

Community Advisory Committee on Planning Report

3rd Meeting of the Community Advisory Committee on Planning
July 13, 2022
Advisory Committee Virtual Meeting
Please check the City website for current details

Attendance PRESENT: K. Waud (Acting Chair), S. Ashman, M. Bloxam, I. Connidis, G. de Souza Barbosa, J. Dent, A. Johnson, S. Jory, J.M. Metrailler, M. Rice, M. Wallace, M. Whalley and M. Wojtak and J. Bunn (Committee Clerk)

ABSENT: S. Bergman and J. Wabegijig

ALSO PRESENT: R. Armistead, L. Dent, J. Fullick, K. Gonyou, D. Gough, M. Greguol, J. Kelemen and A. Mustard-Thompson, E. Skalski

The meeting was called to order at 5:00 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

M. Wallace discloses a pecuniary interest in clause 3.3 of the 3rd Report of the Community Advisory Committee on Planning, having to do with a Notice of Application - Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 2331 Kilally Road and 1588 Clarke Road, by indicating that the applicant is a member of the association that employs him.

2. Scheduled Items

2.1 Western Road / Sarnia Road / Philip Aziz Avenue Environmental Assessment

That it BE NOTED that the presentation, dated July 13, 2022, from J. Pucchio, AECOM, with respect to the Western Road/Sarnia Road/Philip Aziz Avenue Environmental Assessment, was received.

3. Consent

3.1 2nd Report of the Community Advisory Committee on Planning

That it BE NOTED that the 2nd Report of the Community Advisory Committee on Planning, from the meeting held on June 15, 2022, was received.

3.2 Notice of Planning Application - Draft Plan of Subdivision and Zoning By-law Amendment - 1156 Dundas Street

That the following actions be taken with respect to the Notice of Application, dated June 15, 2022, from M. Johnson, Senior Planner, with respect to a Draft Plan of Subdivision and Zoning By-law Amendment, related to the property located at 1156 Dundas Street:

a) the above-noted Notice BE RECEIVED; and,

b) the attached communication, from D. Devine, with respect to affordable housing matters related to new developments, BE

FORWARDED to the Planning and Environment Committee for consideration with dealing with the Application.

- 3.3 Notice of Planning Application - Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 2331 Kilally Road and 1588 Clarke Road

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) has reviewed the Notice of Planning Application, dated June 13, 2022, from L. Mottram, Senior Planner, with respect to Revisions to an Application for a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments, related to the properties located at 2331 Kilally Road and 1588 Clarke Road, and the CACP reiterates the comments of the London Advisory Committee on Heritage (LACH), from its meeting held on July 14, 2021, related to this matter; it being noted that the communication, as appended to the Added Agenda for item 3.2 of this report, from D. Devine, was received with respect to this matter.

- 3.4 Notice of Planning Application - Zoning By-law Amendment - 2810 Roxburgh Road

That it BE NOTED that the Notice of Planning Application, dated June 29, 2022, from A. Singh, Planner I, with respect to a Zoning By-law Amendment, related to the property located at 2810 Roxburgh Road, was received.

- 3.5 Notice of Study Completion - Oxford Street West and Gideon Drive Intersection Improvements

That it BE NOTED that the Notice of Study Completion, dated June 23, 2022, from K. Johnson, City of London and H. Huotari, R.V. Anderson Associates Limited, with respect to the Oxford Street West and Gideon Drive Intersection Improvements, was received.

4. Sub-Committees and Working Groups

- 4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on June 29, 2022, was received.

5. Items for Discussion

- 5.1 Request to Remove the Fugitive Slave Chapel from the Heritage Designated Property at 432 Grey Street to the Fanshawe Pioneer Village

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a request to remove the Fugitive Slave Chapel from the Heritage Designated Property located at 432 Grey Street to the Fanshawe Pioneer Village and the CACP supports the staff recommendation.

- 5.2 Request for Designation for the property located at 514 Pall Mall Street under Part IV of the Ontario Heritage Act by J. Hassan and R. Benner

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a request for designation for the property located at 514 Pall Mall Street

under Part IV of the Ontario Heritage Act by J. Hassan and R. Benner, and the CACP supports the staff recommendation.

5.3 Heritage Alteration Permit Application by The Corporation of the City of London for the Elizabeth Street Infrastructure Renewal Project in the Old East Heritage Conservation District

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a Heritage Alteration Permit Application by The Corporation of the City of London for the Elizabeth Street Infrastructure Renewal Project in the Old East Heritage Conservation District, and the CACP supports the staff recommendation.

5.4 Heritage Alteration Permit Application by A. Franze at 45 Bruce Street, Wortley Village-Old South Heritage Conservation District

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a Heritage Alteration Permit Application by A. Franze for the property located at 45 Bruce Street in the Wortley Village-Old South Heritage Conservation District, and the CACP supports the staff recommendation.

5.5 Demolition Request by the Roman Catholic Episcopal Corporation of the Diocese of London for the Dwelling on the Heritage Listed Property at 672 Hamilton Road

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a demolition request by the Roman Catholic Episcopal Corporation of the Diocese of London for the dwelling on the Heritage Listed Property located at 672 Hamilton Road, and the CACP supports the staff recommendation; it being noted that the CACP encourages the property owner to salvage materials from the demolition for reuse and notes its disappointment that multi-family housing is being removed for a parking lot.

5.6 Demolition Request for Heritage Listed Property at 254 Hill Street by Level Contracting Inc.

That it BE NOTED that the London Community Advisory Committee on Planning (CACP) received a report, dated July 13, 2022, with respect to a demolition request for the Heritage Listed Property located at 254 Hill Street by Level Contracting Inc., and the CACP supports the staff recommendation; it being noted that the CACP encourages City Planning to be flexible, where possible, related to parking requirements, where such may assist in allowing for more housing within the city.

5.7 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated July 13, 2022, was received.

6. Adjournment

The meeting adjourned at 7:47 PM.

Good afternoon

Thank you for again allowing me the opportunity to submit important information for the committee to take into consideration when moving forward with several items on today's agenda.

I'd like to begin by referencing a few of the planning applications on today's agenda. Specifically consent item 3.2 - 1156 Dundas Street as well as consent item 3.3 - 2331 Kilaly Street and 1588 Clarke Road. I see in these proposed developments there will be a variety of single and multi-residential Rental Properties. These developments COULD be a significant help towards easing the rental cost and homeless crisis, London is currently facing. I stress that they COULD be a significant help, but only if London develops, and enforces some form of "rent safe" program. This program must also include a set of standards for the required 5% of their total units, which must be offered at affordable cost. This standard must be based on current incomes of lower income earning citizens and basic need costs. These figures should be updated accordingly to the fluctuation of inflation. While I understand it is not right to demand property owners offer "federally defined affordable prices", it is fully within the power of council to ensure a property owner's idea of affordable is truly affordable to the citizens of London. If council continues to deny the need for this program, property owners will continue to rob renters blind even when it comes to the 5% of their units that must be rented as affordable.

This is already happening across London, not only with outside investors, but sadly with local property owners as well. One example of such a property owner is the person who has put forth the application which was in the June 15th agenda under consent item 3.2 - 84-86 St. George Street and 175-197 Ann Street. In addition to the properties mentioned in the application, this applicant also owns the number of buildings along John Street. All of which he focuses on renting to college and university students. I have a family member who has been a long-term tenant for a number of years now, during which time she has watched as he raises the rental prices with each new set of students. He is very tardy and negligent in terms of maintenance and repair and has been overheard saying things like "they are only students no need to rush."

During a recent conversation between the property owner and my family member, the property owner mentioned his plans for the proposal before you today. He stated that he had "agreed" to rent 20 of the new units at affordable prices. When asked if he was explaining this as an offer for my family member to have first chance of a new unit at affordable price, he replied by pointing out that she currently has possibly one of the lowest rents in the area. He then explained that he plans to rent his market priced units starting at \$1700, and the 20 "affordable units" he will be starting at \$1300. These units are generally quite a bit smaller than an average single bedroom apartment making it impossible for students to share the accommodations as well as the cost. His reason for such excessively high rent is nothing more than "it's the downtown core, you want cheap rent, live outside the core".

The current average cost for a decent sized single bedroom unit in London starts at around \$1380, but as long as council refuses to set, and enforce standards that benefit the tax paying citizens but chooses to continue to focus on the cost to property owners so they will, "keep building here", property owners such as this will continue to push rental prices higher and higher while incomes remained stagnant.

If council wants to make accommodations for developers so they will continue to build here, they need to focus on the developers who want to develop large higher wage paying companies. Give them all the allowances they need. Hopefully, it will lead to better paying job opportunities. But please, the low-income citizens of London, who are currently struggling to keep a home and have their basic daily needs, are begging you to please get control of London's Rental Properties.

I have mentioned in a past council meeting that a study has shown many young adults, after completing their postsecondary educations at one of the many great colleges and universities here in London, are finding it too difficult to obtain high enough paying employment to be able to afford to live in London. Therefore, they're taking their newly acquired educations and skills and leaving London to find better paying employment and affordable housing costs elsewhere.

With that said, I hope I have manage to provide enough solid reasons to help you all fully understand why it is so important for council to start putting the needs of our citizens as your priority, over worrying about the cost to the greedy property owners, or even the initial administration costs to begin and enforce a rent safe program. Costs that will be offset once a program is up and running, provided London is accountable in enforcing the program on a daily basis.