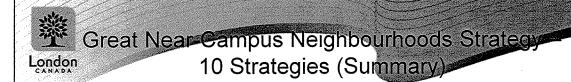


City of London

Near-Campus Neighbourhoods
Planning Amendments

Great Near-Campus Neighbourhoods Strategy London 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



- 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)

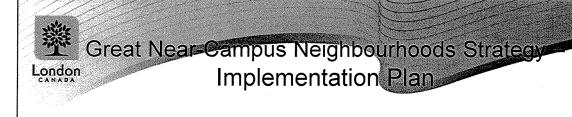
- 6. Provide alternatives to balance the mix
- 7. Create great places and spaces in our neighbourhood
- 8. Invest in infrastructure
- 9. Level the playing field for landlords
- 10. Provide for affordable housing

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

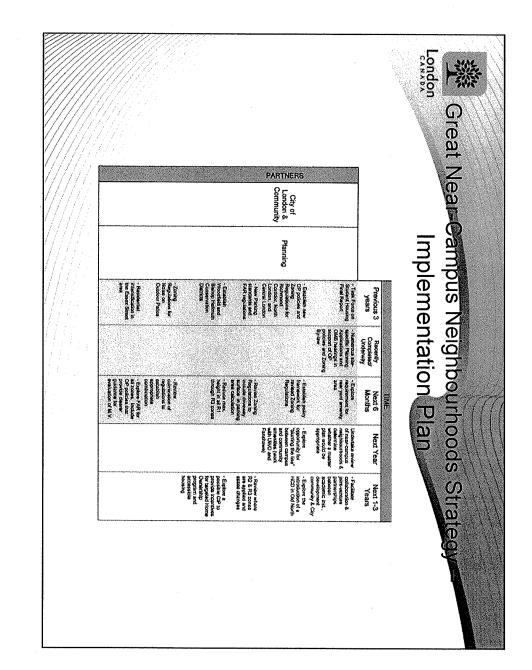


		Previous 3 years	Recently Completed/ Underway	Next 6 Months	Next Year	Next 1-3 Years
		- initiated prostrive enforcement	Higher free for Notes By laws (trace then doubled)	- Bong Pental Housing Loonsing By-less Report to Planning Committee		
PARTNER8		- Proactive enforcement expanded to Fansitave eres	- Proactive sero-resment supervised	- Explore opportunity to enforce Rooming and Lodging House Regulations in Z-1 as per Oshanse decision		
		- Cleaning of Land By-law- 1 warning practice	- Inspection By-law to consolidate inspection powers	- Training session for landstore (Fanshiase)	900000000000000000000000000000000000000	
City of London & Community	By-law Enforcement		- Fees By lawfor repeated site risks	-Training sessions for Street Captains	erence de la companya	
			- Parmor with Project LEARS	- Consolidate By- low Enforcement with Parking Enforcement	no.exigipeemigyeegg	
			- Establish Nuisanca By-lee (re: Uninetion in public)	- Noise By-bar review including escalating fines	no-monorman esta esta	

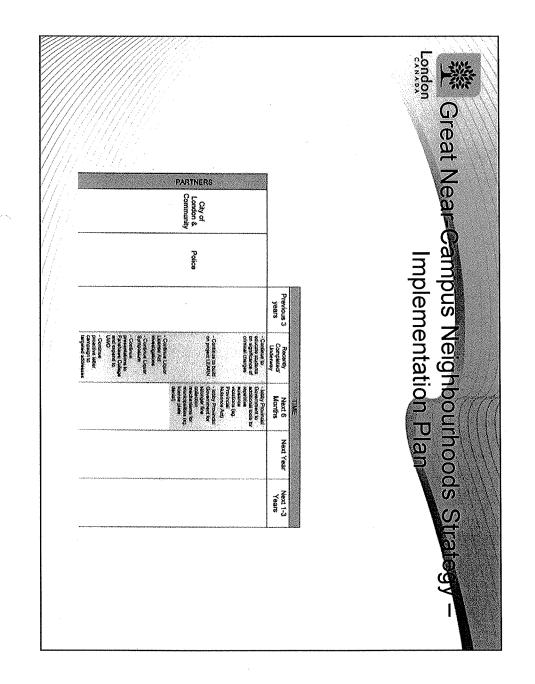


Great Near-Campus Neighbourhoods Strategy Implementation Plan

////		PARTNERS			
		City of London & Community			
			(Continued)	By-law Enforcement	
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	- Expine development projects in near campus neighbourhoods which can substance the Chadras City interior	identify opportunities for med. & high density density at strategic locations		-	Next Year
	- Existition new policies in the OP which describe the resion for each new respectively a control of the policing a contain for parameter paramete	Anand Official Pan policies to clerity that the existence of singul units or bedrooms does not constitute a basis of support to legislice	en andre en	ota e en que a granda que está que a Atlanta de Se	Next 1-3 Years



							Great Near-Campus Neighbourhoods Strategy London Plan London Plan
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//				Community	City of		<u> </u>
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	- Marie Care Constant and American			4-1		Previous 3 years	us I
		gunnonia meneral Versi centre su Acestra	-London Transil pass provided to Till-time students	-Penner in Town & - Dailwer Ske Gover Committee - prevention cressages	Continual presimations of sections of sections of sections of sections of sections of sections of the sections of sections of sections of the sections of sections		Impus Neighbourhood Implementation Plan
			-Continue to develop new memores for enquiping students	- Damer Se prevence messages		Next 6 Months	ion P
	- Ensure that existing mechanisms in the sign by-law are unitized and enforced	- Expices - Expices - providing bus sites bar closings	- Explore improved ransi finiages for students - Raview hours and regularity of			Next Year	hood
		instact to transit	- Ecylors improvements to americas offered by transit on routes - Ecylors possibility of			Next 1-3 Years	s St
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Great Near-Campus Neighbourhoods Strategy Implementation Plan

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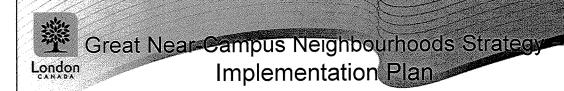
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		TN of Western		Great Near-Campus Neighbourhoods Strategy Implementation Plan
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Great Near-Campus Neighbourhoods Strategy Implementation Plan

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		Administration			
			and designed a transport of the second of th		Previous 3 years
- E-mail certiful(n) - Code of Contract review - Conduct meetings with local tandbook	- Non-authority Campus scholler	- Course overstation vicas	-Parisse in Toure & Come Commisses	- The second	Recardly Completed/ Underway
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	PARTNERS		
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		Next 1-3 Years	<u> </u>
- Control Mendo of the Control of th		L	o la



				TIME		
		Previous 3 years	Recently Completed/ Underway	Next 6 Months	Next Year	Next 1-3 Years
Fanshawe College (Continued)	Student Council (Continued)		- London Timesk pass provided to full-bras students - Blue box initiative (Student point to deliver 200 bras, garbage boxs, and and on student to benession Seneral off-campus information strickes in Smit addition of interrobang		Engage students in the dislogue and solution building	-



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 shortterm 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 quite enjoyment of private property
 - Provide for reasonable entertainment, expression and diverse activities on private property

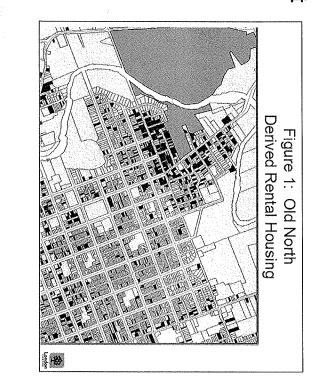


Near-Campus Neighbourhoods Neighbourhood Vision

- 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



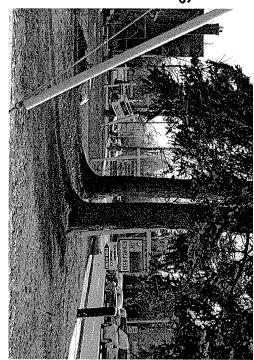
- However, the current state of affairs in Near-Campus Neighbourhoods is not consistent with this vision
- Lack of a balanced mix of long-term and short-term residents

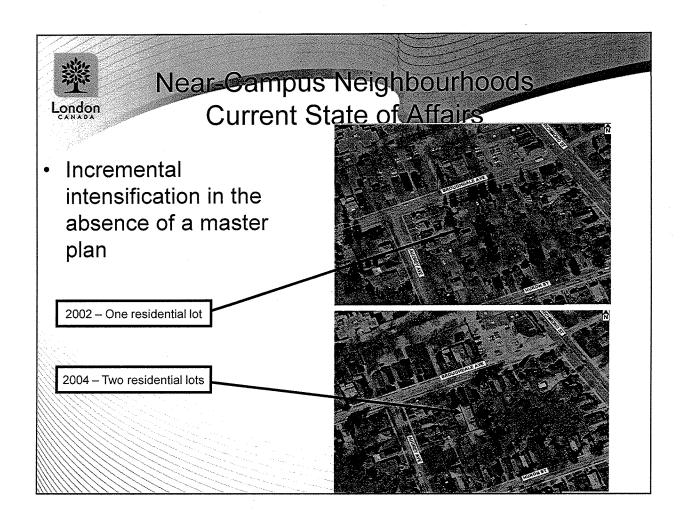


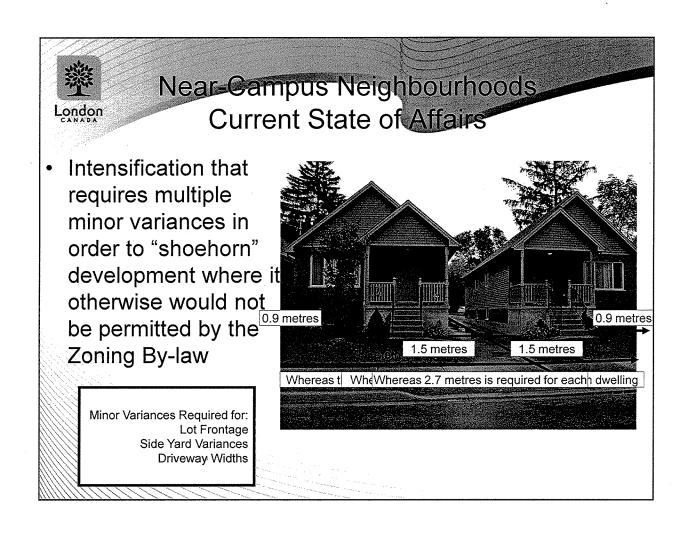


Near-Campus Neighbourhoods Current State of Affairs

The "For Rent" signs are an indication of the constant "turnover" of residents in the City's Near-Campus Neighbourhoods

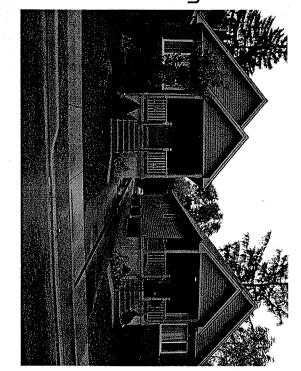








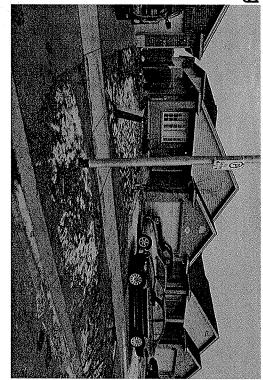
The result is two dwellings that are unable to function on their own and are interdependent on one another to function





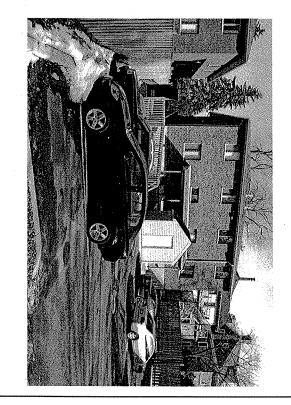
Near-Campus Neighbourhoods Current State of Affairs

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





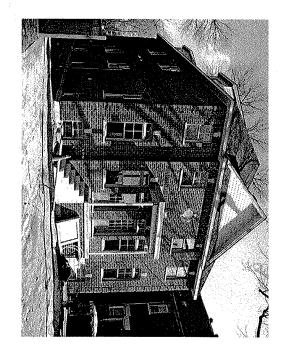
...Or too much parking resulting in the elimination of outdoor amenity areas





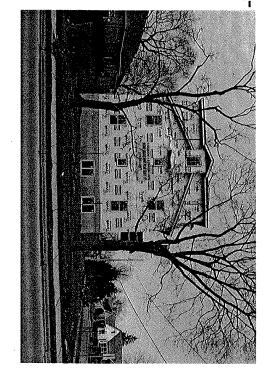
Near-Campus Neighbourhoods Current State of Affairs

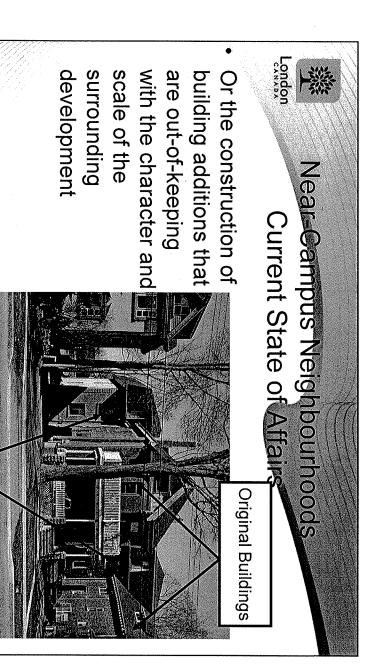
Disproportionate number of bedrooms per dwelling unit than in other areas of the City



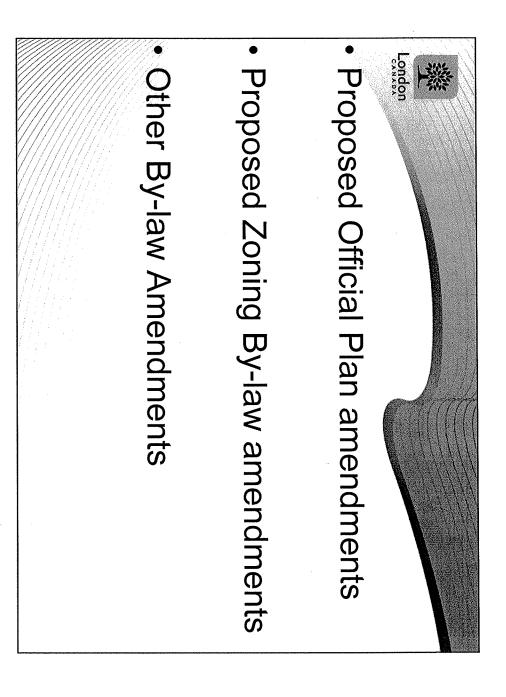


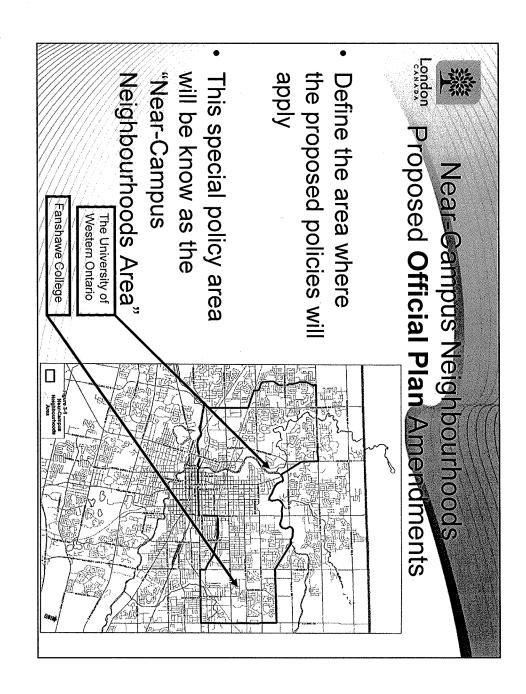
Construction of buildings that are out-of-character with the surrounding development of the neighbourhood





Massive Additions







Proposed Official Plan Amendments Near-Campus Neighbourhoods

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



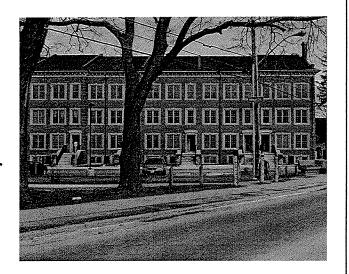
Proposed **Official Plan Amend**ments Near-Campus Neighbourhoods

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



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 <u>not</u> 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



- Proposed City-wide amendments include:

 Changes to the
- Changes to the calculations of Parking
 Area Coverage





Near-Campus Neighbourhoods

Proposed Zoning By-law Amendments

- Reduction in the maximum number of bedrooms for
- duplex,
- triplex,
- fourplex,
- converted dwellings, and
- apartment buildings

from 5-bedrooms to 3bedrooms per unit

	84		368		138		2874		76181	Totals
100.0%		100.0%		100.0%		100.0%		100.0%		
1.2%		0.3%	1	0.0%	0	0.3%	00	3.4%	2621	64
98.8%		99.7%		100.0%		99.7%		96.6%		
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97.6%		99.2%		98.6%		99.0%		93.1%		
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91.7%		87.5%		91.3%		72.3%		11.2%		
33.3%	28	54.9%	202	47.8%	99	61.9%	1778	10.8%	8190	2
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58.3%	49	120 32.6%	120	43.5%	69	300 10.4%	300	0.4%	334	- -k
Fiveplex	-	Fourplex	Fog	Triplex	17	Duplex	Du	gle	Single	#Bedrooms



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

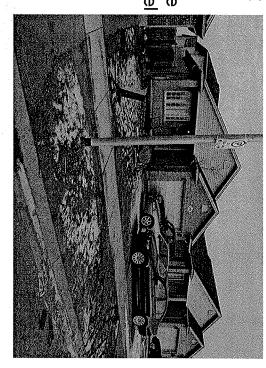


- Proposed Official Plan amendments
- Proposed Zoning By-law amendments
- Other By-law amendments



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 London 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.