

**From:** Catherine Paula Gelinias

**Sent:** Thursday, June 9, 2022 9:00 AM

**To:** PEC <pec@london.ca>; Wise, Sonia <swise@london.ca>

**Subject:** [EXTERNAL] Revised application OZ-9127 - Ann Street and St George Street Block - York Development Proposal

To: Members of the Planning and Environment Committee,

This note is in regards to the revised application OZ-9127 - Ann Street and St George Street Block - York Development Proposal.

York Development is clear and concise that this development would be exclusive student housing. The development was rejected, in part, by city planners because it did not comply with the intent of the NCNS. The affected community has also stated that temporary housing (i.e student rentals) is over represented in the neighbourhood and is seeking relief from the negative consequences of having rows of empty houses and streets for almost half a year, each year. The neighbourhood is losing diversity in housing and people, and this is not healthy or safe for any community.

The purpose-built housing by the private sector is considered illegal in Ontario unless it is supportive housing such as retirement homes or homes for individuals with physical challenges.

In the North Talbot Neighbourhood, landlords, before showing an apartment to a prospective tenant, ask first and foremost whether the person is a student. If the answer is no, they are turned away and are not shown the apartment. Students, as a group, are not a protected code in Ontario. Even though the developer has informed Council that the housing will be exclusive and planning staff have raised this issue in their report, Council has refused to acknowledge it and therefore appear to be 'people zoning' by intent and design.

The complaint also raises the 'right of an individual to the peaceful enjoyment of their property' which is embedded in Ontario's Human Rights Code. Neighbourhoods dominated by temporary student rentals tend to be overwhelmed by student behaviour that is oblivious to the remaining community because they are present for only a short time. The NCNS is intended to balance diversity in housing and people to achieve a full spectrum of residents. It is not intended to be exclusionary but inclusive. The NCNS also states that development is to respect the quality and character of these neighbourhoods.

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