



ADDED COMMUNICATION

TO: PLANNING AND ENVIRONMENT COMMITTEE

**FROM: ZELINKA PRIAMO LTD.: Casey Kulchycki and Harry Froussios, Senior Planners
RED MAPLE PROPERTIES: Paul Champagne, Owner/Applicant**

**RE: OZ-9269, RED MAPLE PROPERTIES
1453 – 1459 Oxford Street East & 648 – 656 Ayreswood Avenue**

PLANNING SUBMISSIONS

Overall, the development will:

- support adjacent Regional Facilities,
- address ongoing housing needs in the community and the City as a whole,
- support existing and future transportation systems, utilize and improve existing services,
- achieve the goals and objective of the Near Campus Neighbourhood policies, and
- meet and exceed design requirements, improve streetscapes, and address compatibility with adjacent properties.

Transit and BRT

- The 1989 **Official Plan (“OP”)** encourages **High Density Residential (“HDR”)** developments along arterial roadways proximate to Regional Facilities, in this case, Fanshawe College.
- The proposed location is also proximate to the commercial node at Oxford & Highbury, the proposed East Terminal for the **Bus Rapid Transit (“BRT”)** system, and existing (adjacent east) and proposed development on the former London Psychiatric Hospital lands for High Density Residential Uses.
- Oxford Street is a proposed BRT route; HDR uses are encouraged to develop along the BRT routes to facilitate higher ridership and convenient access.
- The London Plan encourages parcel assembly and consolidation along the Rapid Transit Corridors to facilitate more comprehensive development proposals. The subject lands are comprised of 8 single detached parcels, each with its own single detached dwelling currently.

Near Campus

- Council adopted the **Near Campus Neighbourhood (“NCN”)** Policies to encourage well maintained HDR developments towards the perimeter of established low density residential areas to mitigate existing single detached dwellings from being used to house students and allow for a transition back to stable residential uses as student housing needs are met through the development of HDR buildings in proper locations, such as the proposed development.

- The NCN policies also echo the 89 OP and London Plan and encourage intensification projects along major arterial and transportation routes.

Site Features

- The site and building design direct active uses on the ground floor to the street frontage facades (study rooms, retail space, café, etc.) and has outdoor patios, and seating areas along both Oxford and Ayerswood to animate those streetscapes. Additional landscaping will further improve on the pedestrian experience along these streetscapes.
- Building mass is directed to the two streetscapes, Oxford and Ayerswood, and tapers down from the highest 24-storeys at the corner, to 14-storeys, 9-storeys, and then to the podium, 3-5 storeys as it moves towards the low density uses to the south.
- Shadowing impacts are directed to the Oxford Street right-of-way, with Fanshawe College T Building being most impacted. Windows along this facade are into common hallway spaces, with some limited windows into a large woodworking classroom and small classrooms. Most of the shadow impacts only occur during the winter months when shadows move faster.
- The adjacent apartment building has a density of 159 units per hectare, and the proposed building is 390 uph. However, the adjacent building has 587 bedrooms, only 29 less than the proposed building. From a residential intensity standpoint, the two buildings are almost identical, and there are no known issues or concerns with the adjacent development.

Bonusing

- As part of this application twenty (20) units at 85% Market Rate, for a period of 50 years are proposed to be dedicated for Affordable Housing to the Housing Development Corporation to continue to address the shortage of affordable units in the City. The proposed development addresses a housing need not only in the City, but also in the growing student population of Fanshawe College.
- The proposed Bonus Package also includes eighty (80) public parking spaces (underground) to encourage park-and-ride users for the future BRT system.
- Exceptional Building & Site Design, including streetscape improvements on Oxford and Ayreswood.

Issues with City Analysis

- Not an over-intensification of the site.
- Provincial Policy Statement and Official Plan Policies are complied with, and consistency is proven; supports the strategic vision for London's future.
- Failure to recognize future needs and planned future development in the immediate area.
- Failure to recognize importance of Bonusing contributions that are in the public interest.
- Sanitary sewer capacity shall be addressed / improved and should not detract from planning merits.

APPLICANT SUBMISSIONS: Red Maple Properties

What is driving College and University enrollment growth?

- Post-secondary institutions receive government funding for classrooms and programing – not for building accommodation or residences
- Colleges do not receive any provincial government funding for international students. As a result, post-secondary institutions now charge international enrollment tuitions upwards of 3X the price of domestic tuitions
- Post-secondary institutions rely on international tuitions to off-set declines in government funding, so much so, that international enrollments have now become the largest profit centre for post-secondary institutions
- Unless the existing government funding model for post-secondary institutions changes, colleges and universities will continue to grow international enrollments as means to off-set cuts in government funding. Until this changes, the demand for student housing can be expected to only increase

Exactly how big is Fanshawe College's increase in enrollment and what is being done about it?

- Between 2017-2020, Fanshawe College achieved a 27.6 percent enrolment increase, far exceeding its strategic target of six percent, however, during this same time period, there has been virtually no increase to the NCN housing stock
- The 2020-2025 Strategic Mandate Agreement between Fanshawe College and the Ontario Ministry of Colleges and Universities is the mechanism which provides Fanshawe's performance-based funding allocations for the five-year period (2020 to 2025). Under this bi-lateral agreement, both the Province and Fanshawe have agreed to the goal of increasing international enrollments by a minimum of 2,668 students over the next five years, representing 53% growth to college's current level of international enrollments
- This is not a "forecast", it's an agreed upon goal to which college's provincial funding is tied
- What is Fanshawe College's housing / accommodation strategy to mitigate this impact of increased enrollments? Nothing - No residences will be built by the college, nor will any beds be added to their housing stock
- What is the City of London's strategy to mitigate this impact? None

How much housing stock is required to accommodate the increase of 2,688 in International Enrollments?

- London's **Near Campus Neighbourhood ("NCN")** policy limits new rental units to a maximum of three bedrooms (previously limited to five)
- Under this policy, this growth translates into an equivalent requirement of 883 new houses to accommodate this increase in enrollment
- For context: Within the London census metropolitan area during 2020 (London, St. Thomas, Strathroy and parts of Middlesex and Elgin counties) 1,727 new single homes were built, implying that 51% of the entire 2020 construction boom realized would have been required to absorb Fanshawe's enrollment increase

What will the Red Maple Development offer to the NCN housing inventory?

- The proposed Red Maple Properties development will offer ~ 616 new beds to the NCN housing inventory at the proposed 24 storeys
- This development will only meet 23% of the growth to be realized in the next 5 years
- Reality: the Fanshawe NCN requires a minimum of **four** of new developments of this residential intensity in order to meet the coming growth - this is without any consideration to current shortage of NCN housing stock

How is the Red Maple Development different from other forms of high-density housing?

- The development will offer a new and innovative student housing opportunity in a city where housing is in short supply
- The vision for the development is based upon on a proven model for purpose-built student accommodation; a model which has been adopted around the world and now widely perceived as a preferred housing option
- London doesn't just need a greater housing supply, we also need the right type of supply
- The development will offer a professional and institutionalized living experience for students, as well offering an affordable, accessible, safe, and healthy housing.
- It will be a professionally managed operation, with 7/24 onsite security
- Students seek out places to live that offer increased safety and privacy, along with SMART connected & technology-enabled study and living spaces to enable successful studies
- Students seek 4- or 8-month tenancy agreements – not 1-year leases, or leases which are not aligned to their academic calendar
- When given the choice, it has shown that students opt for this form of housing over single family homes, town houses, condominiums, private apartments, or traditional dorms
- Access to public transportation, proximity to campus and affordability are paramount in the choice of where they choose to live
- This form of housing provides an affordable alternative housing option, with rents typically being 2/3 to ¾ of the cost of a 1 bedroom apartment in the same market and provides an affordable alternative to other forms of housing
- We encourage City Planning to think differently about how these areas (Fanshawe & UWO NCNs) are growing and changing. The role of student residential accommodation is a segment of London's housing requirement, and sufficiently distinct to warrant unique consideration. The shortage of housing in the city affects all parts of the city, but is even more disproportionate in the NCNs

What will happen if new housing stock is insufficient to meet demand?

- Displacement: more single families will be displaced as SFHs turn into rentals
- Student sprawl: more students will be pushed further into adjacent, non-NCN neighbourhoods
- Unhealthy neighbourhoods: Landlords will continue to stuff students into homes to get around the 3-bedroom limit.
- London will realize increases in the number of unlicensed and illegal multi-tenant houses

- Non-Sustainable: Exponentially exacerbate many of the problems attributed to Fanshawe’s goal of increasing enrollments & programs in recent years with no regard or consideration to student accommodation (ie., more of the same negative impacts similar to those attributed with the transition of single-family neighbourhoods into “student ghettos”)

A New Development in a Changing Neighbourhood

- The Fanshawe College NCN will undergo a revitalization with redevelopment of the London Psychiatric Hospital Lands
- The Draft Plan of subdivision for LPH lands calls for 7 high density residential/mixed use blocks, with anticipated heights of 26-30 storeys (Red Maple proposal seeking 24 storeys). This application should be considered compatible with the size, scale and intensity of the LPH revitalization.
- The proposed development is almost immediately adjacent to the London Psychiatric Hospital Lands (~100m)
- Oxford Street is a proposed **Bus Rapid Transit** route, and the development will be steps from the East Terminal for the BRT system
- The proposed development will be adjacent to a recently constructed high density building. The adjacent building has 587 bedrooms, only 29 less than the proposed building. From a residential intensity standpoint, the two building are almost identical
- The proposed development will promote the orderly development of a safe and healthy community
- The development will address the housing shortage and provide an alternative housing option for both current and future residents of this unique neighbourhood
- The development will offer 20 units to the HDC for Affordable Housing to address the shortage of affordable units in the City
- The development will achieve the goals and objective of the Near Campus Neighbourhood policies
- The development will achieve a maximum potential / land use efficiency