

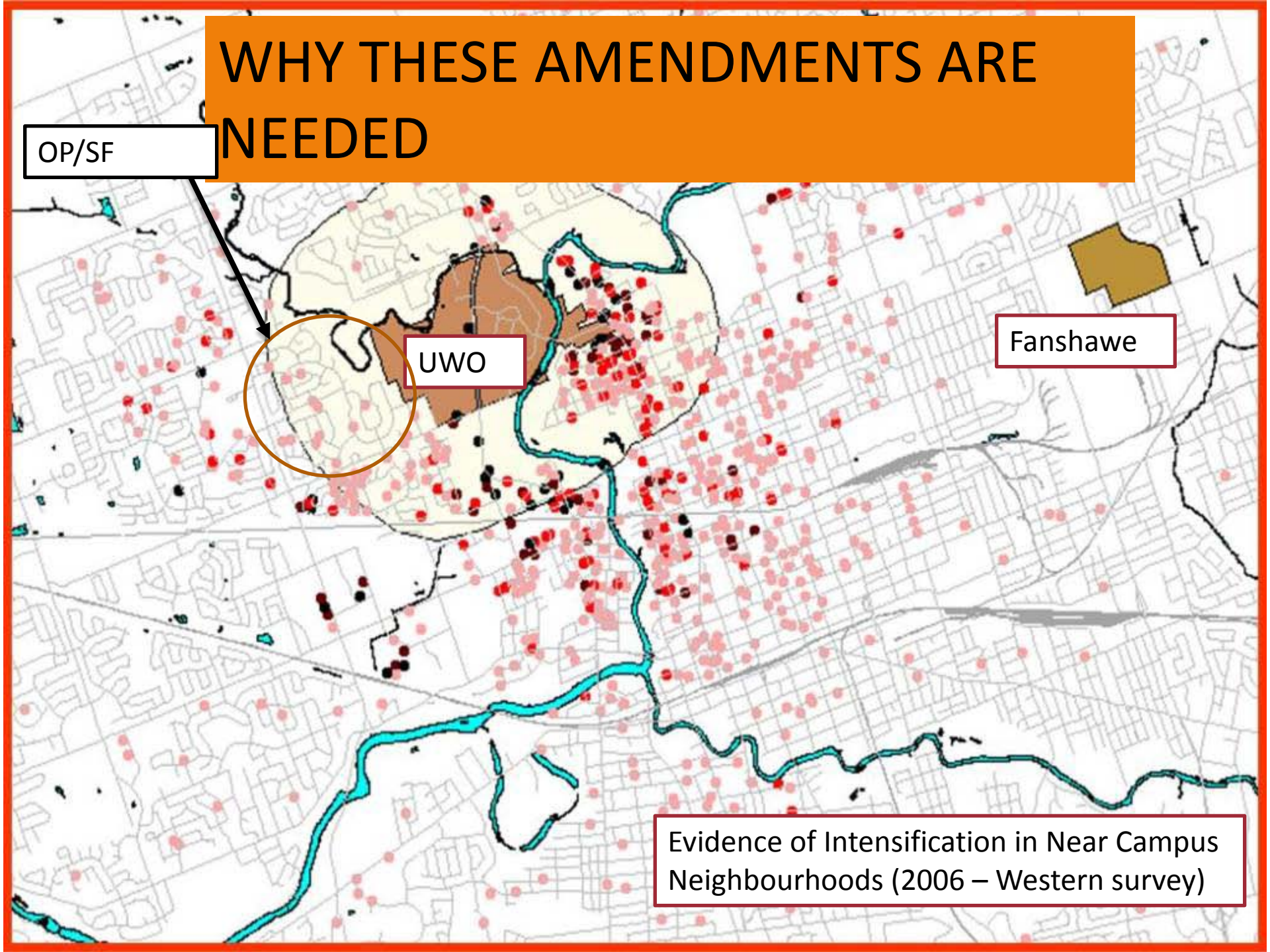
WHY THESE AMENDMENTS ARE NEEDED

OP/SF

UWO

Fanshawe

Evidence of Intensification in Near Campus Neighbourhoods (2006 – Western survey)



RECOMMENDED CHANGES

- The proposed amendments be revised to limit the number of additional bedrooms permitted to the lower of the existing number of bedrooms plus one or five in the Near Campus Area in the areas zoned R1-7 and above.

RATIONALE: Slow the conversion of owner occupied single family housing to rentals. Only 4% of homes in the area have more than four bedrooms, but 55% have three. (staff data)

RECOMMENDED CHANGES

- If a local appeal body is established for variance and consent applications, at least one seat on that body be reserved for a representative from one of the neighbourhoods within the Near Campus area.
- **RATIONALE:** Those most effected should have some say

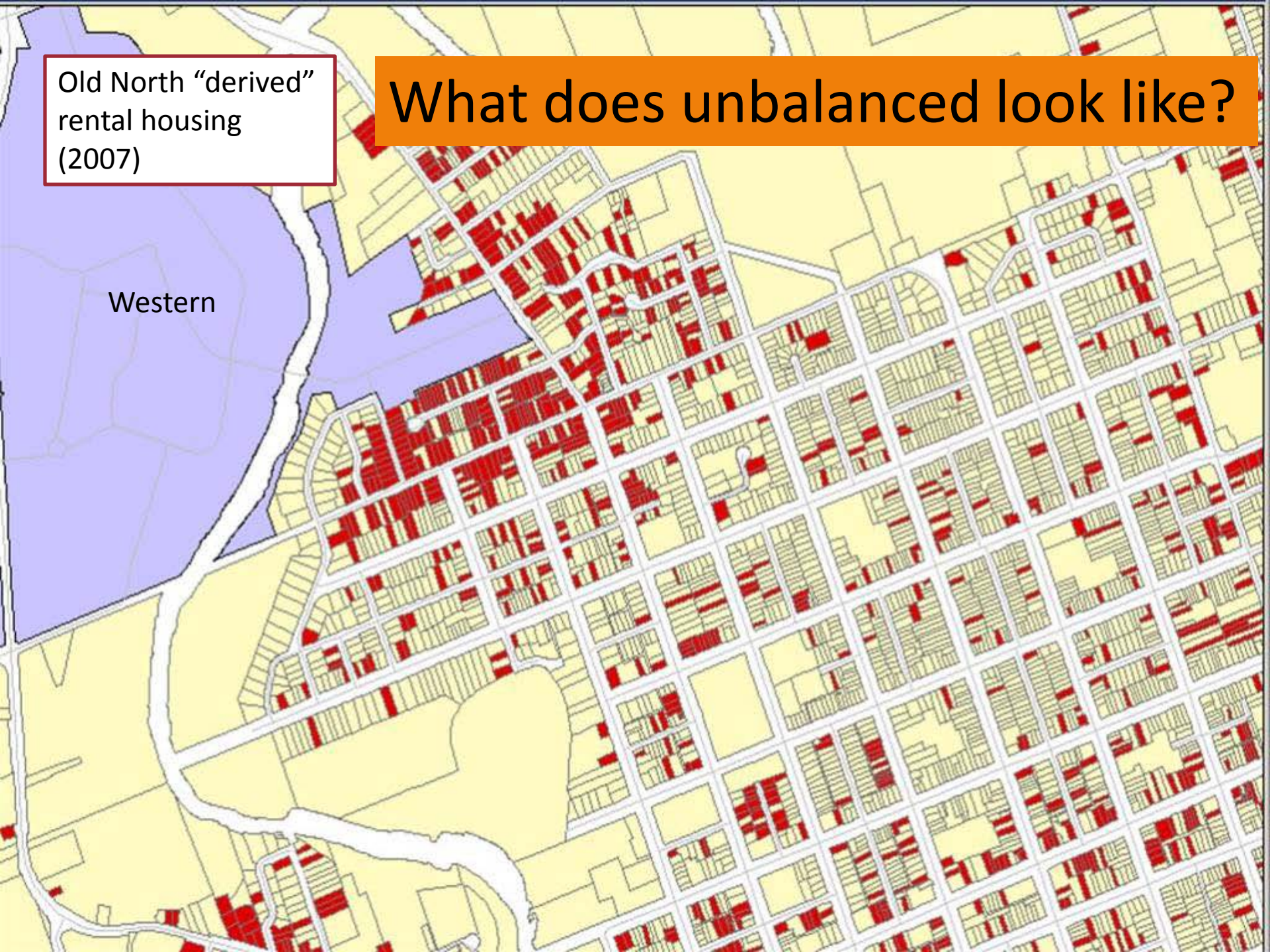
RECOMMENDED CHANGES

- References to balance should be struck from the proposed amendments as they are inconsistent with other sections of the Official Plan.
- **RATIONALE:** No means to measure balance, it is subjective and subject to misuse

Old North “derived”
rental housing
(2007)

What does unbalanced look like?

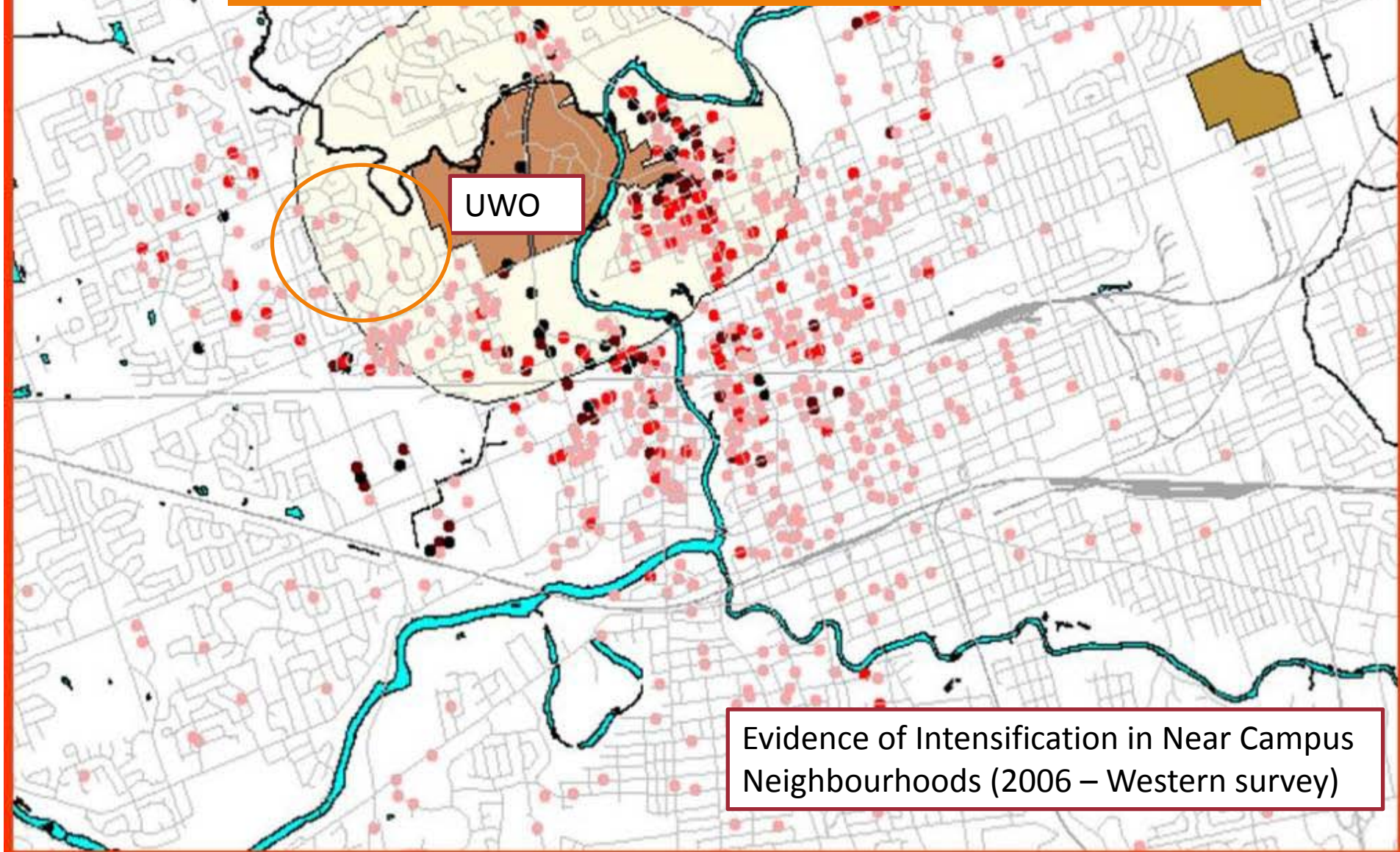
Western



SEPARATE MOTION

- Direct staff to report on revising the rental licensing by law to limit the number of rental licenses issued for areas zoned R1-7 and above.
- **RATIONALE:** To protect the residential amenity of Near Campus Neighbourhoods while these amendments wind their way through the OMB

Why limit the number of rental licenses for single family homes?



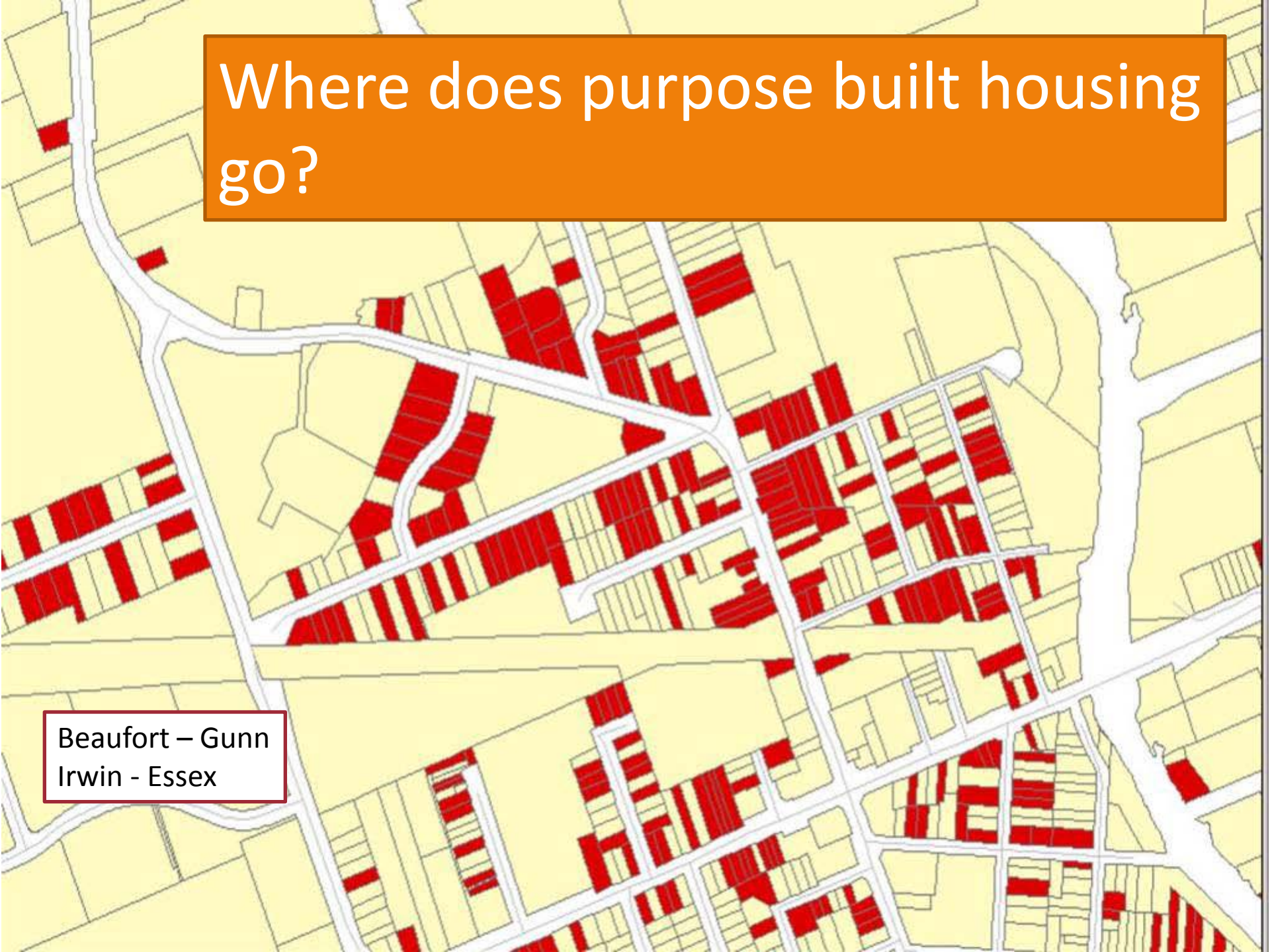
Evidence of Intensification in Near Campus Neighbourhoods (2006 – Western survey)

PURPOSE BUILT HOUSING?

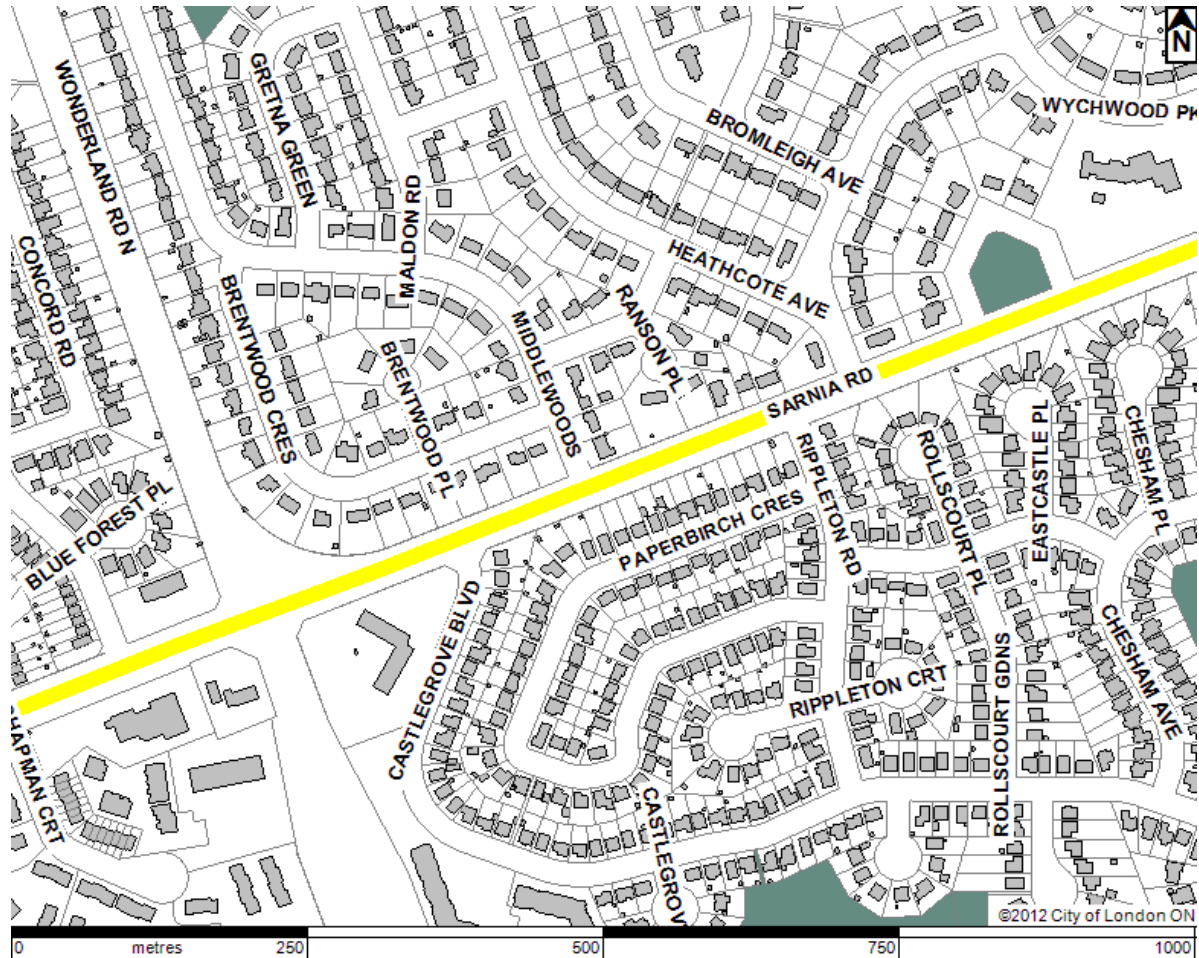
- The challenge of implementing this policy will be determining where is appropriate for higher density. Perhaps the Wharncliffe/ Western Road corridor is appropriate. But it was clearly inappropriate for the Beaufort-Irwin-Gunn-Essex neighbourhood to have higher density **INSIDE** its boundaries.

Where does purpose built housing go?

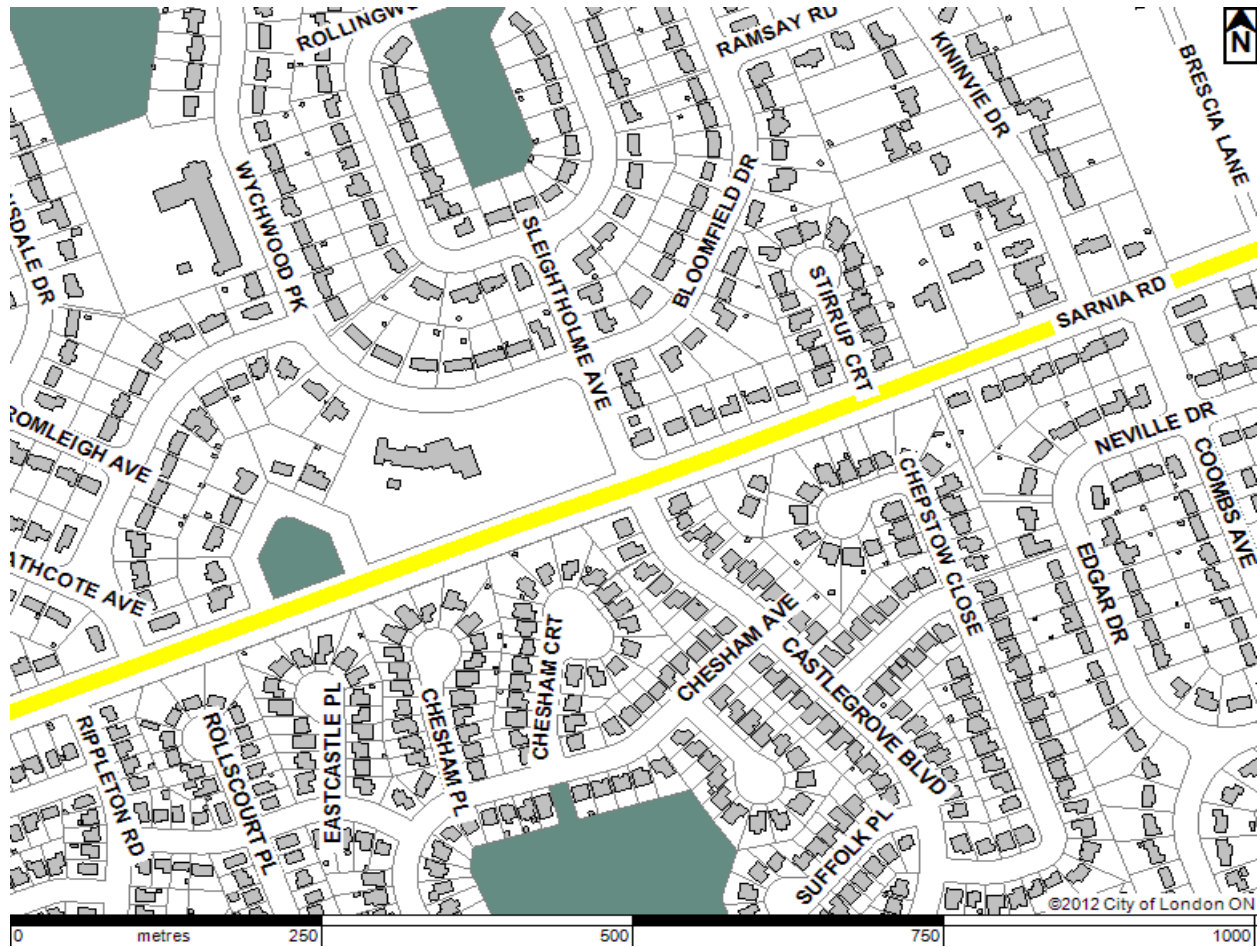
Beaufort – Gunn
Irwin - Essex

A map of a residential area with numerous small red rectangular blocks representing purpose-built housing. The blocks are scattered across the map, often following street layouts. The background is a light yellow color, and the streets are shown as white lines. The map is titled 'Where does purpose built housing go?' in an orange box at the top. A legend box in the bottom left corner identifies the red blocks as 'Beaufort – Gunn' and 'Irwin - Essex'.

PURPOSED BUILT HOUSING - WHERE?



Where?



Out of Character

