

PUBLIC PARTICIPATION MEETING COMMENTS

3.7 PUBLIC PARTICIPATION MEETING – 1453 – 1459 Oxford Street East and 648 – 656 Ayerswood Avenue

- Councillor Hopkins: Thank you. Any technical questions from committee? Councillor Lewis.
- Councillor Lewis: Thank you Madam Chair and through you to our staff I do want to ask in particular about the third reason for refusal in subsection a) which is the sanitary sewer capacity concerns and so through you to our staff I'm wondering if you can provide it an overview of where things are with the sanitary sewers not just for this site specific application but recognizing that this is a rapid transit corridor and very near to a protected, I'm going to get the acronym wrong, so the primary transit corridor area or the primary transit station area. Apologies on getting the acronym wrong. If staff could indicate because I'm concerned if we don't have capacity for one building today in, along a rapid transit corridor how are we going to address a future intensification along this corridor which is one of the primary goals of, of The London Plan and, and of our Secondary Plans in terms of encouraging intensification along designated rapid transit and primary transit corridors so I'm a little concerned to hear that there's not capacity for this today. If I could just ask through you to staff Madame Chair.
- Councillor Hopkins: If I can go to Ms. Maton or Mr. Corby to address the capacity?
- Ismail Abushehada, Manager, Development Engineering, Site Plan: The outlet for this development is two hundred fifty meters at the second road and that one is now, currently, is running at ninety-eight percent capacity. With whatever the development proposed that will bring us to above one hundred percent which is not supported by us or the engineering groups. Again, to answer your question Councillor, about the area, this is mainly for this building and the surrounding but not everything along the, so there are other outlets. My understanding is that our engineering staff they are doing and conducting a very dense study about the area and if there is any upgrade required. I hope I answered your question Councillor.
- Councillor Lewis: Okay. I think and I am just going to summarize really quickly and and make sure that I'm understanding correctly then. Along that corridor between Highbury and, and Fanshawe College along Oxford, my understanding then is that there are multiple different outlets and that the capacity issue is with the outlet in particular that this building would be connecting to is that correct?
- Ismail Abushehada, Manager, Development Engineering: Absolutely. Yes.
- Councillor Lewis: Okay. Thank you for that. That's helpful. That's it for my technical questions.
- Councillor Hopkins: Thank you Councillor Lewis. I see no other technical questions.
- Mayor Holder: Yep. One question if I could Chair, please.
- Councillor Hopkins: Mayor Holder.
- Mayor Holder: Yes. Thank you very much. Ms. Maton indicated that it wasn't within one hundred meters, how far is it, if I could ask, just to get a sense of that distance please.

- Councillor Hopkins: Are you referring to the connection for the sewers?
- Mayor Holder: Chair, Ms. Maton indicated that the property itself was not within one hundred. The property itself, not a sewer station so I'm going down the road a bit here.
- Councillor Hopkins: Thank you. I'm still on sewers. Ms. Maton.
- Catherine Maton, Senior Planner: Thank you Madam Chair. Through you I'm just going to take an approximate measurement. I don't have an exact figure for that distance; however, the closest station is located at Oxford and London Lane which at the closest point of the site is approximately three hundred meters away.
- Mayor Holder: Thank you for that. That was my question. Thank you.
- Councillor Hopkins: Thank you. I'll move on to the applicant.
- Paul Champagne, Red Maple Properties: Hello, can you hear me?
- Councillor Hopkins: Yes I can.
- Paul Champagne, Red Maple Properties: Fantastic. Good evening Madam Chair.
- Councillor Hopkins: Yes, good evening Mr. Champagne. Just to let you know you have up to five minutes and please proceed.
- Paul Champagne, Red Maple Properties: Thank you very much. Thank you for the opportunity to bring this application to Planning Committee. I'm here this evening with Mr. Kulchyski and Mr. Froussios from Zelinka Priamo as they will be able to answer any technical questions that Committee may have. I would also like to thank staff for their time and effort on this file. I'll begin by addressing the residential growth neighbourhood where this development is being proposed. It is well recognized that the demand for housing in this neighborhood has been nothing short of explosive. Between 2017 and 2020 Fanshawe College achieved almost twenty eight percent growth in their enrollment; however, over the same period the level of housing stock has grossly failed to keep pace. In fact, virtually no new housing inventory has been added. Looking forward and as documented in the Strategic Mandate Agreement between Fanshawe College and the Ontario Ministry of Colleges and Universities, both the Province and the Collage have entered into an agreement to increase international enrollments by almost two thousand seven hundred students over the five-year period of 2020 to 2025. This translates into a fifty-three percent growth in Fanshawe's current level of international enrollments. To put this in perspective, the rental under the Rental Licensing policy allowed within this neighbourhood the equivalent of eight hundred and eighty-three new houses would need to be constructed in order to meet this demand. Our development will provide relief in the way of six hundred and sixty new beds for the neighbourhood housing inventory. Sadly; however, this development will only meet twenty-three percent of the growth to be realized the next five years. The equivalent of four new developments with the same residential intensity as our proposal is required to accommodate the coming growth and this is without any consideration to the existing shortage within the neighborhood housing stock. More than ever the student sprawl is having a marked impact on the city as more students are being pushed further outwards into non-student neighbourhoods in efforts to find accommodation unlike other generations, Generation Z students bring a unique set of needs and lifestyle preferences, and their housing preferences are just as unique. This demographic is not interested in single family homes, townhouses, condominiums, private apartments or traditional dorms.

Instead, students seek out places to live that offer increased safety and privacy along with smart connected and technology enabled living spaces to enable their studies. In house bike and car sharing services, as well as, in house recycling programs are now the norm along with other amenities which are specifically designed to support their educational studies. Today students seek four- or eight-month tenancy agreements, not one-year leases or leases which are not aligned to their academic calendar. Access to public transportation, proximity to campus and affordability are paramount in the choice of where that used to live and as these three pillars upon which our proposal has been built. When addressing London's housing requirements, we need to distinguish that London doesn't just need greater housing supply but we also need the right type of supply. Our vision for this development utilizes a proven model of purpose-built student accommodation, a model that has been adopted around the world and widely perceived as a preferred housing option for post-secondary education. This form of housing is purposely designed as an affordable alternative housing option with rents typically being two thirds to three quarters the cost of a one-bedroom apartment in the same market. In addition to offering London an alternate form of housing this application also proposes twenty units to be dedicated to the Housing Development Corporation to address the shortage of affordable units in the city. This neighborhood is now in a very precarious situation, a situation of tremendous imbalance between the number of residents and London's ability to create sufficient housing stock. We firmly believe that a recommendation to lower the height and unit count will only be interpreted as a failure in which London did not appropriately respond to the housing needs of the community not only by failing to capitalize on the amount of affordable alternative units the project has to offer but also failing to protect the sustainability of the neighborhood. In closing, Madam Chairperson, we encourage Planning Committee to recognize and think differently about how the Near Campus has grown and what truly is required to protect its health and sustainability. This application offers the opportunity to create new housing for London and relieve some of the pressure in this neighborhood. It is our hope that Committee members here tonight recognize that student accommodation is a very significant component to London's housing crisis sufficiently to stick, to warrant unique consideration. London's housing shortage affects all parts London, but it is even more disproportionate in the Fanshawe campus neighborhood. Thank you.

- Councillor Hopkins: Thank you Mr. Champagne. I'd like to go to the public now. I see there aren't, there's no one on the line and no one in the committee room so I'll ask one more time if there's anyone here from the public that would like to make a comment? I hear and see none. I will go to the Committee to close the public participation meeting.