



# City of London

## Near-Campus Neighbourhoods Planning Amendments



### Great Near-Campus Neighbourhoods Strategy Brief Summary of Past Initiatives

- London has a long history of planning measures to address the issue of “Student Housing” beginning in 1985
- Previous planning measures were incremental, reactive, and focused in specific geographical locations and only near UWO
- This simply caused the issues to migrate to areas where the planning measures were not applied
- The continued growth of the student population and the new concerns near Fanshawe College has required Staff to search for a more holistic approach



## Great Near-Campus Neighbourhoods Strategy 10 Strategies (Summary)

1. Welcome students as a vital part of the community
2. Provide for safe housing
3. Offer a higher level of public service to the community
4. Align expectations
5. Protect residential amenity



## Great Near-Campus Neighbourhoods Strategy 10 Strategies (Summary)

6. Provide alternatives to balance the mix
7. Create great places and spaces in our neighbourhood
8. Invest in infrastructure
9. Level the playing field for landlords
10. Provide for affordable housing

Each strategy is then further broken down into numerous individual initiatives



## Great Near-Campus Neighbourhoods Strategy – Implementation Plan

- An Implementation Plan was developed to identify how the Strategy was to be applied
- Two components to the Implementation Plan:
  - Identify the responsible organization (partner) responsible to initiate/fulfill each individual initiative to establish a level of expectation and accountability
  - Identify the timeline in which the initiative is expected to be initiated



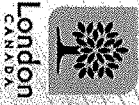
## Great Near-Campus Neighbourhoods Strategy Implementation Plan

		TIME				
		Previous 3 years	Recently Completed/ Underway	Next 6 Months	Next Year	Next 1-3 Years
PARTNERS		- Initiated proactive enforcement	- Higher fines for Noise By-law (more than doubled)	- Bring Rental Housing Licensing By-law Report to Planning Committee		
	City of London & Community	- Proactive enforcement expanded to Fairbairn area	- Proactive enforcement expanded	- Explore opportunity to enforce Rooming and Lodging House Regulations in Z-1 as per Ottawa decision		
	By-law Enforcement	- Closing of Land By-law - 1 warning practice	- Inspector By-law to consolidate inspection powers	- Training session for landlords (Fairbairn)		
			- Fees By-law for repeated site visits	- Training sessions for Street Captains		
			- Partner with Project LEAPs	- Consolidate By-law Enforcement with Parking Enforcement		
			- Establish Nuisance By-law (e.g. Utterance in public)	- Noise By-law review including escalating fines		



# Great Near-Campus Neighbourhoods Strategy Implementation Plan

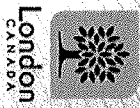
PARTNERS	TIME					
	Previous 3 years	Recently Completed/ Underway	Next 6 Months	Next Year	Next 1-3 Years	
City of London & Community	By-law Enforcement (Continued)	- Evaluate new CP for existing and proposed at the OMB	- Establish new CP policies for all city-adjacent areas	- Modify Zoning By-law to regulate businesses by structure type	- Identify opportunities for density development at strategic locations	- Amend Official Plan policies to support the existence of light units or padlocks
		- St. George's City-adjacent Study	- Create new City-adjacent neighbourhood strategy to coordinate the development of City-adjacent areas	- Engage in consultation to ensure that existing and new zoning and parking on University Road in Waterloo	- Explore opportunities to integrate projects in near campus neighbourhoods with other city initiatives to enhance the quality of life in Waterloo	- Establish new development programs in near campus neighbourhoods which describe the vision for each neighbourhood and provide a framework for providing a contract for applications



# Great Near-Campus Neighbourhoods Strategy Implementation Plan

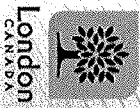
PARTNERS	TIME				
	Previous 3 years	Recently Completed/ Underway	Next 6 Months	Next Year	Next 1-3 Years
City of London & Community	Planning	- Establish new Zoning Regulations for near-campus areas in London and Outer London	- Establish new Zoning Regulations for near-campus areas in Waterloo	- Engage in consultation to ensure that existing and new zoning and parking on University Road in Waterloo	- Engage in consultation to ensure that existing and new zoning and parking on University Road in Waterloo
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# Great Near-Campus Neighbourhoods Strategy Implementation Plan

		TIME				
		Previous 3 years	Recently Completed/ Underway	Next 6 Months	Next Year	Next 1-3 Years
City of London & Community (Continued)	EESD		Continually monitor progress for near campus neighbourhoods and work with other departments to ensure consistency.	Continue to monitor progress for near campus collection year.		
	Other		Continually monitor progress for near campus neighbourhoods and work with other departments to ensure consistency.	Continue to monitor progress for near campus collection year.		
University of Western Ontario			London that Connected - Provide large grants to support the development of near campus neighbourhoods and work with other departments to ensure consistency.	Continue to monitor progress for near campus collection year.	Seek opportunities for future near campus development and work with other departments to ensure consistency.	
	Administration		Provide to Trust & Open Committee - Provide to Trust & Open Committee - Monitor progress for near campus neighbourhoods and work with other departments to ensure consistency.	Continue to monitor progress for near campus collection year.	Seek opportunities for future near campus development and work with other departments to ensure consistency.	



# Great Near-Campus Neighbourhoods Strategy Implementation Plan

		TIME				
		Previous 3 years	Recently Completed/ Underway	Next 6 Months	Next Year	Next 1-3 Years
University of Western Ontario	Administration		London that Connected - Provide large grants to support the development of near campus neighbourhoods and work with other departments to ensure consistency.	Continue to monitor progress for near campus collection year.	Seek opportunities for future near campus development and work with other departments to ensure consistency.	
	Student Council		Provide to Trust & Open Committee - Provide to Trust & Open Committee - Monitor progress for near campus neighbourhoods and work with other departments to ensure consistency.	Continue to monitor progress for near campus collection year.	Seek opportunities for future near campus development and work with other departments to ensure consistency.	





## Great Near-Campus Neighbourhoods Strategy Implementation Plan

		TIME				
		Previous 3 years	Recently Completed/ Ongoing	Next 6 Months	Next Year	Next 1-3 Years
PARTNERS	Fanshawe College (Continued)		- London Transit pass provided to full-time students  - Blue box initiative (Student gov't to deliver 210 bins, garbage bags, and info related to behaviour)  - Several off-campus information articles in the vicinity of Kilarobang		- Engage students in the dialogue and solution building	
	Student Council (Continued)					



## Near-Campus Neighbourhoods Neighbourhood Vision

- A vision for Near-Campus Neighbourhoods was adopted by Council
- This vision is that Near-Campus Neighbourhoods:
  - Are diverse and inclusive from many different perspectives
  - Are occupied by a balanced mix of long-term and short-term residents
  - Provide for a strong sense of social connectedness amongst neighbours





## Near-Campus Neighbourhoods Neighbourhood Vision

- This vision is that Near-Campus Neighbourhoods:
  - Exude vibrancy, culture, creativity, interest and dynamism
  - Protect residential amenity and character
  - Offer a strong sense of identity
  - Engender respect for the neighbourhood and all those that live in it
  - Provide for reasonable quiet enjoyment of private property
  - Provide for reasonable entertainment, expression and diverse activities on private property



## Near-Campus Neighbourhoods Neighbourhood Vision

- This vision is that Near-Campus Neighbourhoods:
  - Cherish, conserve and protect heritage resources
  - Provide for safe, varied and affordable housing opportunities
  - Support the attraction of a strong student body
  - Help to encourage students to stay in London after their studies are complete – providing the community with an outstanding labour force
  - Help to recruit the best and brightest staff and faculty
  - Allow residents to enjoy unique culture, entertainment and recreation opportunities



## Near-Campus Neighbourhoods Current State of Affairs

- However, the current state of affairs in Near-Campus Neighbourhoods is not consistent with this vision
- Lack of a balanced mix of long-term and short-term residents

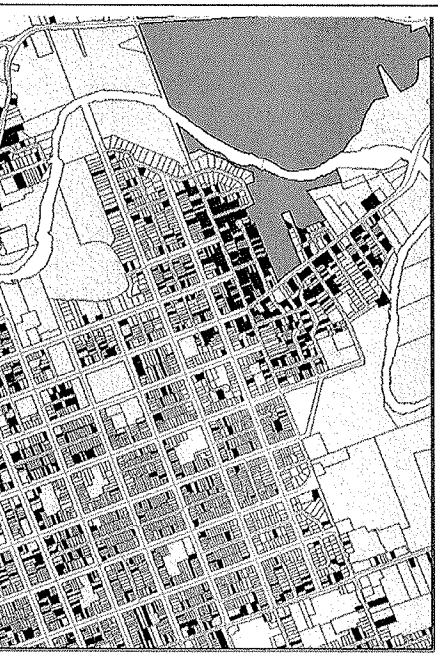
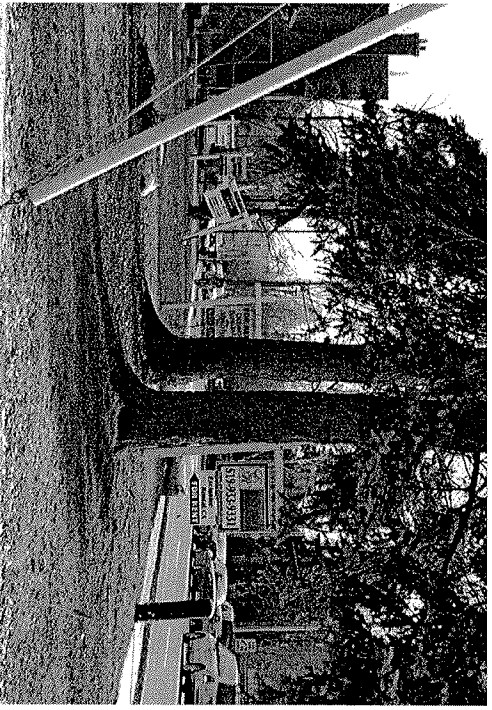


Figure 1: Old North  
Derived Rental Housing



## Near-Campus Neighbourhoods Current State of Affairs

- The “For Rent” signs are an indication of the constant “turnover” of residents in the City’s Near-Campus Neighbourhoods





# Near-Campus Neighbourhoods Current State of Affairs

- Incremental intensification in the absence of a master plan

2002 – One residential lot

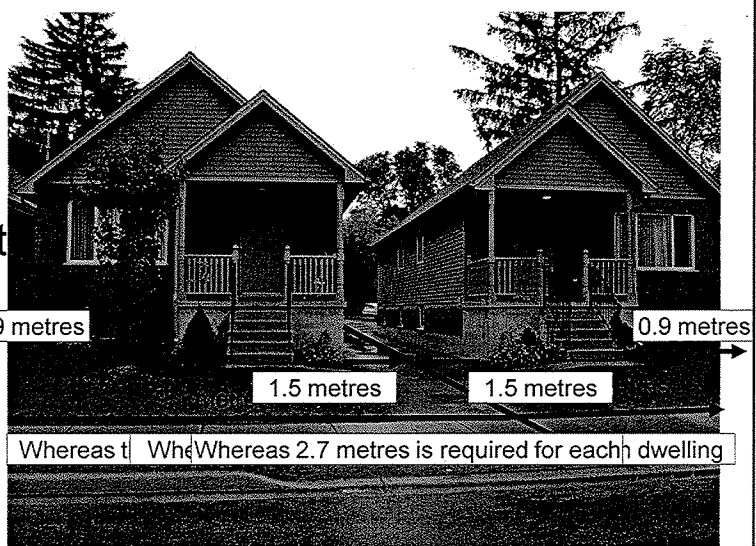
2004 – Two residential lots



# Near-Campus Neighbourhoods Current State of Affairs

- Intensification that requires multiple minor variances in order to “shoehorn” development where it otherwise would not be permitted by the Zoning By-law

Minor Variances Required for:  
 Lot Frontage  
 Side Yard Variances  
 Driveway Widths





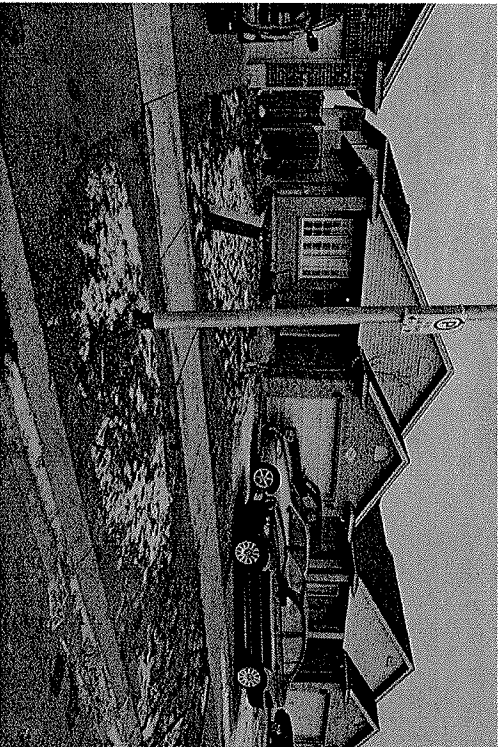
## Near-Campus Neighbourhoods Current State of Affairs

- The result is two dwellings that are unable to function on their own and are interdependent on one another to function



## Near-Campus Neighbourhoods Current State of Affairs

- Inadequate parking for the level of intensity that these dwellings are expected to accommodate...

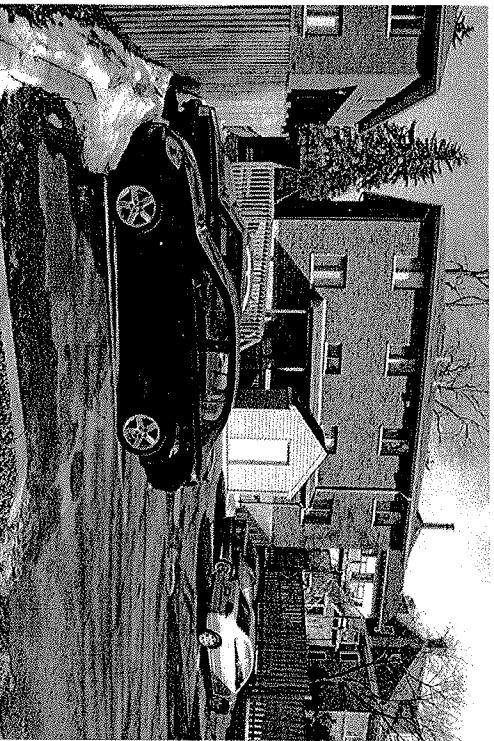




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## Near-Campus Neighbourhoods Current State of Affairs

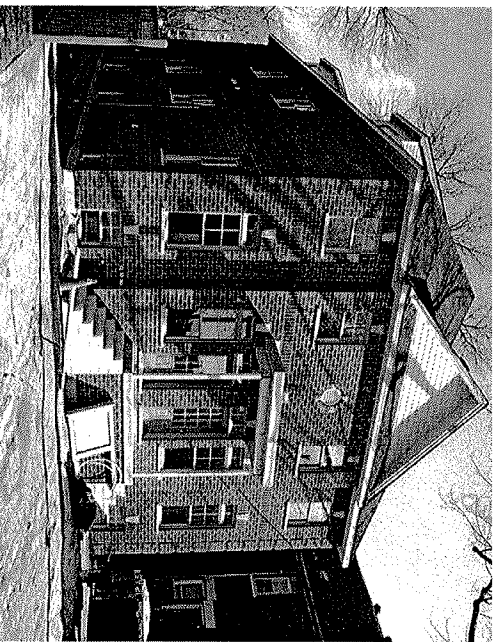
- ... Or too much parking resulting in the elimination of outdoor amenity areas



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## Near-Campus Neighbourhoods Current State of Affairs

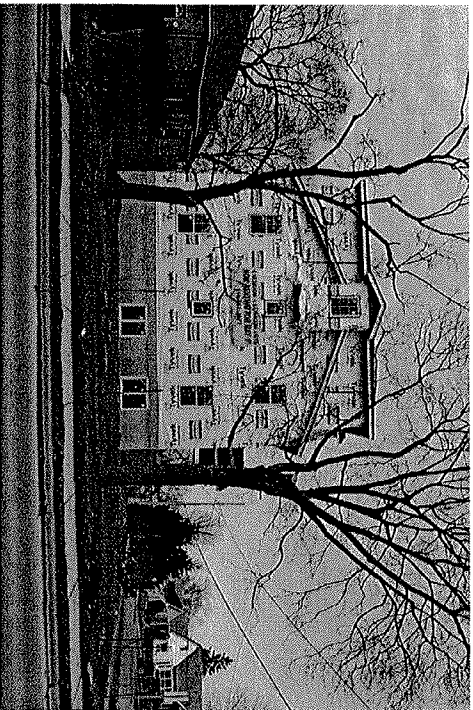
- Disproportionate number of bedrooms per dwelling unit than in other areas of the City





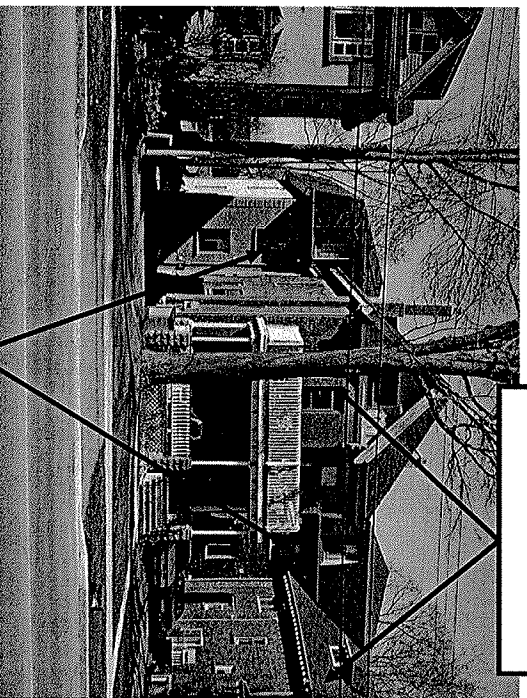
## Near-Campus Neighbourhoods Current State of Affairs

- Construction of buildings that are out-of-character with the surrounding development of the neighbourhood



## Near-Campus Neighbourhoods Current State of Affairs

- Or the construction of building additions that are out-of-keeping with the character and scale of the surrounding development





- Proposed Official Plan amendments
- Proposed Zoning By-law amendments
- Other By-law Amendments

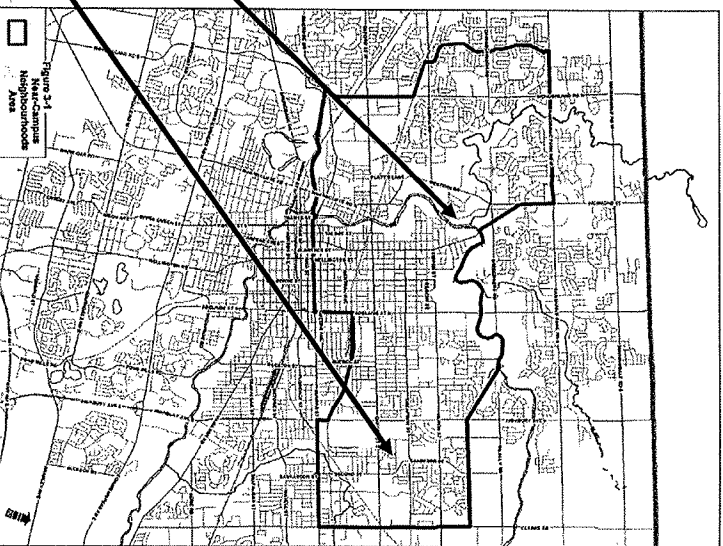


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## Near-Campus Neighbourhoods Proposed Official Plan Amendments

- Define the area where the proposed policies will apply
- This special policy area will be known as the “Near-Campus Neighbourhoods Area”

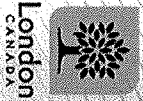
The University of  
Western Ontario  
Fanshawe College





## Near-Campus Neighbourhoods Proposed **Official Plan** Amendments

- Formalize the Vision for Near-Campus Neighbourhoods by incorporating it as Official Plan policy
- Outline the land use planning Goals for these Neighbourhoods and incorporating them as Official Plan policy



## Near-Campus Neighbourhoods Proposed **Official Plan** Amendments

- Outline the parameters around what forms of intensification will be encouraged and supported
- These will be referred to “*Appropriate and Sustainable Forms of Intensification*”





## Near-Campus Neighbourhoods Proposed **Official Plan** Amendments

- Preferred forms of intensification are purpose-built and located on lands designated for higher densities



## Near-Campus Neighbourhoods Proposed **Official Plan** Amendments

- New Consent Policies
  - Council's intent is to curtail the creation of small lots that undermine the existing Zoning
  - Applications for consent must also conform to the Near-Campus Neighbourhoods Vision and Goals



## Near-Campus Neighbourhoods Proposed **Official Plan** Amendments

- New policies stating that variances will not be supported where:
  - they will create inappropriate and unsustainable forms of intensification
  - it is intended to legalize a construction project that has already occurred illegally on the site
  - they accommodate a consent application that sets precedence for similar severances



## Near-Campus Neighbourhoods Proposed **Official Plan** Amendments

- New requirements for residential intensification:
  - New definitions for “intensification” and “infill”
  - Neighbourhood Character Statement required
  - Public site plan review
  - Urban design criteria



- Proposed Official Plan amendments
- Proposed Zoning By-law amendments
- Other By-law amendments



**Near-Campus Neighbourhoods**  
**Proposed Zoning By-law Amendments**

- Proposed City-wide amendments include:
  - Changes to the calculations of Parking Area Coverage





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## Near-Campus Neighbourhoods Proposed Zoning By-law Amendments

- Reduction in the maximum number of bedrooms for
  - duplex,
  - triplex,
  - fourplex,
  - converted dwellings, and
  - dwelling units within apartment buildings
- from 5-bedrooms to 3-bedrooms per unit

#Bedrooms	Single	Duplex	Triplex	Fourplex	Fiveplex
1	334 0.4%	300 10.4%	60 43.5%	120 32.6%	49 58.3%
	0.4%	10.4%	43.5%	32.6%	58.3%
2	8190 10.8%	1778 61.9%	66 47.8%	202 54.9%	28 33.3%
	11.2%	72.3%	91.3%	87.5%	91.7%
3	42075 55.2%	664 23.1%	8 5.8%	41 11.1%	4 4.8%
	66.4%	95.6%	97.8%	98.6%	98.4%
4	20340 26.7%	102 3.5%	2 1.4%	2 0.5%	1 1.2%
	93.1%	99.0%	98.6%	99.2%	97.6%
5	2621 3.4%	22 0.8%	2 1.4%	2 0.5%	1 1.2%
	96.6%	99.7%	100.0%	99.7%	98.8%
6+	2621 3.4%	8 0.3%	0 0.0%	1 0.3%	1 1.2%
	100.0%	100.0%	100.0%	100.0%	100.0%
Totals	76181	2874	138	368	84



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## Near-Campus Neighbourhoods Proposed Zoning By-law Amendments

- Proposed regulations include:
  - Parking standard regulations (currently existing in portions of this neighbourhood)
  - Landscaped open space requirements
  - More stringent side-yard set back requirements to better regulate the creation of mutual driveways



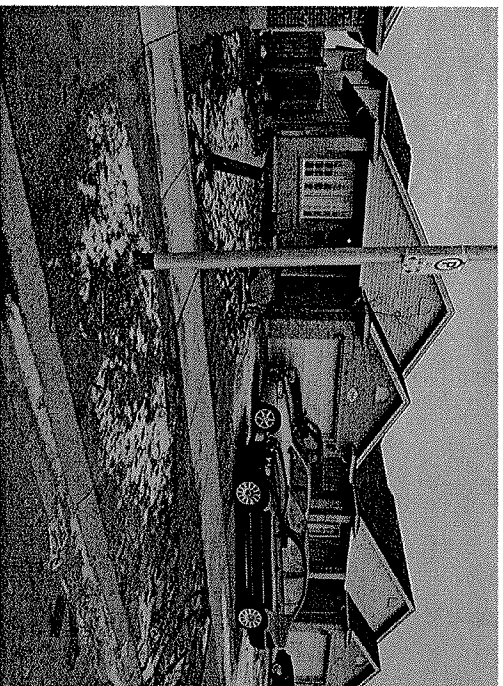
- Proposed Official Plan amendments
- Proposed Zoning By-law amendments
- Other By-law amendments



Near-Campus Neighbourhoods  
**Proposed Unauthorized Parking By-law**  
Amendments

**Proposed amendment:**

Requiring that vehicles be parked perpendicular to the street to prevent the parallel parking that occurs when dwellings are expected to accommodate increased levels of intensity





## Near-Campus Neighbourhoods By-law to Regulate Off-street Parking Adoption

### Proposed amendment:

Limiting vehicular access to properties to the driveway to prevent vehicles from traversing front lawns



## Near-Campus Neighbourhoods Proposed **Local Appeal Bodies**

- Proposed amendments include:
  - Section 8.1 of the *Planning Act* allows a municipality to appoint one appeal body empowered to hear appeals for Minor Variance and Consent applications
  - Local Appeal Body replaces the OMB for appeals related to Minor Variance and Consent applications



## Near-Campus Neighbourhoods

### **Residential Rental Units Licensing By-law**

- The intent is to:
  - address sub-standard housing conditions in rental units
  - protect the amenity, character and stability of residential areas
- Applies to any building containing four or less rental units (including single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes) and converted dwellings.
- Rental units in apartment and townhouse buildings are exempt.