

## **How City staff's long-preferred Near-Campus Neighbourhood "Second Unit" (granny flat) ban was "imposed" by Ministry - despite Council voting against ban**

*December 8, 2015* – Council refers staff's draft "Second Unit" Policy, with Near Campus Neighbourhood ban, back to staff to seek advice of Council's Town & Gown Committee (as part of Great-Near Campus Neighbourhoods Strategy Review) (Blue brief p.8 & 14)

*May 4, 2016* –Town & Gown Committee rejects ban. Recommends "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...**" (Blue p.9 & 15)

*June 13* – On apparently unrelated note, Planning and Environment Committee approves new draft official plan, the "London Plan". Staff report identifies that **Council has not yet voted on a near-campus ban**, but says that once it does Council's decision will be incorporated into the London Plan. (Taupe brief p. 36) **Staff nevertheless insert staff's draft ban in middle of 250 page draft London Plan as "placeholder"**. (Taupe p.182)

*June 23* - Council passes draft London Plan. **No one - staff or Councillor - mentions that it includes staff's draft ban.** Clearly Council did not realize staff had added it, and did not intend to impose ban. (See Council Meeting video June 23, 2016 from hour 2:21)

*August 22* – Planning and Environment Committee accepts advice of Town and Gown Committee and **recommends against ban in Near-Campus Neighbourhood** (Blue p.33).

*August 31* – Council passes Second Unit Resolution in accordance with Planning Committee recommendation, **including no ban, after extensive debate on ban. No mention by anyone - staff or Councillor - that Council had just passed the ban on June 23.** (See Council Meeting video August 31 from hour 1:29). (Blue p.35)

*January 23, 2017* – Staff reports to Council on "Minister's Modifications" to the draft London Plan. Reports that Plan contains "**Council Adopted Policy**" **creating ban** on second units in Near-Campus Neighbourhood (Green brief p.14)

*February 6* – Staff reports further on "Minister's Modifications". Says **Ministry imposed ban as "balance"** for its removing restrictions, including requiring owner-occupation (not permitted under draft new Reg. (Green p.62) and maximum one bedroom in second unit,. (Green p.55-56)

*March 29* – Ministry, per Erick Boyd, Team Lead, Planning (Acting), says **Ministry did not impose ban**, Council did – in London Plan. Ministry strongly supports second units but accepted "Council's decision". "To fail to impose ban would disrespect Council and its extensive consultation process." Ministry disregards Council's rejection of ban in its Resolution of August 31<sup>st</sup> – as not reflecting Council's "true wishes". City staff fail to clarify that staff's draft ban in London Plan did not reflect Council's wishes, but was merely a "placeholder" till Council passed its Second Unit Resolution (on August 31<sup>st</sup>). Council's August 31<sup>st</sup> Resolution reflected Council's true wishes – **rejecting ban**.