

Agenda

London Housing Advisory Committee

4th Meeting of the London Housing Advisory Committee

March 14, 2018, 12:15 PM

Committee Room #4

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
3. Consent	
3.1 3rd Report of the London Housing Advisory Committee	2
3.2 London St. Thomas Association of Realtors - News Release	4
3.3 London St. Thomas Association of Realtors - January Market Activity	6
4. Sub-Committees and Working Groups	
5. Items for Discussion	
5.1 Housing Mediation Services Annual Report - G. Matthews (Note: The Housing Mediation Annual Report will be available at the meeting)	
5.2 Notice of Application - City of London - Lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of Marr Drain	25
5.3 Role of the London Housing Advisory Committee	
5.4 Meeting Date Discussion	
6. Deferred Matters/Additional Business	
7. Adjournment	

Next Meeting Date: To be Determined

3RD REPORT OF THE
LONDON HOUSING ADVISORY COMMITTEE

Meeting held on February 14, 2018, commencing at 12:18 PM, in Committee Room #5, Second Floor, London City Hall.

PRESENT: J. Coley Phillips (Chair), N. Calford, A. Galloway, M. Inthavong, K. Kaill, J. Malkin, D. Nemeth, B. Odegaard, J. Peaire, J. Stickling and H. Lysynski (Acting Secretary).

ABSENT: D. Peckham and N. Reeves.

ALSO PRESENT: J. Binder, A. DiCicco, S. Giustizia, P. Kokkoros, G. Matthews, D. Purdy, J. Richardson and L. Tulk.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

2. Homelessness Prevention

That it BE NOTED that the London Housing Advisory Committee received the ~~attached~~ presentation from J. Richardson, Manager, Homelessness, with respect to homelessness prevention.

3. Timing of Building Permit Issuance

That it BE NOTED that the London Housing Advisory Committee heard a verbal presentation from P. Kokkoros, Deputy Chief Building Official, with respect to the length of time it takes to issue building permits.

III. CONSENT ITEMS

4. 2nd Report of the London Housing Advisory Committee

That the attendance record in the 2nd Report of the London Housing Advisory Committee from its meeting held on January 10, 2018 BE AMENDED to reflect K. Kaill as Absent.

5. Municipal Council Resolution - 2nd Report of the London Housing Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on January 30, 2018 with respect to the 2nd Report of the London Housing Advisory Committee, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

None.

V. ITEMS FOR DISCUSSION

6. Role of the London Housing Advisory Committee

That it BE NOTED that a general discussion was held with respect to the role of the London Housing Advisory Committee, including presentations that the Members would like to receive at future meetings; it being noted that the following people volunteered to provide information, when appropriate, to a future meeting:

- J. Coley Phillips – London Housing and Housing Development

- Corporation;
- N. Calford - LSTAR; and,
- G. Matthews and L. Tulk – students.

7. Meeting Date Discussion

That the following actions be taken with respect to the London Housing Advisory Committee (LHAC) meeting date:

- a) Thursday BE APPROVED as the regular LHAC meeting day; and,
- b) the Acting Committee Secretary BE REQUESTED to determine which Thursday of March, 2018, best accommodates the majority of members schedules for the next meeting.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

8. (ADDED) Short Term Accommodations Survey

That it BE NOTED that the London Housing Advisory Committee held a general discussion related to the City of London Short Term Accommodations Survey.

VII. ADJOURNMENT

The meeting adjourned at 1:13 PM.

NEXT MEETING DATE: March 14, 2018

News Release

Monday, February 5, 2018

For Comment/Background: John Geha, 519-641-1400



Home sales steady in January, despite low inventory

London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced 400 homes* were sold in January, down 28.8% over the same period last year, which holds the record for best January results since LSTAR began tracking sales data in 1978.

“When you take a look at the last 10 years, these results are right in line with the activity we expect in January,” said Jeff Nethercott, 2018 LSTAR President. “One of the areas affecting home sales is low inventory. There were 623 new home listings, down 31.8% from last January, and there were 1,020 active listings, down 27.7% from this time last year.”

Average home sales price continues to rise across London and St. Thomas. The average sales price in the region was \$333,424, up 9.8% over the same period last year. By geographic area, London South was \$351,167 up 11.5% from last January. In London North, average home sales price was \$397,075 up 6.2% compared to the previous year, while in London East, it was \$294,348, an increase of 32.1% from January 2017. In St. Thomas, it was \$247,135, up 19.7% over last January.

“One of the other factors impacting home sales was weather, with the region experiencing harsher winter conditions compared to last January,” Nethercott said. “We also have to consider the tighter mortgage regulations that took effect on January 1. In the coming months, it’ll be interesting to see what impact this may have on monthly sales activity, here in our local communities and throughout Canada.”

St. Thomas saw a total of 30 homes sold in January, down 36.2% from the same period last year. When looking at inventory, there were 66 active listings, down 34.7% from last January, and there were 46 new listings, down 32.4% from the previous year.

The following table is based on data taken from the CREA National MLS® Report for December 2017 (the latest CREA statistics available). It provides a snapshot of how average home prices in London and St. Thomas compare to other major Ontario and Canadian centres.

City	Average Sale
Vancouver	\$1,083,782
Toronto	\$787,337
Fraser Valley	\$753,644
Victoria	\$666,315
Hamilton	\$564,186
Calgary	\$444,568
Kitchener-Waterloo	\$425,420
Ottawa	\$407,593
Niagara	\$390,547
Edmonton	\$373,124
London St. Thomas	\$336,594
Windsor-Essex	\$302,553
CANADA	\$517,263

According to a research report¹, one job is created for every three real estate transactions and approximately \$53,000 in ancillary spending is generated every time a home changes hands in Ontario. “Based on the sales in January, that translates into creating approximately 133 jobs and positioning us to potentially generate more than \$21 million back into the local economy,” Nethercott said.

The London and St. Thomas Association of REALTORS® (LSTAR) exists to provide its REALTOR® Members with the support and tools they need to succeed in their profession. LSTAR is one of Canada’s 15 largest real estate associations, representing over 1,700 REALTORS® working in Middlesex and Elgin Counties, a trading area of 500,000 residents. LSTAR adheres to a Quality of Life philosophy, supporting growth that fosters economic vitality, provides housing opportunities, respects the environment and builds good communities and safe neighbourhoods and is a proud participant in the REALTORS Care Foundation’s Every REALTOR™ Campaign.

**These statistics are prepared for LSTAR by the Canadian Real Estate Association (CREA) and represent a data snapshot taken on February 1, 2018, based on reported sales activity between January 1 and 31, 2018.*

¹ **Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces**, Altus Group Consulting, 2013.



Residential Market Activity

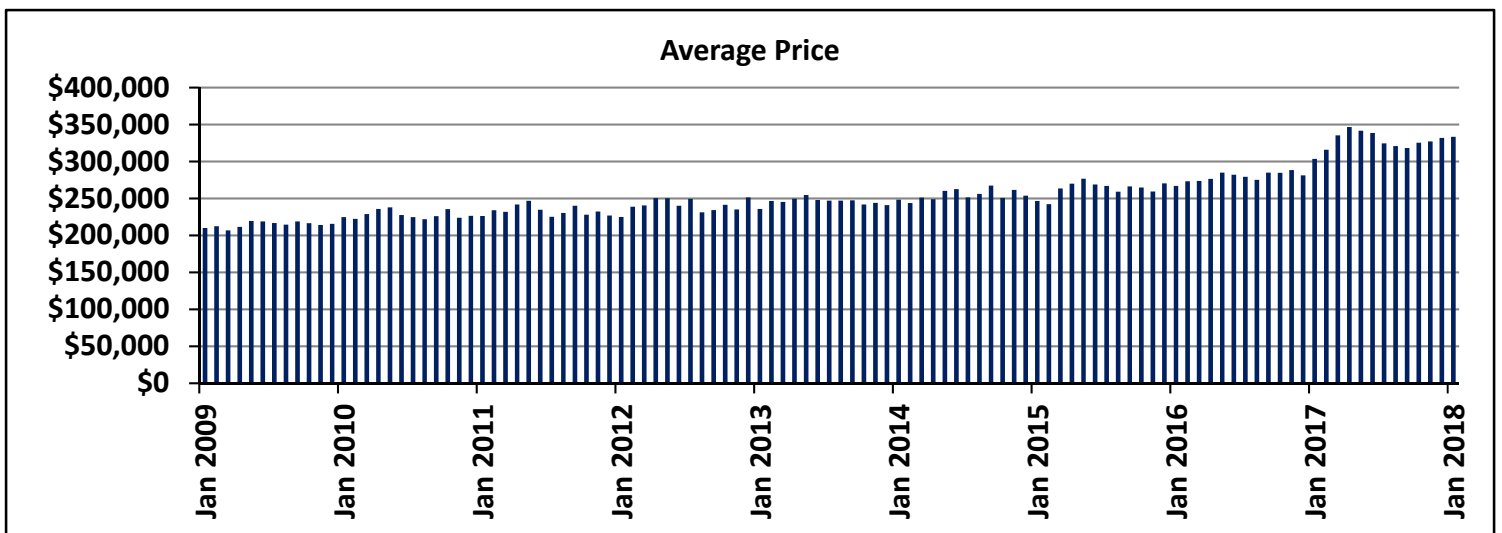
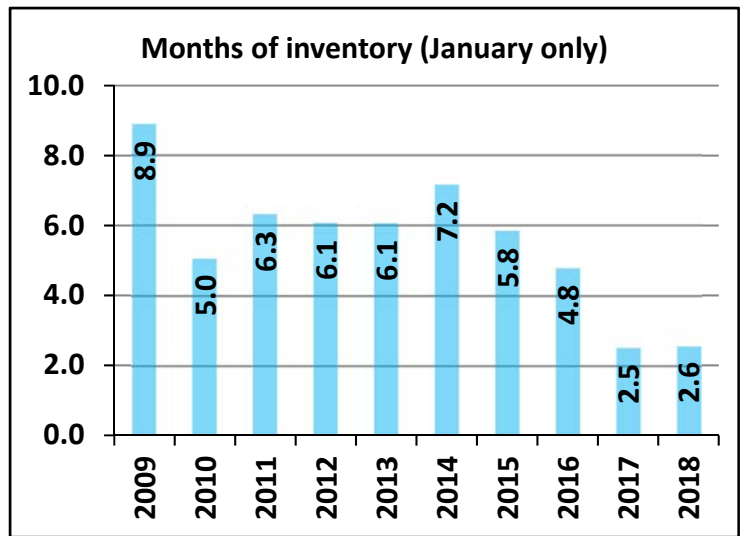
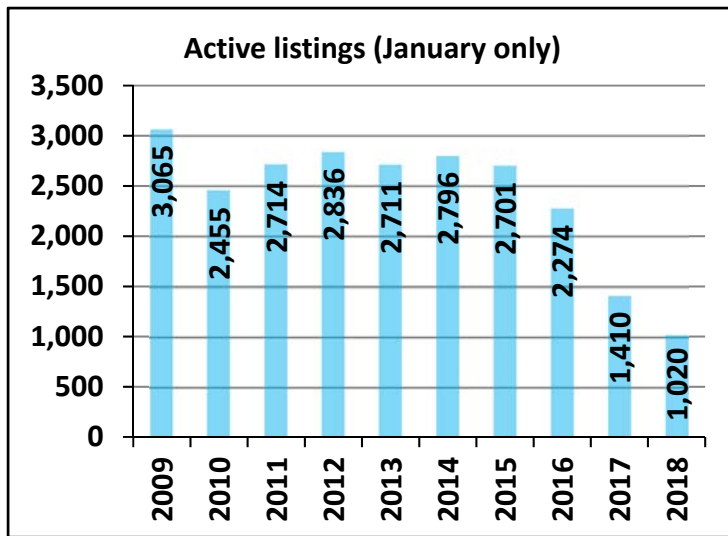
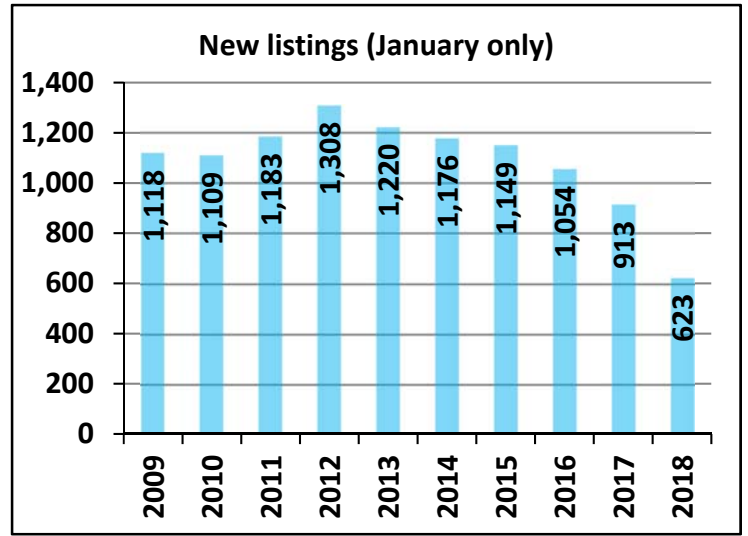
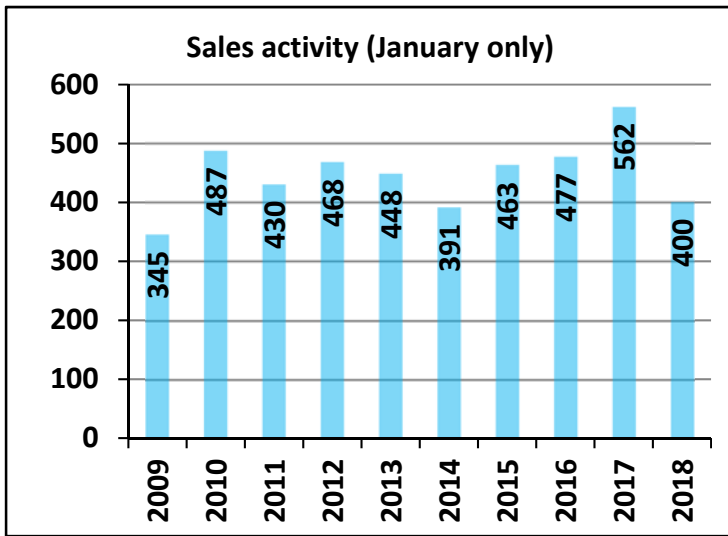
January 2018



Prepared for the London & St. Thomas Association of REALTORS®
by the Canadian Real Estate Association

London and St. Thomas

Residential Market Activity



London and St. Thomas

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	400	-28.8	-16.1	-13.6	-10.7	-7.0	-17.4
Dollar Volume	\$133,369,538	-21.8	4.8	16.9	26.3	37.2	26.1
New Listings	623	-31.8	-40.9	-45.8	-48.9	-47.3	-55.0
Active Listings	1,020	-27.7	-55.1	-62.2	-62.4	-62.4	-59.8
Sales to New Listings Ratio¹	64.2	61.6	45.3	40.3	36.7	36.3	35.0
Months of Inventory²	2.6	2.5	4.8	5.8	6.1	6.3	5.2
Average Price	\$333,424	9.8	25.0	35.3	41.5	47.5	52.6

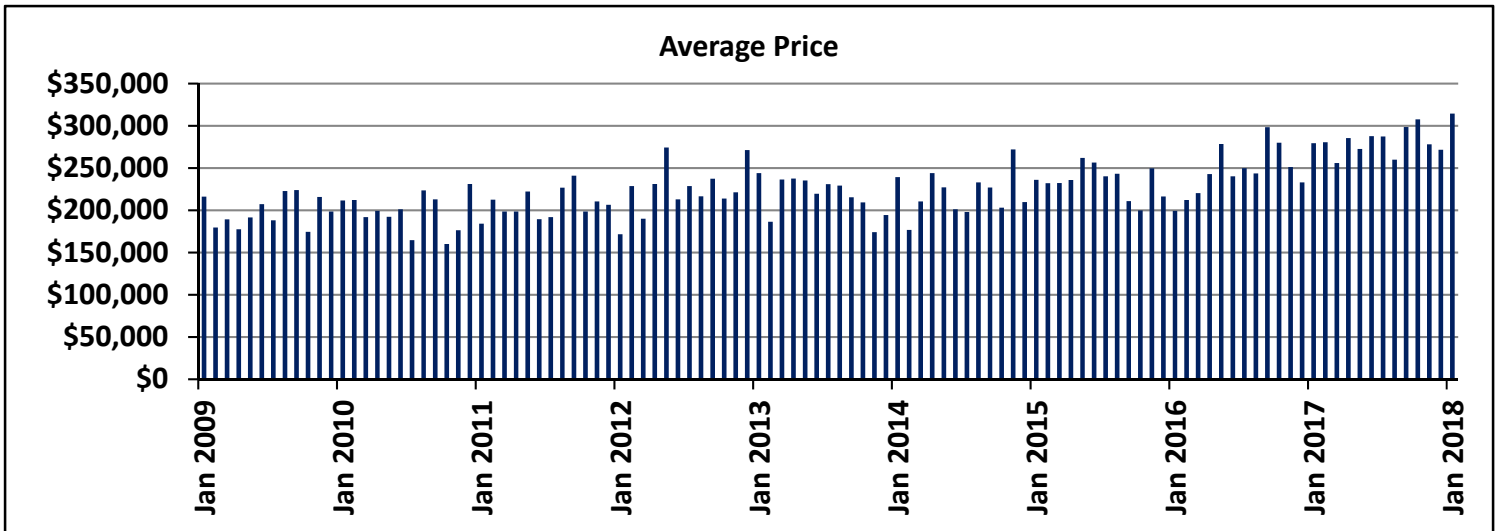
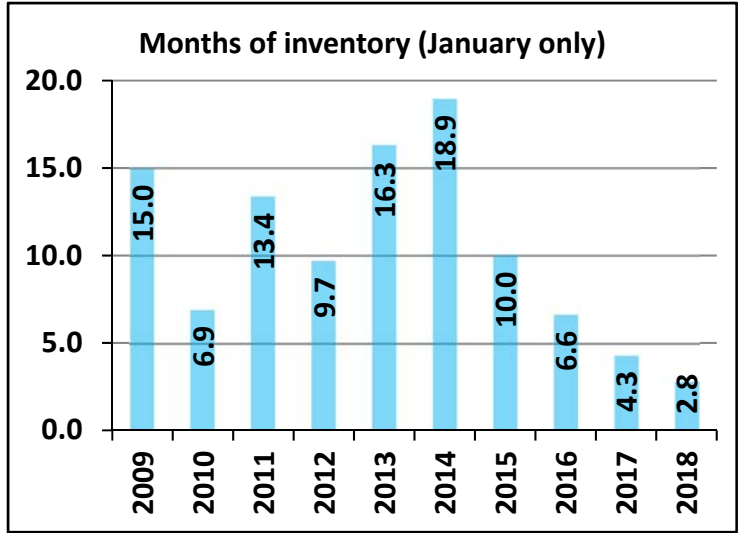
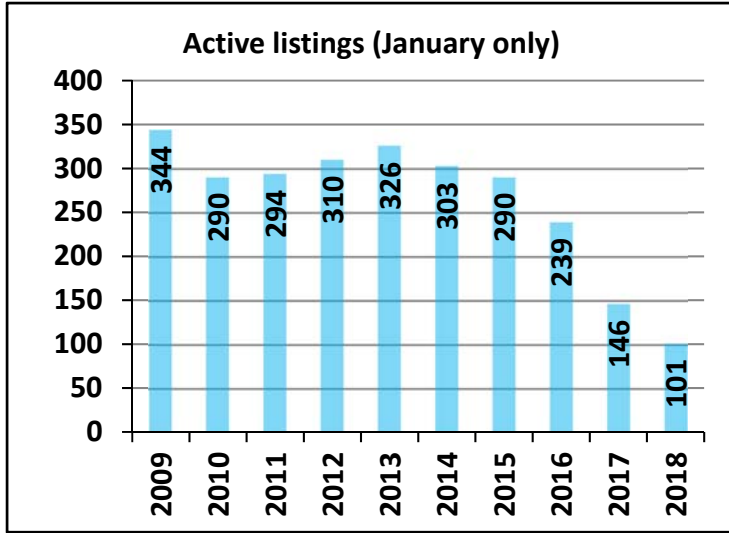
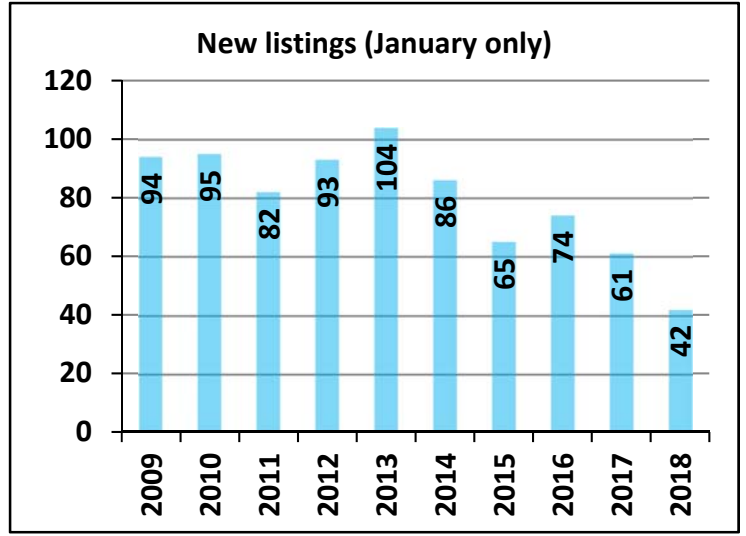
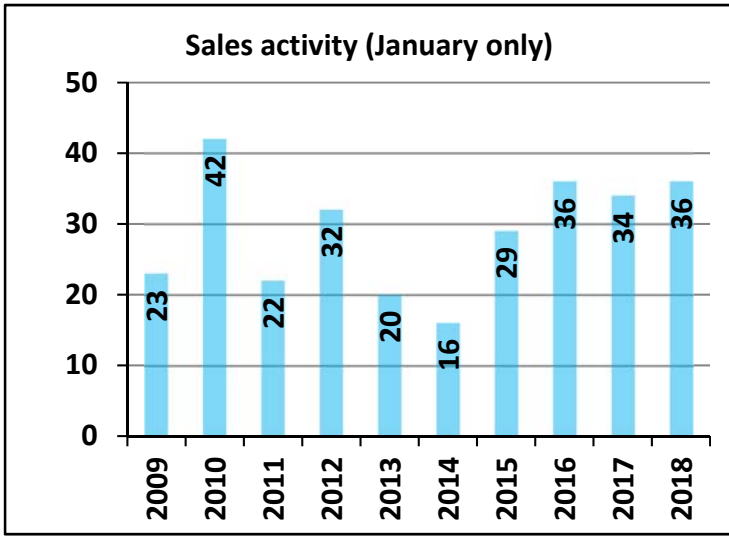
¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

Elgin County

Residential Market Activity



Elgin County

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	36	5.9	0.0	24.1	80.0	63.6	16.1
Dollar Volume	\$11,321,300	19.2	57.8	65.4	132.0	179.6	84.2
New Listings	42	-31.1	-43.2	-35.4	-59.6	-48.8	-57.1
Active Listings	101	-30.8	-57.7	-65.2	-69.0	-65.6	-58.9
Sales to New Listings Ratio¹	85.7	55.7	48.6	44.6	19.2	26.8	31.6
Months of Inventory²	2.8	4.3	6.6	10.0	16.3	13.4	7.9
Average Price	\$314,481	12.5	57.8	33.2	28.9	70.8	58.6

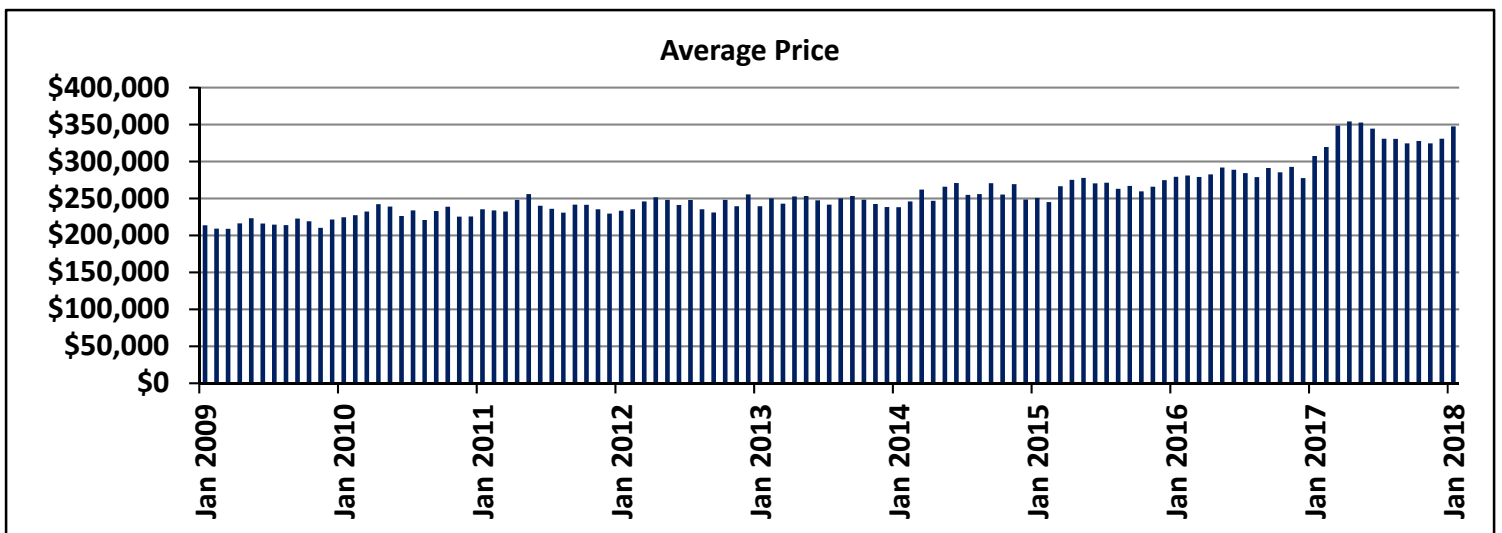
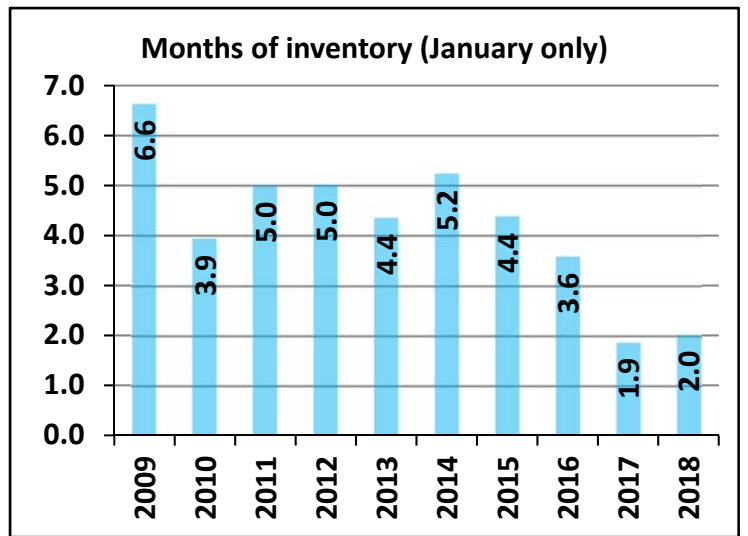
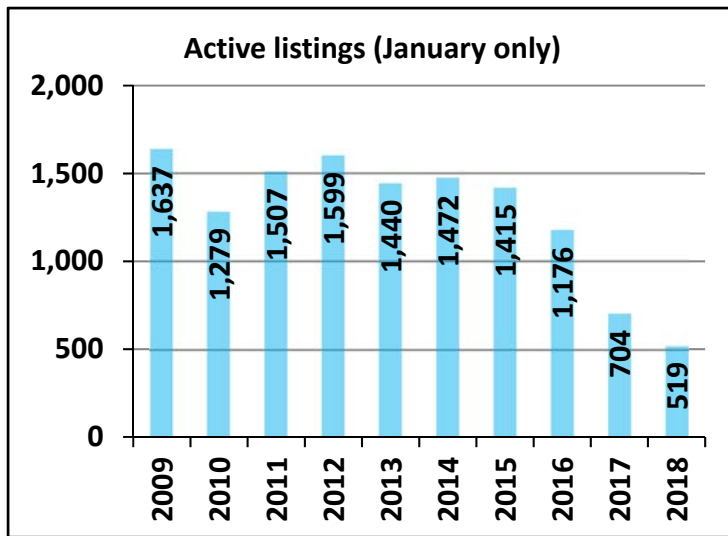
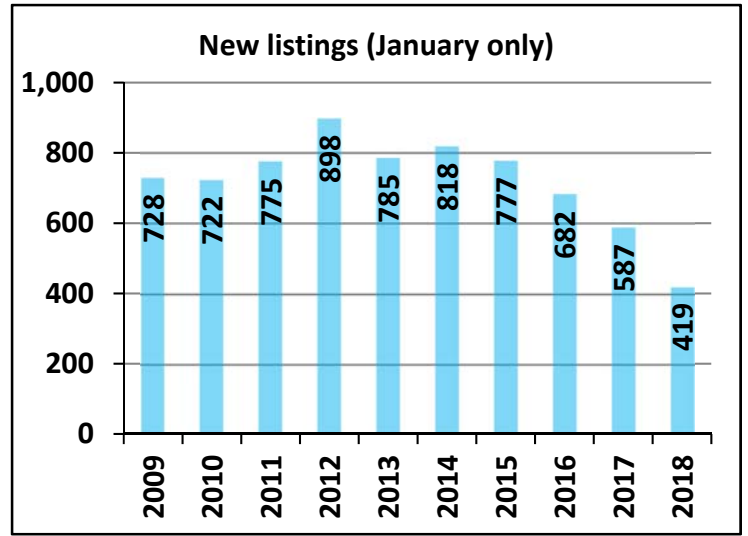
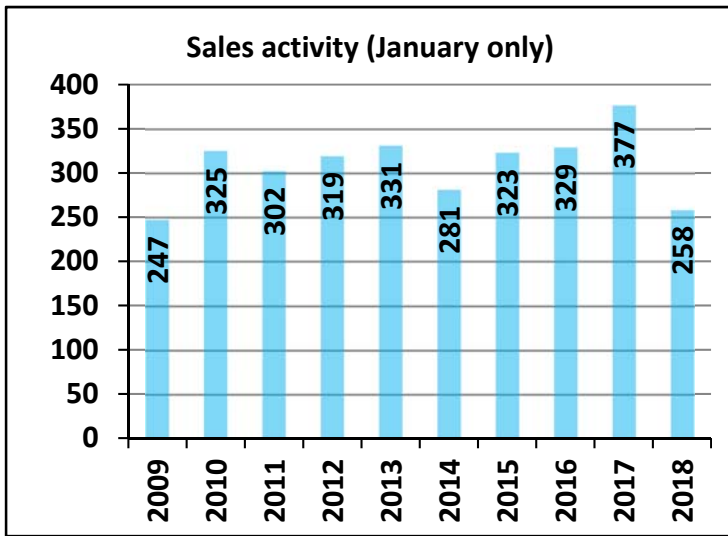
¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

London

Residential Market Activity



London

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	258	-31.6	-21.6	-20.1	-22.1	-14.6	-25.6
Dollar Volume	\$89,636,393	-22.6	-2.4	10.7	13.1	26.2	21.3
New Listings	419	-28.6	-38.6	-46.1	-46.6	-45.9	-56.3
Active Listings	519	-26.3	-55.9	-63.3	-64.0	-65.6	-64.7
Sales to New Listings Ratio¹	61.6	64.2	48.2	41.6	42.2	39.0	36.2
Months of Inventory²	2.0	1.9	3.6	4.4	4.4	5.0	4.2
Average Price	\$347,428	13.1	24.4	38.6	45.1	47.7	63.2

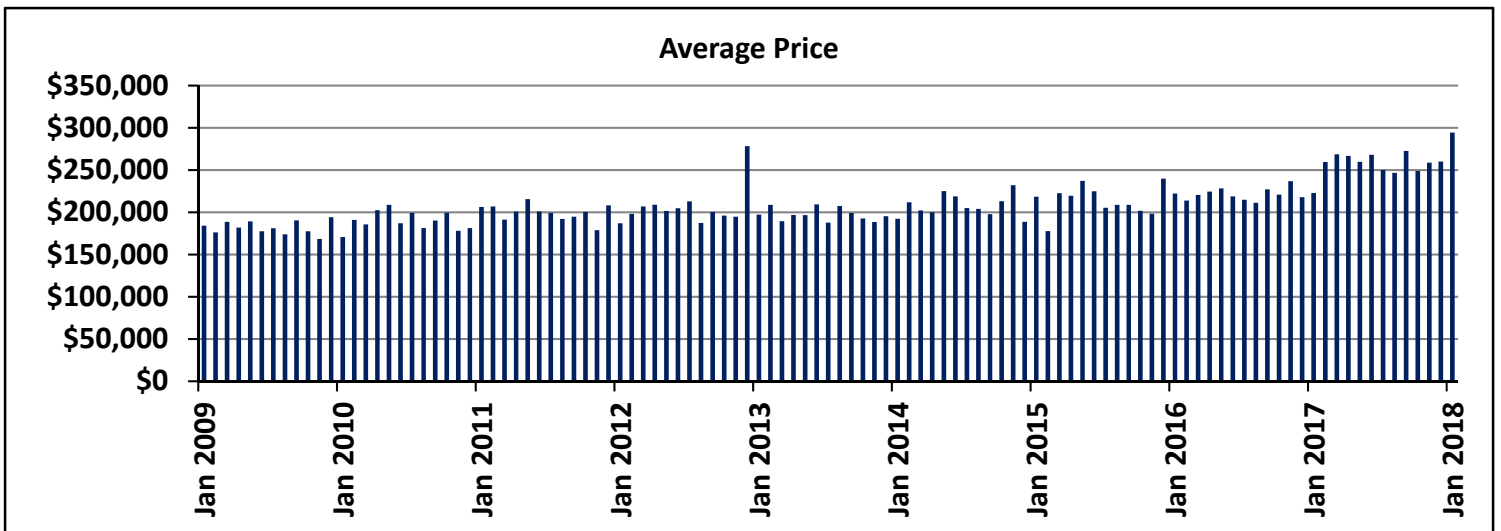
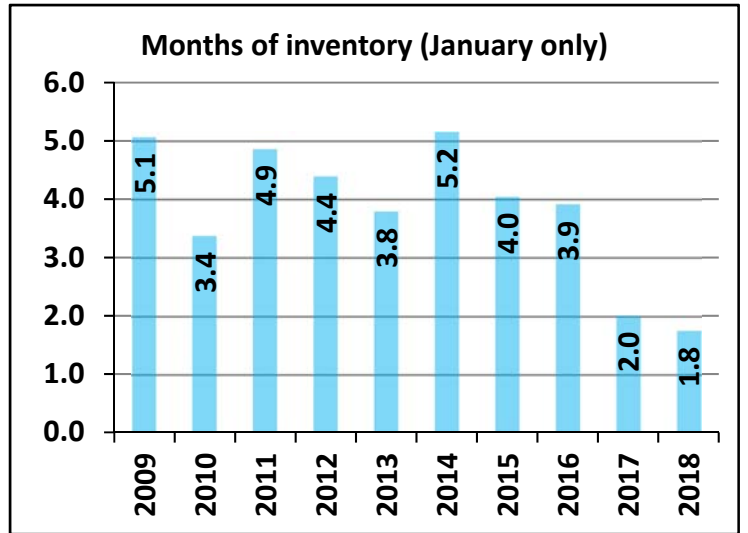
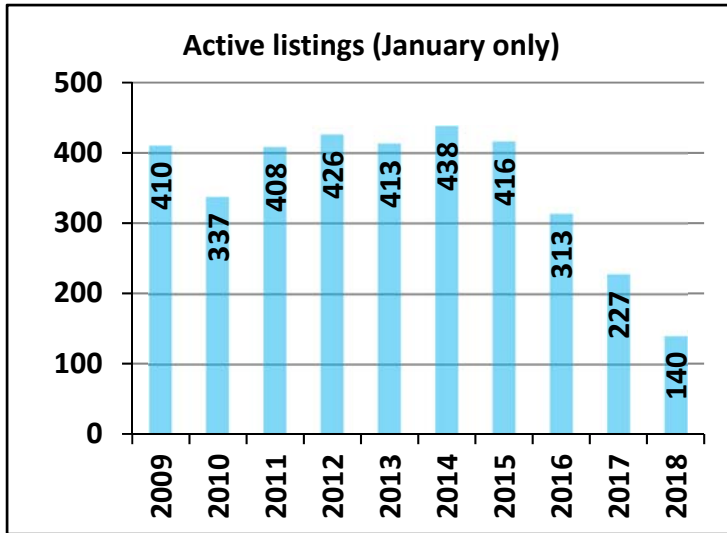
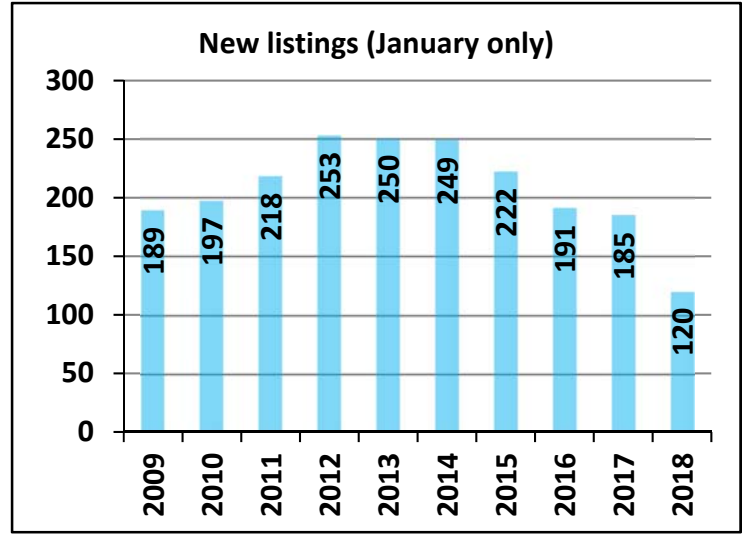
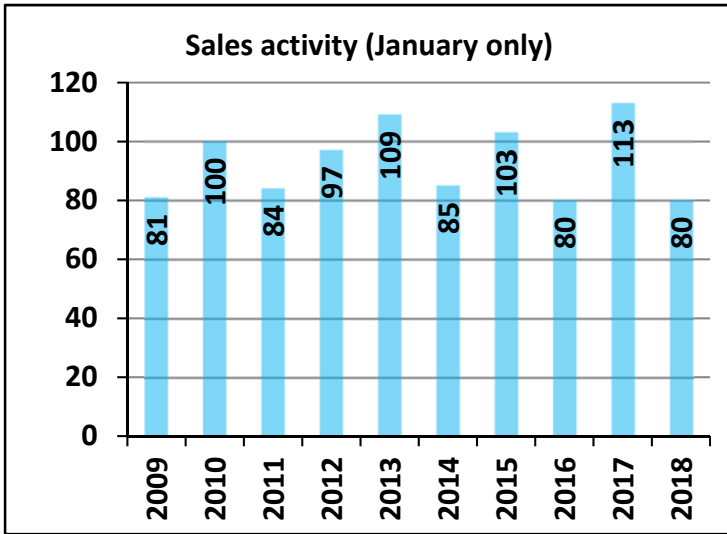
¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

London East

Residential Market Activity



London East

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	80	-29.2	0.0	-22.3	-26.6	-4.8	-29.2
Dollar Volume	\$23,547,800	-6.5	32.4	4.7	9.5	35.9	12.3
New Listings	120	-35.1	-37.2	-45.9	-52.0	-45.0	-58.8
Active Listings	140	-38.3	-55.3	-66.3	-66.1	-65.7	-67.5
Sales to New Listings Ratio¹	66.7	61.1	41.9	46.4	43.6	38.5	38.8
Months of Inventory²	1.8	2.0	3.9	4.0	3.8	4.9	3.8
Average Price	\$294,348	32.1	32.4	34.8	49.2	42.7	58.6

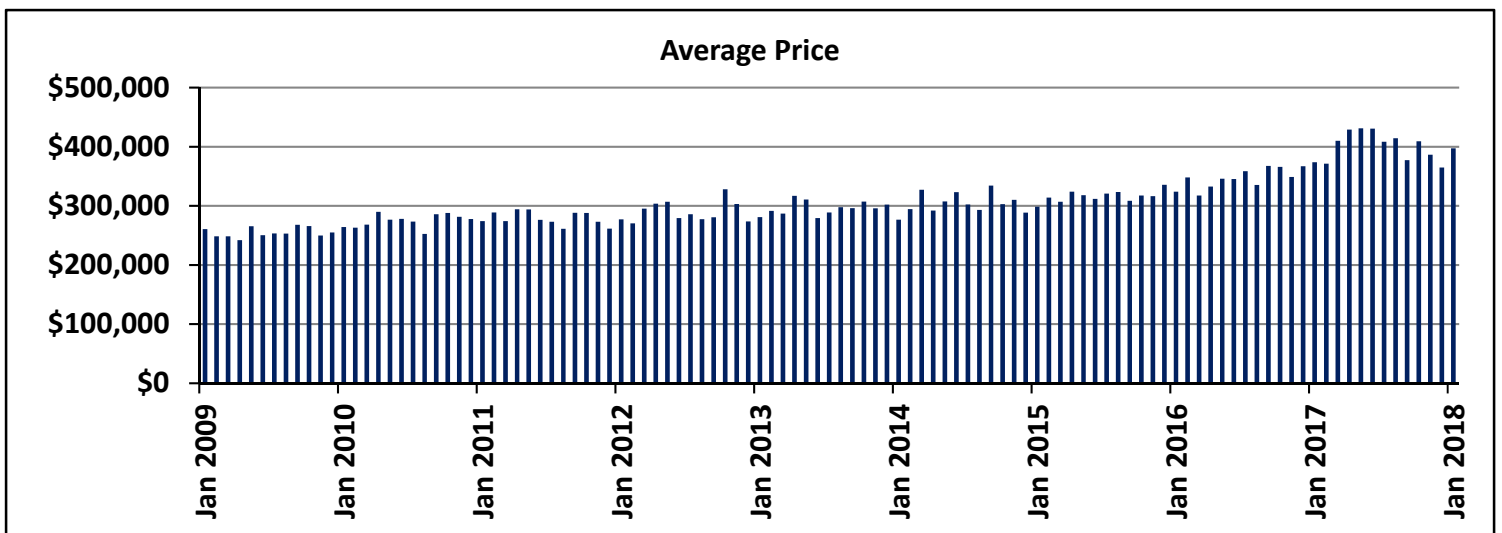
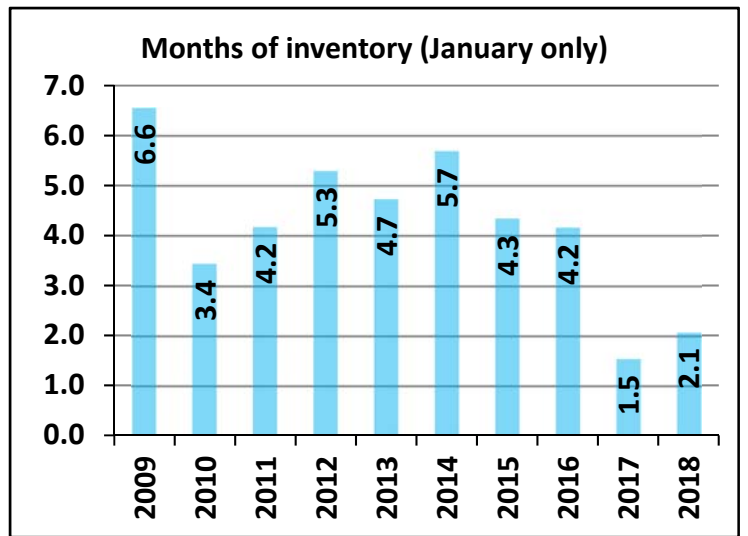
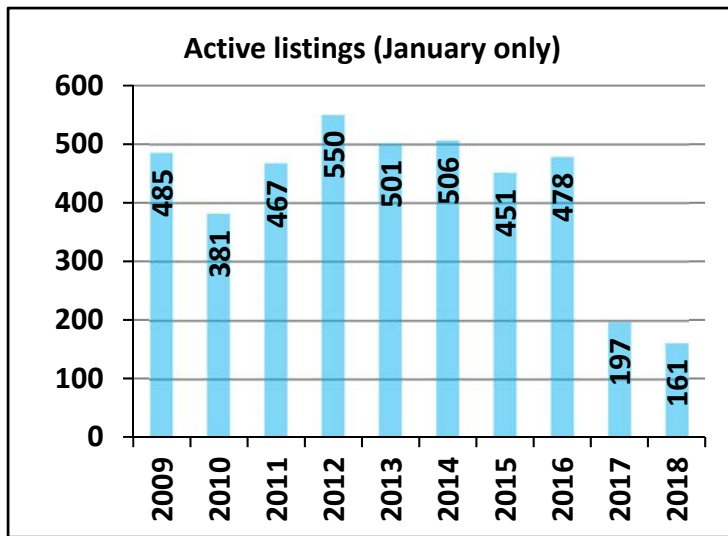
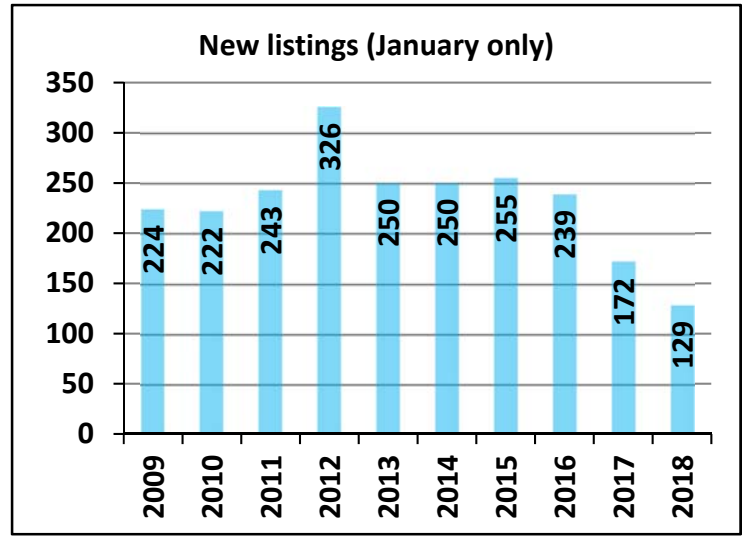
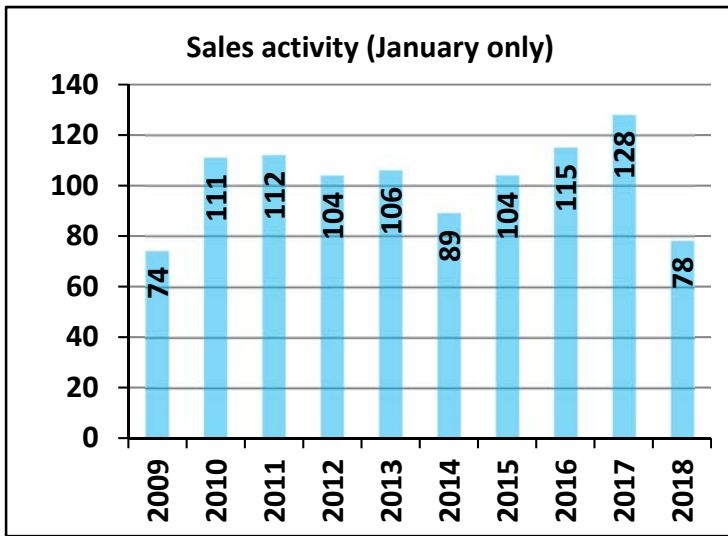
¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

London North

Residential Market Activity



London North

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	78	-39.1	-32.2	-25.0	-26.4	-30.4	-8.2
Dollar Volume	\$30,971,881	-35.3	-16.8	-0.2	4.0	0.9	43.8
New Listings	129	-25.0	-46.0	-49.4	-48.4	-46.9	-56.9
Active Listings	161	-18.3	-66.3	-64.3	-67.9	-65.5	-65.2
Sales to New Listings Ratio¹	60.5	74.4	48.1	40.8	42.4	46.1	28.4
Months of Inventory²	2.1	1.5	4.2	4.3	4.7	4.2	5.4
Average Price	\$397,075	6.2	22.6	33.0	41.3	44.9	56.7

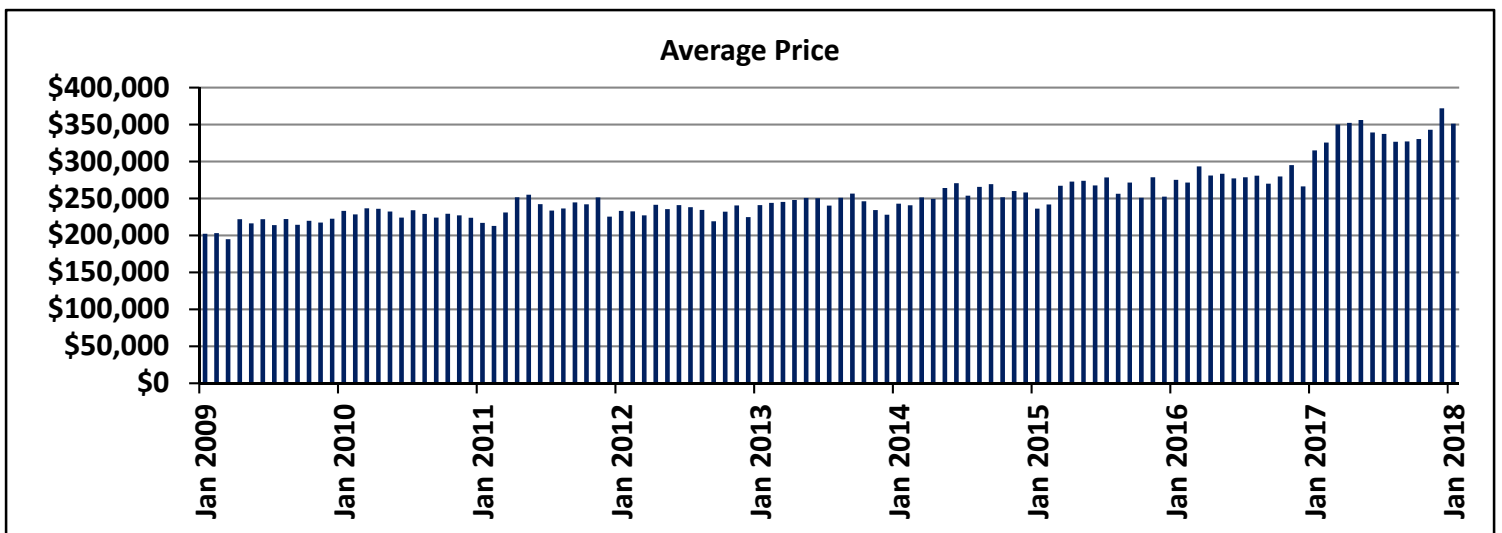
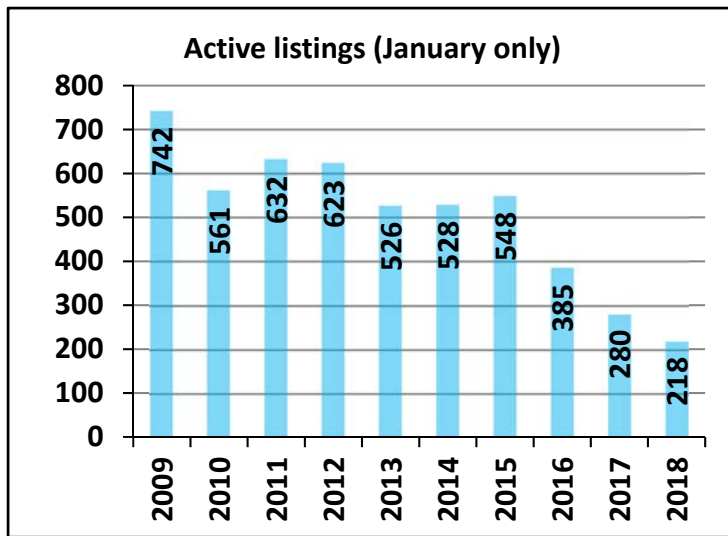
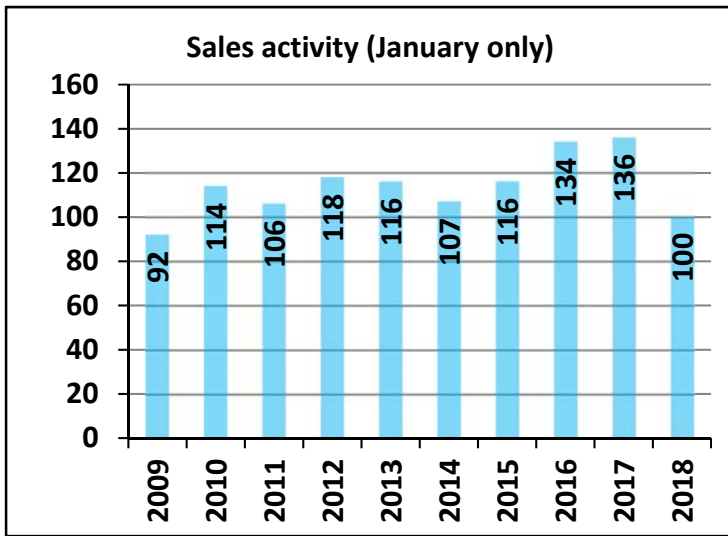
¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

London South

Residential Market Activity



London South

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	100	-26.5	-25.4	-13.8	-13.8	-5.7	-32.9
Dollar Volume	\$35,116,712	-18.0	-4.7	28.2	25.6	52.7	12.0
New Listings	170	-26.1	-32.5	-43.3	-40.4	-45.9	-53.9
Active Listings	218	-22.1	-43.4	-60.2	-58.6	-65.5	-62.2
Sales to New Listings Ratio¹	58.8	59.1	53.2	38.7	40.7	33.8	40.4
Months of Inventory²	2.2	2.1	2.9	4.7	4.5	6.0	3.9
Average Price	\$351,167	11.5	27.7	48.7	45.7	61.9	66.8

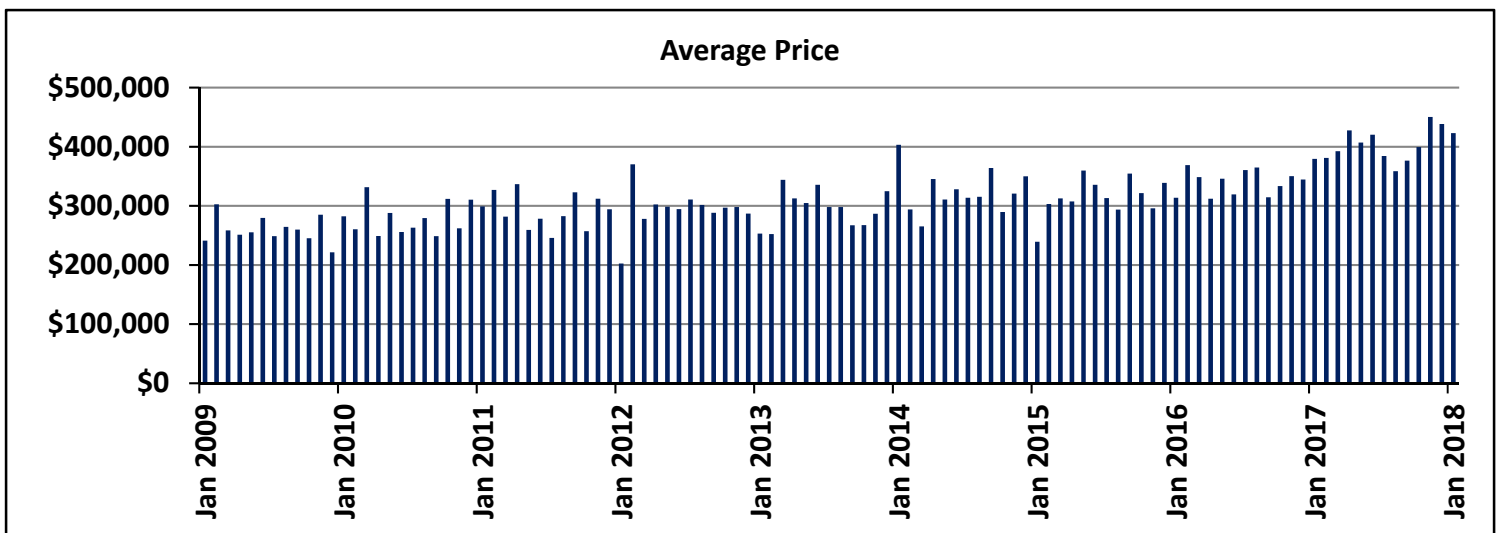
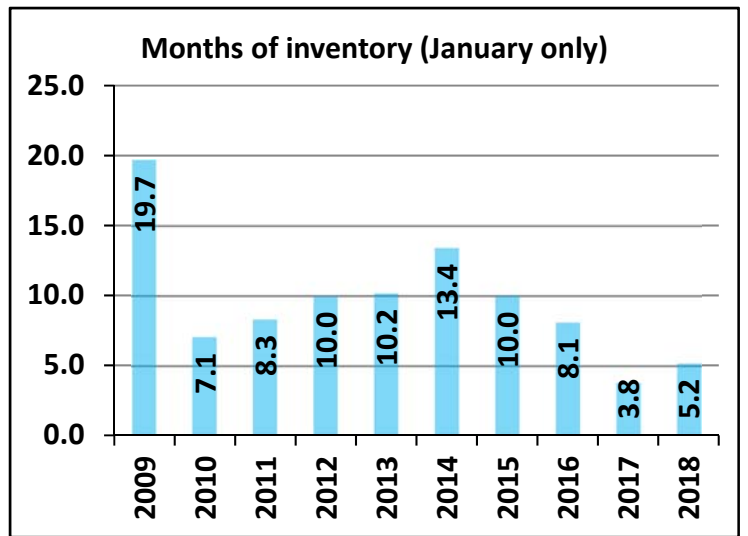
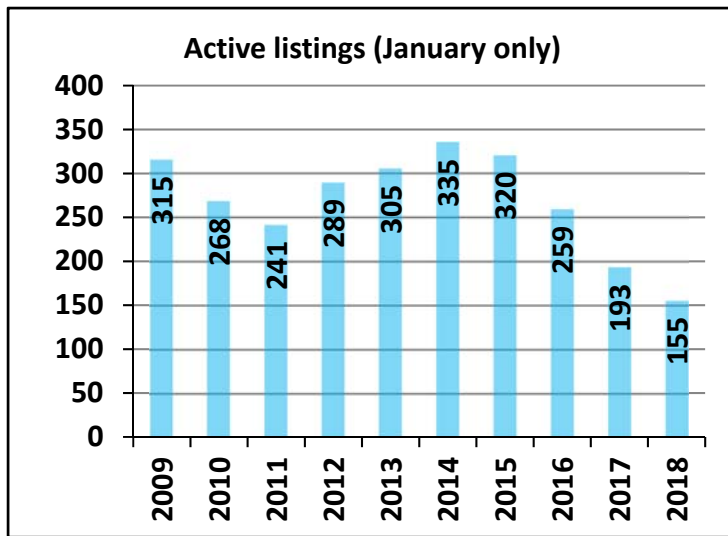
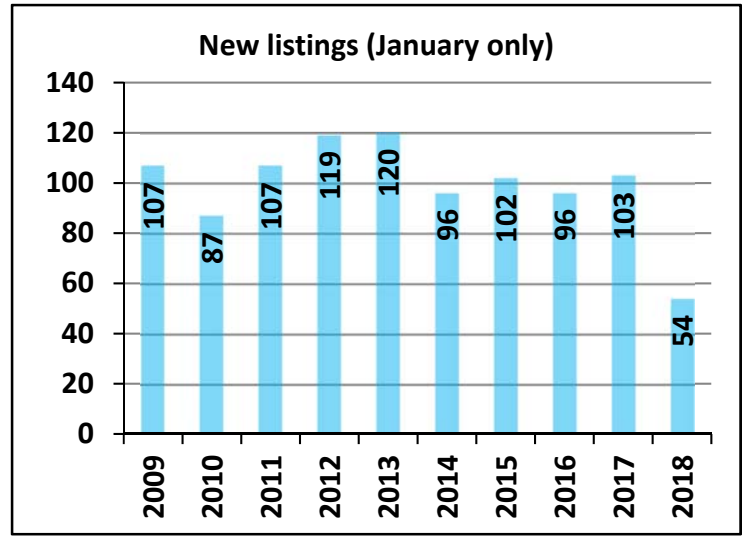
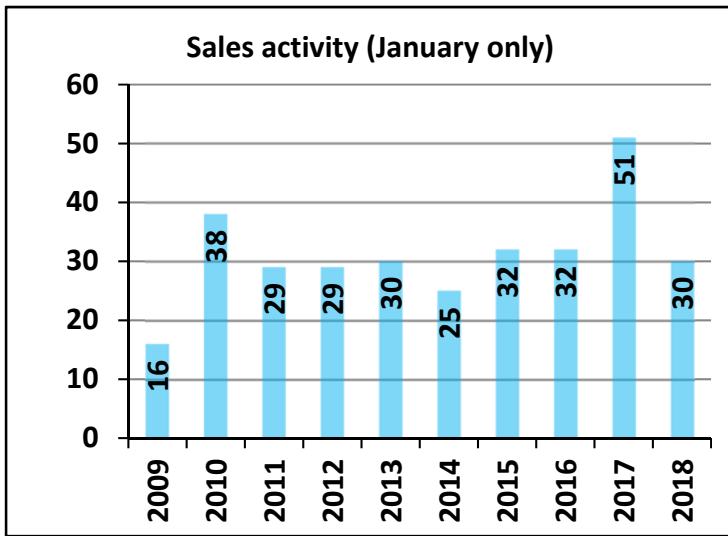
¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

Middlesex County

Residential Market Activity



Middlesex County

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	30	-41.2	-6.3	-6.3	0.0	3.4	-6.3
Dollar Volume	\$12,686,336	-34.4	26.5	65.8	67.2	46.3	32.8
New Listings	54	-47.6	-43.8	-47.1	-55.0	-49.5	-51.4
Active Listings	155	-19.7	-40.2	-51.6	-49.2	-35.7	-37.5
Sales to New Listings Ratio¹	55.6	49.5	33.3	31.4	25.0	27.1	28.8
Months of Inventory²	5.2	3.8	8.1	10.0	10.2	8.3	7.8
Average Price	\$422,878	11.5	34.9	76.8	67.2	41.5	41.7

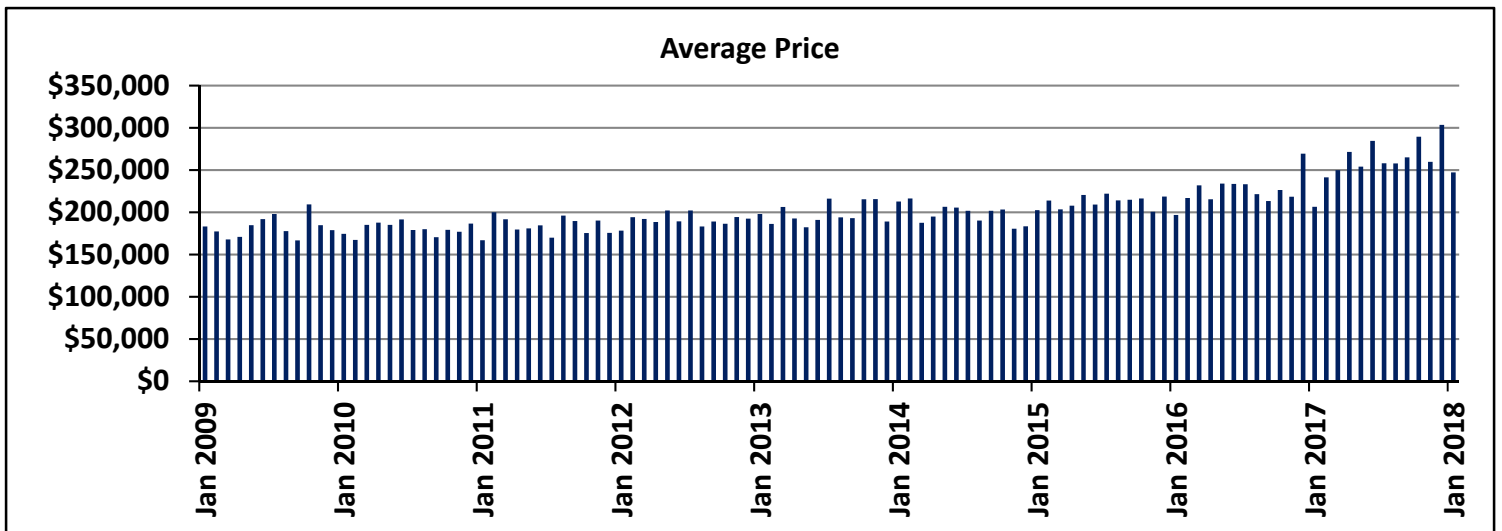
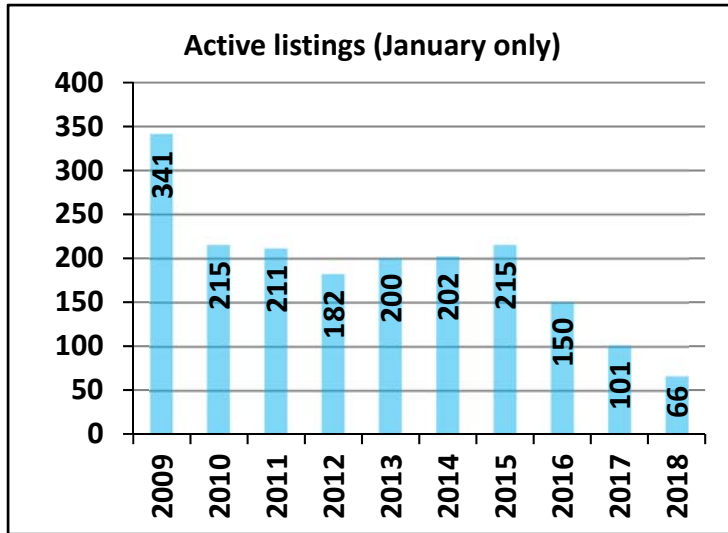
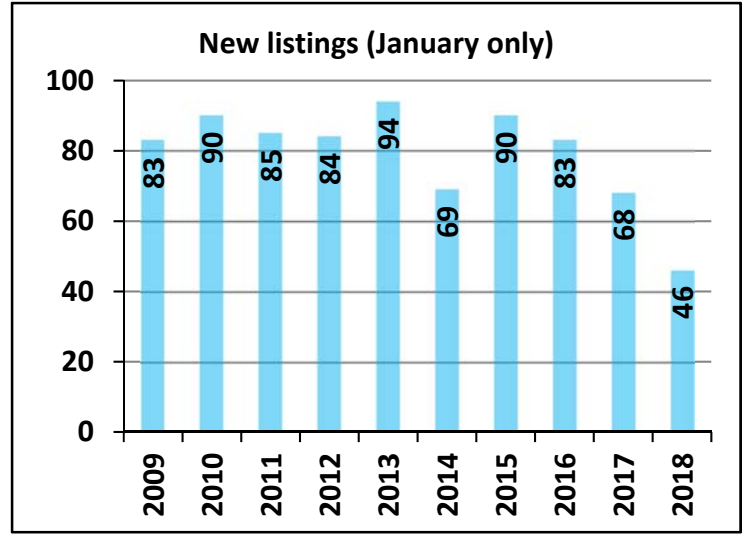
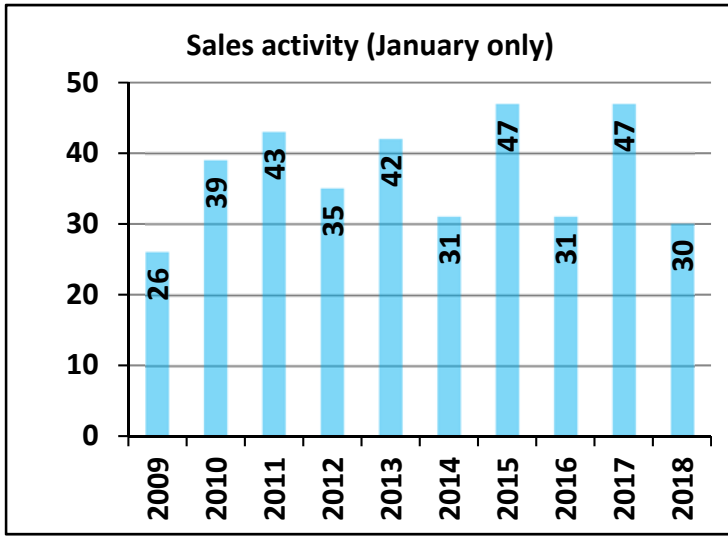
¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

St. Thomas

Residential Market Activity



St. Thomas

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	30	-36.2	-3.2	-36.2	-28.6	-30.2	-16.7
Dollar Volume	\$7,414,050	-23.6	21.5	-22.1	-10.8	3.4	4.4
New Listings	46	-32.4	-44.6	-48.9	-51.1	-45.9	-47.7
Active Listings	66	-34.7	-56.0	-69.3	-67.0	-68.7	-67.6
Sales to New Listings Ratio¹	65.2	69.1	37.3	52.2	44.7	50.6	40.9
Months of Inventory²	2.2	2.1	4.8	4.6	4.8	4.9	5.7
Average Price	\$247,135	19.7	25.6	22.1	24.9	48.2	25.3

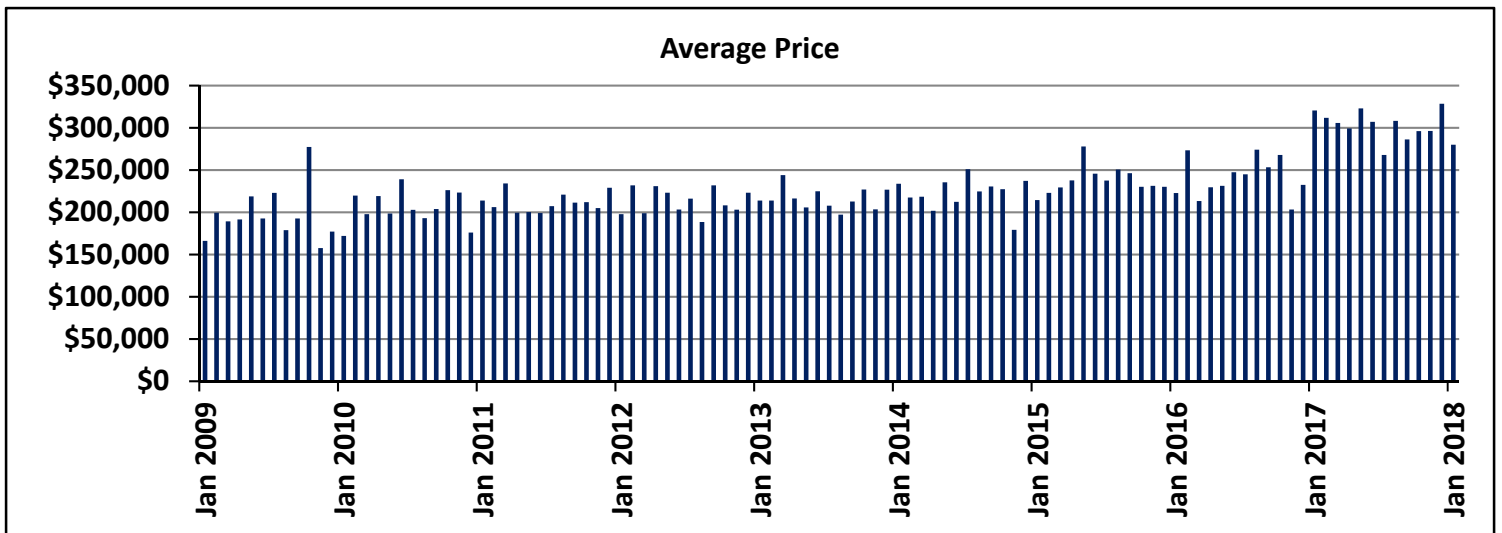
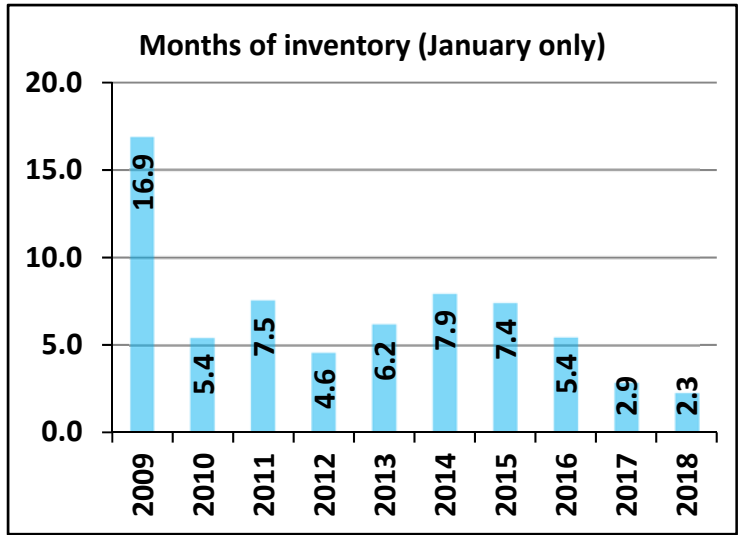
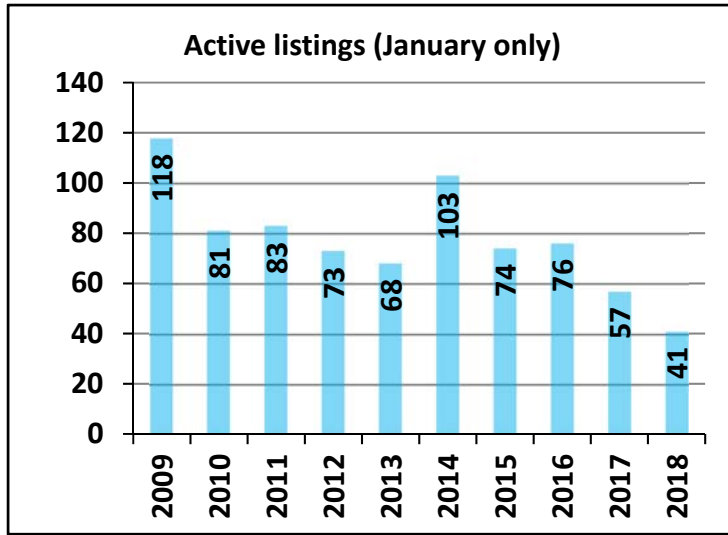
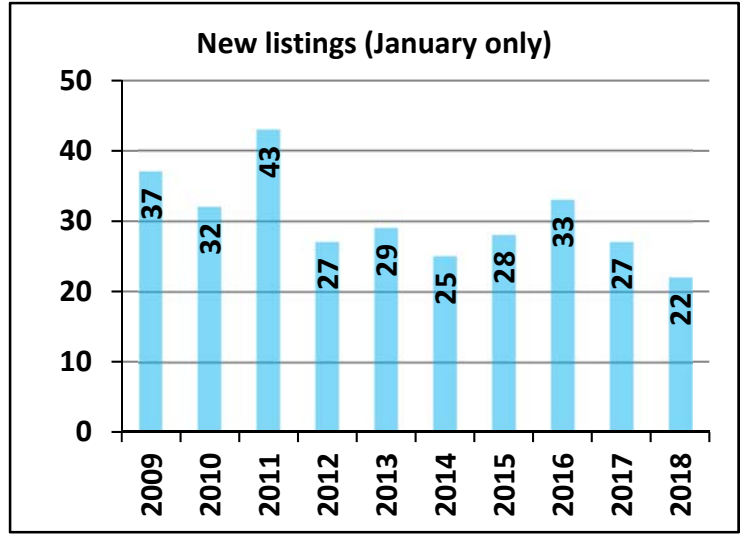
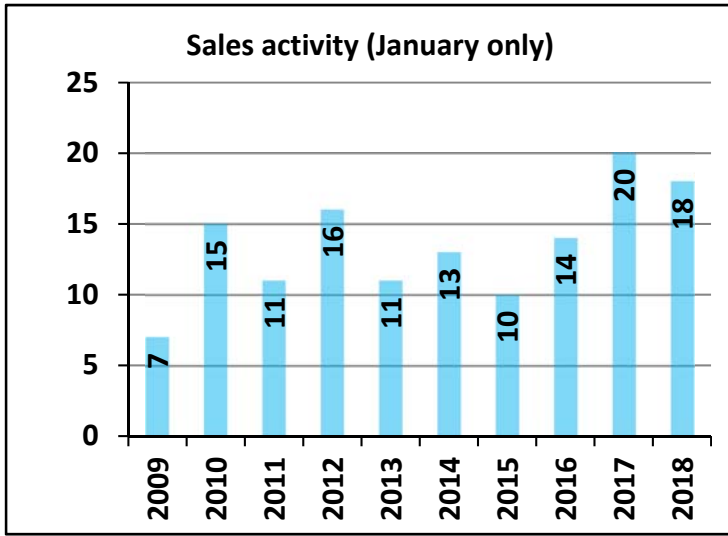
¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

Strathroy

Residential Market Activity



Strathroy

Residential Market Activity

Actual	January 2018	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2017	January 2016	January 2015	January 2013	January 2011	January 2008
Sales Activity	18	-10.0	28.6	80.0	63.6	63.6	38.5
Dollar Volume	\$5,038,460	-21.4	61.6	135.1	114.1	114.3	107.1
New Listings	22	-18.5	-33.3	-21.4	-24.1	-48.8	-43.6
Active Listings	41	-28.1	-46.1	-44.6	-39.7	-50.6	-52.3
Sales to New Listings Ratio¹	81.8	74.1	42.4	35.7	37.9	25.6	33.3
Months of Inventory²	2.3	2.9	5.4	7.4	6.2	7.5	6.6
Average Price	\$279,914	-12.7	25.7	30.6	30.9	31.0	49.6

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes



File: O-8844
Planner: T. Macbeth
Telephone: 519-661-2489 extension 5102
Fax: 519-661-5397
Email: tmacbeth@london.ca
Website: www.london.ca

February 13, 2018

NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN (THE LONDON PLAN)

The Municipal Council for the City of London is considering an amendment to The London Plan (Official Plan) within the lands shown on the map attached. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:

City of London

LOCATION:

Lands south of Exeter Road, north of Dingman Drive, east of White Oak Road, and west of Marr Drain (drainage ditch located to the west of the Provincial Ministry buildings) - see attached map.

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan Amendment is to initiate a "White Oak/Dingman Secondary Plan". The Secondary Plan is to establish Place Types in *The London Plan* for the "Future Community Growth" lands within this White Oak/Dingman area. Application may also amend the 1989 Official Plan from "Urban Reserve – Community Growth" to other residential and/or commercial land use designations.

POSSIBLE AMENDMENT:

Possible amendment to *The London Plan* to change the Place Type from "Future Community Growth" to other Place Types, including "Neighbourhoods", "Green Space", and/or "Shopping Area". Also possible amendment to the Official Plan (1989) to change the Land Use Designation from "Urban Reserve – Community Growth" to other land use designations including residential, open space, and/or commercial land uses. Council may also consider a special policy to recognize transition between Industrial and non-Industrial land uses within the Secondary Plan area.

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention Travis Macbeth **by March 5, 2018**, if possible. **Please Note:** Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's

website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2489 extension 4937. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 12 Councillor Harold Usher (office phone number 519-661-2489 extension 4012, or e-mail husher@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

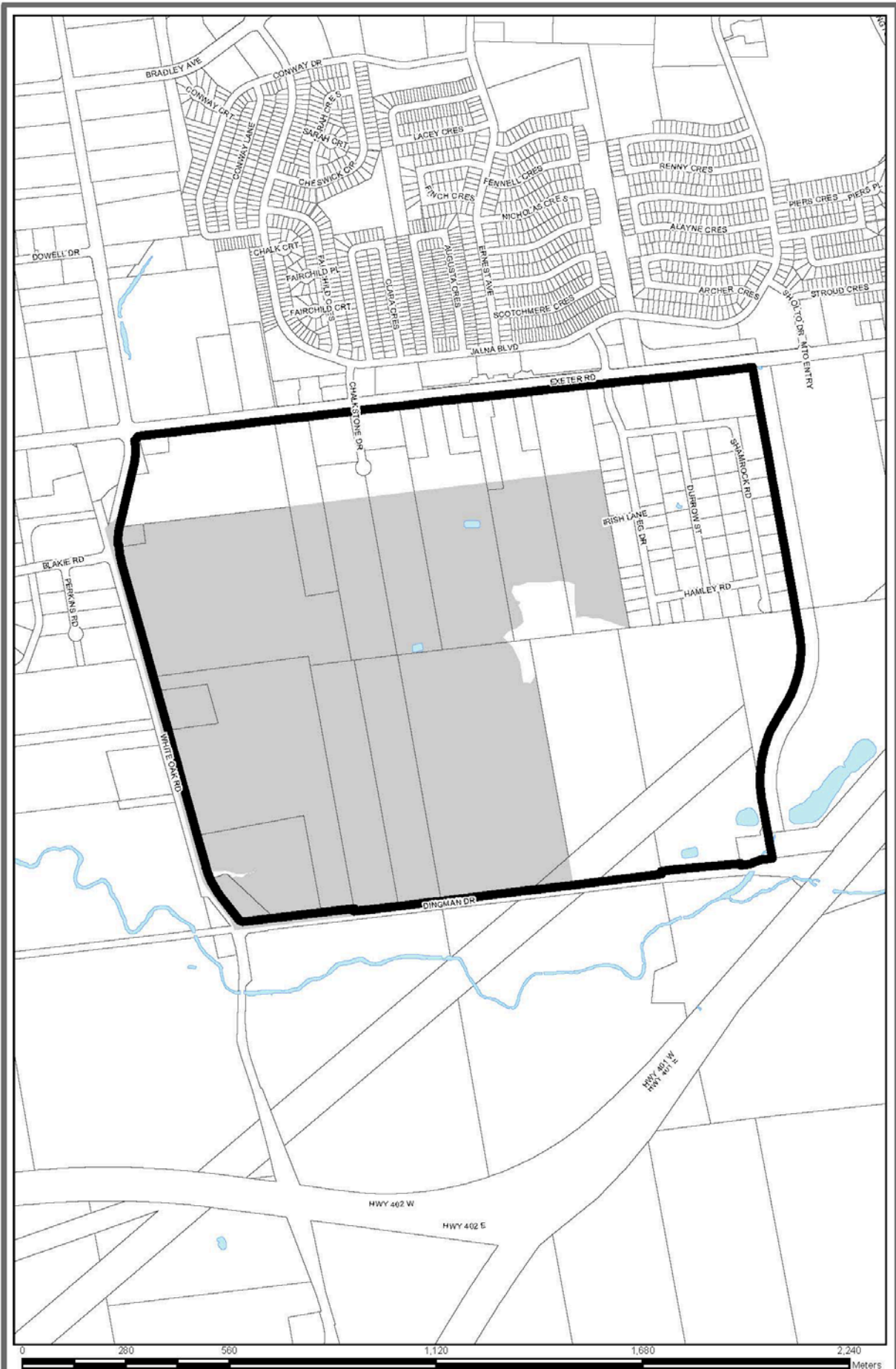
FOR INFORMATION:

If you wish to view additional information or material about the requested Official Plan amendment, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Travis Macbeth at 519-661-2489 extension 5102, referring to File Number "O-8844".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



LOCATION MAP

Subject Site : White Oak/Dingman Area
 File Number: O-8844
 Planner : Travis Macbeth
 Date : 2018/01/30



Scale : 1:12,500

Legend

-  Subject Site
-  Future Community Growth - London Plan
-  Urban Reserve Community Growth - 1989 Official Plan