London Plan*.

B. Location of This Amendment

This amendment applies to lands within the Near-Campus Neighbourhoods area, as amended.

C. Basis of the Amendment

This Amendment is being recommended as a result of the Great Near-Campus Neighbourhoods Strategy review. It does not include any changes to the intent or planning approach in the Near-Campus Neighbourhoods policies but includes changes that reflect an Amendment to the 1989 Official Plan and revise some wording and format of the policies to fit better within *The London Plan's* format and policy structure.

D. The Amendment

The London Plan is hereby amended as follows:

1. Policies for Near Campus Neighbourhoods (policies 962 to 983) are deleted in their entirety and replaced with the policies include in Schedule 'C1'
2. Map 7 – Specific Policy Areas is amended by deleting the Near-Campus Neighbourhoods Area and replacing it with the area indicated on Schedule 'C2'

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Schedule 'C1'

Policies for Near-Campus Neighbourhoods in *The London Plan*

NEAR-CAMPUS NEIGHBOURHOODS

> DEFINITION

1_ The following policies apply to lands within Near-Campus Neighbourhoods as identified on Map 7 – Specific Policy Areas. These neighbourhoods are located within proximity to Western University and Fanshawe College. These policies will augment the applicable place type policies and the Our Tools part of this Plan.

> VISION FOR NEAR-CAMPUS NEIGHBOURHOODS

2_ Near-Campus Neighbourhoods are extremely valuable city neighbourhoods. They provide housing to a diverse group of residents that includes students, faculty, and staff of our largest educational institutions. All residents of Near-Campus Neighbourhoods enjoy these neighbourhoods' unique attributes. These desirable neighbourhoods offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to the employment, culture, and entertainment resources that their neighbouring educational institutions offer.

The vision for Near-Campus Neighbourhoods is to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.

> PLANNING GOALS FOR NEAR-CAMPUS NEIGHBOURHOODS

3_ The following planning goals will be pursued in Near-Campus Neighbourhoods in an effort to support the Vision for Near-Campus Neighbourhoods. All planning and development applications will be reviewed to evaluate the degree to which they meet these goals:

1. Plan for residential intensification in a proactive, coordinated and comprehensive fashion, utilizing secondary plans and master plans where appropriate.
2. Identify strategic locations where residential intensification is appropriate within Near-Campus Neighbourhoods and zone these opportunities accordingly; use strong transit connections to link these residential intensification opportunities to campuses.
3. Do not allow for incremental changes in use, density, intensity, and lot size that zoning amendments, minor variances and consents to sever are cumulatively leading to undesirable changes in the character and amenity of streetscapes and neighbourhoods.
4. Encourage appropriate forms of intensification that support the vision for Near-Campus Neighbourhoods and discourage forms of intensification that may undermine the long-term vision for Near-Campus Neighbourhoods.
5. In the pursuit of balanced neighbourhoods, recognize areas that have already absorbed significant amounts of residential intensification and residential intensity and direct proposals for additional intensification away from such areas.
6. Encourage a balanced mix of residential structure types at the appropriate locations while preserving stable residential areas.
7. With the exception of secondary suites, encourage residential intensification in mid-rise and high-rise forms of development and discourage a concentration of residential intensification and residential intensity in low-rise forms of housing.
8. Direct residential intensification to significant transportation nodes and corridors

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and away from the interior of neighbourhoods, excepting secondary dwelling units.

9. Utilize zoning and other planning tools to allow for residential intensification and residential intensity which is appropriate in form, size, scale, mass, density, and intensity.
10. Ensure that residential intensification projects incorporate urban design qualities that enhance streetscapes, complement adjacent properties, and contribute to the character and functional and aesthetic quality of the neighbourhood.
11. Conserve heritage resources in ways that contribute to the identity of streetscapes and neighbourhoods, in compliance with the Cultural Heritage chapter of this Plan.
12. Encourage affordable housing opportunities.
13. Ensure intensification is located and designed to respect the residential amenity of nearby properties.

> DEFINITION OF RESIDENTIAL INTENSITY

4 Residential intensification is defined within the Neighbourhoods Place Type policies of this Plan, and in general refers to an increase in the number of dwelling units on a site. Residential intensity is different than intensification as it refers to the increase in the usability of an existing dwelling, building, or site to accommodate additional occupancy. It includes, but is not limited to, building construction or additions, increasing the number of bedrooms in a building, and expanding parking areas, but does not include the development of a property, site, or area at a higher density than currently exists.

> INTENSIFICATION AND INCREASES IN RESIDENTIAL INTENSITY IN NEAR-CAMPUS NEIGHBOURHOODS

5 Near-Campus Neighbourhoods have been planned with substantial opportunities for intensification. Most intensification in Near-Campus Neighbourhoods will be directed to place types that are intended to allow for mid-rise and high-rise residential development. These include the Transit Village, Rapid Transit Corridor, Urban Corridor, and Shopping Area Place Types. Intensification may also occur in some locations within the Neighbourhoods Place Type where it is permitted in Tables 10 to 12 and meets the Near-Campus Neighbourhoods policies of this Plan. Intensification is also permitted on lands that are within the High Density Residential Overlay (from 1989 Official Plan).

> INTENSIFICATION AND INCREASES IN RESIDENTIAL INTENSITY IN THE NEIGHBOURHOODS PLACE TYPE WITHIN NEAR-CAMPUS NEIGHBOURHOODS

6 Residential intensification or an increase in residential intensity, as defined in these policies, may be permitted in the Neighbourhoods Place Type within Near-Campus Neighbourhoods only where it has been demonstrated that all of the criteria listed below have been met.

1. The proposed development is in conformity with the vision and planning goals for Near-Campus Neighbourhoods.
2. The proposed development is consistent with Tables 10 to 12 in the Neighbourhoods Place Type.
3. The development conforms to the Residential Intensification policies of this Plan, where those policies do not conflict with Near-Campus Neighbourhoods Policies.
4. The development conforms to any relevant Specific Policies of this chapter.
5. The development provides for an adequate amenity area that is appropriately shaped, configured, and located.

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J. Adema**

6. Mitigation measures are incorporated into the proposed building(s) and site design which ensure that the amenity of surrounding residential land uses is not negatively impacted.
7. Significant heritage resources are protected and conserved where appropriate and necessary according to the Cultural Heritage policies of this Plan.
8. The proposal establishes a positive and appropriate example for similar locations within the Near-Campus Neighbourhoods areas.

7_ For lands in the Neighbourhoods Place Type that are located within Near-Campus Neighbourhoods, the following forms of intensification and increased residential intensity will not be permitted:

1. Development proposals that are inconsistent with the uses and intensity shown in tables 10 to 12 of this Plan.
2. Developments within neighbourhoods that have already absorbed significant amounts of residential intensification and/or residential intensity and are experiencing cumulative impacts that undermine the vision and planning goals for Near-Campus Neighbourhoods.
3. Residential intensity that is too great for the structure type that is proposed.
4. Proposed lots and buildings requiring multiple variances that, cumulatively, are not in keeping with the spirit and intent of the zoning that has been applied.
5. Inadequately sized lots that do not reasonably accommodate the use, intensity or form of the proposed use due to such issues as:
 - a) A lack of on-site amenity area.
 - b) Inadequate parking areas to accommodate the expected level of residential intensity.
 - c) Excessive proportions of the site devoted to parking areas and driveways.
6. Built forms that are not consistent in scale and character with the neighbourhood, streetscape and surrounding buildings.
7. Developments that continue an ad-hoc and incremental trend toward residential intensification within a given street, block, or neighbourhood, rather than a proactive, coordinated, and planned approach toward residential intensification.
8. Converted Dwellings that do not reasonably accommodate the increased intensity of the proposed use due to issues such as:
 - a) A lack of on-site amenity area.
 - b) Inadequate parking areas to meet required number of spaces.
 - c) Relationship to adjacent residential properties that is not consistent with the prevailing neighbourhood form or character.

8_ Zoning Regulations will be utilized in the Neighbourhoods Place Type within Near-Campus Neighbourhoods to encourage appropriate residential intensification and intensity that is consistent with the vision, goals, and other policies for Near-Campus Neighbourhoods. Such regulations may include floor area ratios, maximum gross floor area, maximum number of bedrooms per unit by structure type, maximum parking area coverage, minimum landscaped and open space areas, and other regulations as determined by the City.

> CONSENTS TO SEVER IN NEAR-CAMPUS NEIGHBOURHOODS

9_ In the review of applications for consents to sever, it will be recognized that in some

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Near-Campus Neighbourhoods, Council has established specific zoning regulations that are not intended to support a continuation of the prevailing lot fabric that has been established over time. In these cases, Council has recognized that the area has already absorbed significant residential intensification or residential intensity and has established a zone that is intended to curtail lot creation below an estimated minimum lot size. This minimum lot size may be larger than the prevailing lot fabric in the area. In Near-Campus Neighbourhoods, applications for consents to sever will be evaluated based on the following:

1. The consent will not undermine the intent of the *Zoning By-law* where Council has applied a zone that is intended to establish a new standard for lot sizes in the neighbourhood, which may be larger than the prevailing lot fabric that has been established over time in that neighbourhood.
2. The conveyed and retained parcels will be required to function independently without the use of easements or shared facilities such as, but not limited to, mutual driveways or parking areas.
3. The consent will be consistent with, or assist with the implementation of, the vision and planning goals for Near-Campus Neighbourhoods.
4. The proposed consent is consistent with the Lot Creation policies of the Neighbourhoods Place Type.

> MINOR VARIANCES IN NEAR-CAMPUS NEIGHBOURHOODS

10_ The *Planning Act* identifies four tests when determining the appropriateness of a request for a minor variance. One of these four tests is whether the general intent and purpose of the official plan is maintained. The following policies are intended to provide guidance for minor variance applications in Near-Campus Neighbourhoods as part of the consideration of this test.

11_ The following criteria will be considered for minor variance applications in Near-Campus Neighbourhoods:

1. The requested variance(s) will not undermine the intent of the *Zoning By-law* where Council has applied a zone that established additional regulations or a new standard in the neighbourhood that may be different than that of the prevailing development in the area.
2. The requested variance(s) will not lead to intensification that is not consistent with the policies for intensification and intensity in Near-Campus Neighbourhoods.
3. The requested variance(s) will not result in an increase in residential intensity where the proposed new development, expanded development, or modified development can reasonably meet the regulations of the *Zoning By-law* through a reconfiguration of the development proposal.
4. Where a street, block, or neighbourhood in the Neighbourhoods Place Type has already absorbed substantial residential intensification, a minor variance to accommodate a proposed consent to sever will be discouraged.
5. Site-specific minor variance applications to accommodate an increase in residential intensity on lands that are not unique within their context and do not have any special attributes which would warrant a site-specific minor variance will not be supported.
6. Minor variances to permit front yard parking will be discouraged where the proposed new development, expanded development or modification to an existing development eliminates existing parking that is in a location which conforms to the *Zoning By-law*.

Agenda Item # Page #

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File: OZ-8610
J. Adema

> CAMPUS LANDS ADJACENT TO THE COMMUNITY

12_ At appropriate locations on the periphery of campus lands, where these lands are adjacent to Near-Campus Neighbourhoods, the University and Colleges will be encouraged to develop parks, urban parks, plazas, squares, forecourts, and other gathering areas where members of the community and the educational institutions can congregate and interact.

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Schedule 'C2'

***Near-Campus Neighbourhoods Area
to be included on Map 7 – Specific Policy Areas***

