

Agenda

London Housing Advisory Committee

The 6th Meeting of the London Housing Advisory Committee

July 10, 2019, 12:15 PM

Committee Room #4

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	Pages
1. Call to Order	
1.1 Orientation	
1.2 Disclosures of Pecuniary Interest	
1.3 Election of Chair and Vice Chair for the term ending November 30, 2019	
2. Scheduled Items	
3. Consent	
3.1 5th Report of the London Housing Advisory Committee	2
3.2 Municipal Council resolution adopted at its meeting held on June 11, 2019, with respect to the 4th and 5th Reports of the London Housing Advisory Committee	3
3.3 Public Meeting Notice - Zoning By-law Amendment - 348 Sunningdale Road East	18
4. Sub-Committees and Working Groups	
5. Items for Discussion	
6. Adjournment	

London Housing Advisory Committee

Report

The 5th Report of the London Housing Advisory Committee
May 8, 2019
Committee Room #4

Attendance PRESENT: B. Odegaard (Chair), A. Galloway, K. Kaill, J. Malkin,
J. Peaire, D. Peckham, N. Reeves; and P. Shack (Secretary)

ALSO PRESENT: J. Binder, D. Calderwood-Smith, S. Giustizia,
C. Lovell and G. Matthews

REGRETS: J. Coley Phillips, M. Inthavong, D. Nemeth and J.
Stickling

The meeting was called to order at 12:16 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 London Development Institute

That it BE NOTED that the London Housing Advisory Committee heard a verbal presentation from M. Wallace, Executive Director, London Development Institute (LDI), with respect to the role of LDI in the community.

3. Consent

3.1 4th Report of the London Housing Advisory Committee

That it BE NOTED that the 4th Report of the London Housing Advisory Committee, from its meeting held on April 10, 2019, was received.

3.2 Draft Lambeth Area Community Improvement Plan

That it BE NOTED that the staff report dated March 18, 2019 with respect to the Draft Lambeth Area Community Improvement Plan, provided by L. Davies Snyder, Planer II, Urban Regeneration, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

None.

6. Deferred Matters/Additional Business

None.

7. Adjournment

The meeting adjourned at 1:49 PM.



London
CANADA

P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

June 12, 2019

S. Datars Bere
Managing Director, Housing, Social Services and Dearness Home

I hereby certify that the Municipal Council, at its meeting held on June 11, 2019 resolved:

That the following actions be taken with respect to the 4th and 5th Reports of the London Housing Advisory Committee (LHAC), from the meetings held on April 10, 2019 and May 8, 2019, respectively:

- a) the following actions be taken with respect to the 4th Report of the LHAC:
 - i) clause 2.1 of the above-noted Report and the attached presentation BE REFERRED to the Civic Administration to review the concerns set out in the presentation and report back to the Community and Protective Services Committee with responses; and,
 - ii) clauses 1.1, 2.2, 3.1 to 3.4 and 5.1, BE RECEIVED; and,
- b) the 5th Report of the LHAC BE RECEIVED. (2.2/6/CPSC)

C. Saunders
City Clerk
/dt

cc: D. Purdy, Manager, Housing Services
D. Calderwood-Smith, Manager, Strategic Program and Partnerships
E. Soares, Executive Assistant to the Managing Director, Housing, Social Services and Dearness Home
Chair and Members, London Housing Advisory Committee



LIFE SPIN

AFFORDABLE HOUSING

A COMMUNITY PERSPECTIVE

LEGISLATIVE TOOLS

Housing Policy for Affordable Housing

LIFE SPIN

2

DEFINITION OF AFFORDABLE HOUSING

- “For **affordable rental housing projects**, the maximum rent levels for affordable rental units will be set annually at **70% or below** of the CMHC average market rent for rental housing within the City of London. The CMHC core need income thresholds are adjusted to include utilities.”

(By-law No. CPOL-75-307);
Amended June 26, 2018 (By-law No. CPOL-356-347)



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3

HOW MUCH SHOULD WE BE BUILDING?

- Affordable New Residential Development
- London has a target of 25% of housing to be **affordable to Low- and Moderate-income households** as defined in this Plan and the Provincial Policy Statement may be met through **new residential development and residential intensification through the conversion of non-residential structures, infill and redevelopment.**

25%

(Clause iv) deleted and replaced by OPA 438 Dec. 17/09



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4

WHAT SHOULD WE SEE?



BONUSING

Provide density bonuses, where suitable, to proposals which have an affordable housing component **above** the 30% minimum in larger residential developments (generally greater than 5 hectares)



INCLUSIONARY ZONING

25% minimum of all additional units added when developers request additional units per hectare
To be counted as affordable, they must be 70% of market rents or lower.



APPROVAL PROCESS



STAFF ASSISTANCE



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5

LIFE SPIN

6

NEW AFFORDABLE HOUSING

SURPLUS MUNICIPAL LANDS





SURPLUS PROVINCIAL AND FEDERAL LANDS



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2

AFFORDABLE HOUSING RESERVE FUND

50% FOR TRANSITIONAL HOUSING WITH SUPPORTS

Must be a not-for-profit that can demonstrate the housing and the support services are sustainable





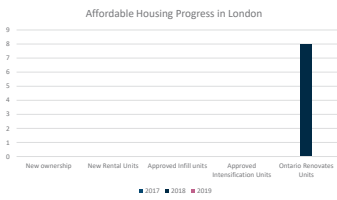
50% of the Affordable Housing Reserve funds to build affordable permanent housing targeted to low income individuals or families

50% FOR NEW AFFORDABLE HOUSING

LIFE  SPIN

3

ANNUAL HOUSING MONITORING REPORT



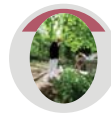
Units that meet 70% of Market Rate Criteria



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4

WHAT ELSE CAN LONDON DO?



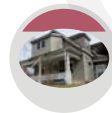
COMMUNITY LAND TRUSTS

A land trust works by buying property and removing it from the speculative market, then building or rehabilitating and maintaining the building as affordable housing.



HOME OWNERSHIP

Between 2008 and 2013, 254 low-income households received down-payment assistance to purchase a home. The Affordable Homeownership Reserve Fund already exists



ONTARIO RENOVATES

In 2013, 36 households received grants for accessibility repairs. The funding for these grants was not used again until 2018. It was depleted in two weeks and may have only helped 8 families.



REPAIR VACANT SOCIAL HOUSING

There are many vacant units of social housing, with a wait list of more than 4,400 families in desperate need.

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PROPERTY STANDARDS BYLAW ENFORCEMENT

YES, PEOPLE LIVE HERE








WITHOUT NEW AFFORDABLE HOUSING, POOR FAMILIES ARE DISPLACED





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6

Absentee Landlord - Speculators

Leaking roof causes mould

Rain shingles on to Neighbouring properties



Vent for gas stove sealed

Sewer pipe burst & was not repaired



Only one tenant remains, living in unsafe conditions. The CMHC-supported tenant was also relocated. Property Standards By-law not enforced.

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PROPERTY STANDARDS BYLAW ENFORCEMENT FOR LAND SPECULATORS IS NEEDED TOO.



BUSINESSES, LAND AND HOMES



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13

LONDON NEEDS
RIGHT'S- BASED
AFFORDABLE HOUSING
ACTION



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14



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THANK YOU

✉ LIFE@EXECULINK.COM

✳ [HTTP://WWW.LIFESPIN.ORG](http://WWW.LIFESPIN.ORG)

ORIGINAL ART BY: MYRNA PRONCHUK

**LIFE*SPIN Submission
to the London Housing Advisory Committee
April 10, 2019**

LIFE*SPIN welcomes the opportunity to place its concerns about affordable housing before the London Housing Advisory Committee.

INTRODUCING LIFE*SPIN

LIFE*SPIN is an independent agency with a wide range of programs for low-income individuals and families. These include advocacy, income-tax help, a free summer day camp, a free store, the organization of Christmas sponsorships that match donors with families in need, a free recreational program for girls, and more.

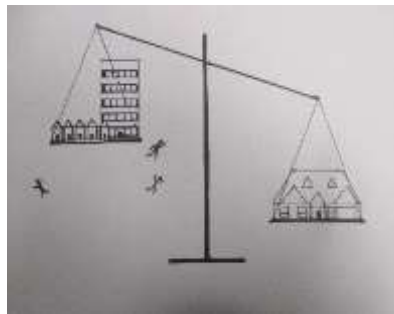
Most significantly in this context, we have 10 affordable apartments for long-term tenants in our well-maintained and lovingly restored heritage building in the Old East Village.

Working with more than 5,000 low-income families every year, including both tenants and home-owners, we witness too many low- and moderate-income Londoners forced to live in substandard housing, often having to choose between feeding their families and paying rent. Results of a survey of more than 200 LIFE*SPIN clients on housing issues will be found later in this submission.

Change is needed, and it is disheartening that despite clear visions, plans, objectives, and monitoring criteria, London is losing ground.

Low Income Family Empowerment * Sole-support Parents Information Network

“Building Community Foundations for Self-Reliance”



Myrna Pronchuk

*“Housing rights are human rights and everyone deserves a safe and affordable place to call home” –
Prime Minister Justin Trudeau, November 2017.*

By introducing a National Housing Strategy (NHS) and making a commitment to a rights-based approach to housing, the federal government is taking a significant step towards tackling Canada’s housing crisis. LIFE*SPIN is one of the many organizations, citizen groups, and concerned Londoners who welcome a national plan. Yet, we recognize that there is a long way to go to overcome the systemic issues that have led to so many homeless and under-housed Canadians. In our own community, we have not seen a substantial report on affordable housing since 2013. A staggering 1.7 million Canadian families are without housing that meets their basic needs. Over 24 percent of Canadian households spend more than a third of their income on shelter costs.

In London, the waiting list for subsidized housing is over 4,400. London’s plan for affordable housing development should be producing 25% of new developments as affordable, yet no department is seeing this through. The result is that nearly all the new housing being developed is for upper income earners. Those with moderate incomes have had to buy the less costly housing available in the east end, displacing low-income families there. The Old East is already far along the road to complete gentrification and SoHo is next in line. Meanwhile, social housing locations increasingly target those who need high levels of clinical and social supports, which are not suitable for vulnerable seniors, families, or those with disabilities. Diverse neighbourhoods are disappearing and low-income families are forgotten by this City.

We are pleased that the federal government is taking leadership to address the critical issue of housing. We are looking at ways our community can find opportunities to provide feedback that will inform the federal strategy and its implementation through our municipality. In this submission, LIFE*SPIN will present key suggestions for a rights-based approach, from the perspective of our low and moderate-income families.

RIGHT-BASED APPROACH

A rights-based approach to housing must include the following key elements.

1. Legislation

We support London’s commitment to embedding the creation of new affordable housing in our bylaws to ensure that it is an ongoing priority. This an important step, but more is needed to protect the right to housing by ensuring the monitoring is enforced or find an accountable mechanism to deliver action.

Definition of Affordable Housing

a) London City Council's policies underwent a complete review in 2018¹

The Affordable Housing Reserve Fund has very specific criteria for it to be used, including this a clear definition of affordable housing: "For affordable rental housing projects, the maximum rent levels for affordable rental units will be set annually at 70% or below of the CMHC average market rent for rental housing within the City of London. The CMHC core need income thresholds are adjusted to include utilities."²

- Policy Name: Affordable Housing Reserve Fund Implementation
- There are currently no reports since 2013 available whether any projects have met these criteria. It may be that some churches and/or community groups have met this criteria, but no reports are available of actual built/occupied projects.

b) "The City will, within its legislative powers and policies, pursue opportunities for no less than half of the affordable housing units created through new residential development, as required in policy 12.2.1. (iv), to be affordable to the lowest 30th percentile of household incomes in the City of London".³

- Policy Name: Housing Policies
- This requires 50% of affordable housing projects to be available to residents in receipt of social assistance. Currently, they are being told they do not qualify for any housing that is not designated as a social housing, with a waiting list greater than 4,400.

Measures to Increase the Supply of Affordable Housing

- 25% of new residential developments is supposed to be affordable.
- "A target of 25% of housing to be affordable to Low- and Moderate-income households as defined in this Plan and the Provincial Policy Statement may be met through new residential development and residential intensification through the conversion of non-residential structures, infill and redevelopment."
- Policy Name: 25% Requirement⁴

¹ <https://www.london.ca/city-hall/city-council/AZ%20Documents/Affordable%20Housing%20Reserve%20Fund%20Implementation%20Policy.pdf>

² Policy Legislative History: Enacted August 22, 2017 (By-law No. CPOL.-75-307); Amended June 26, 2018 (By-law No. CPOL.-356-347)

³ www.london.ca/city-hall/by-laws/Documents/Chapter-12.pdf
Clause xi added by Ministry Mod #26 Dec. 17/09

⁴ www.london.ca/city-hall/by-laws/Documents/Chapter-12.pdf
Clause iv deleted and replaced by OPA 438 Dec. 17/09

The tools to achieve these targets are also clearly defined and achievable.⁵

The problem, again, is no monitoring, reporting, and accountability. Does the Housing Advisory Committee have to make a submission on every zoning request, or is staff required to report the tools used to meet the targets on each zoning amendment and development application? London is not meeting its obligations, so we ask that the City enforce its clear obligations in the area of affordable housing, and delineate who is responsible to report our implementation successes or failures.

- a) Existing tools available to the City to increase the supply of affordable housing
 - 1. New Areas for Intensification (Clause ii) amended by OPA 438 Dec. 17/09)
 - 2. Bonusing (Clause iii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
 - 3. Approval Processes
 - 4. Assistance
 - 5. Innovative Design and Servicing Standards (Clause vi) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23
 - 6. Surplus Municipal Lands (Clause vii) added by OPA 438 Dec. 17/09)
 - 7. Surplus Provincial and Federal (Clause viii) added by OPA 438 Dec. 17/09

This toolbox is not being utilized and we are, therefore, losing ground and the resources to meet the housing needs in our community are being depleted without consideration of the actual plans in place to ensure we can meet changing housing needs. The external forces of outside investors buying property for speculation, rising property costs, and the growth needs for housing are getting the upper hand because the official plan is being picked apart, piecemeal, without consideration for the long-term impacts on our community.

2. Monitoring

Enough visions and plans! For years we have gathered, spent hours and lots of money on deep engagement with staff to identify systemic barriers, make formal recommendations for remediation, and devise plans and legislative tools to implement the various plans, including the *Affordable Housing Task Force Report*, *Exploring Sustainable Housing Development*, *the Strategic Plan for the City of London 2015-2019*, *Homeless Prevention and Housing Plan*, *Rethink London*, *The London Plan*, and the *Official Plan* (1989).

It is not fair or reasonable to ask London to do another round of consultations that suggest staff will come up with another revised and improved plan; not until we receive

⁵ (Subsection 12.2.2 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) (Section 12.2.2. amended by OPA 438 Dec. 17/09).

the required progress and monitoring reports. There is no updated or relevant information in any written reports.

The **Community Engagement Policy**, amended on June 26, 2018 (By-law no. CPOL-279-270) states:

- 4.3 “Information and communications are easy to find, access and understand.”
- 4.5 “All processes will be open, understandable, transparent and inclusive.”
- 4.9 The City’s responsibility is to “keep the public informed by providing timely, accurate and accessible information”

Housing Monitoring Report

The City is not meeting the requirements of monitoring and reporting to the community. Every two years, “the City, through a biennial Housing Monitoring Report, shall update and assess its residential land supply; evaluate housing conditions, the supply of affordable housing, development trends and densities; analyze other housing supply and demand factors; review the recommendations of the Affordable Housing Strategy (2005); and assess the demand for Affordable Housing.”⁶

Affordable Housing Monitoring

The City will undertake **annually**, an assessment of the following:

- a) Proportion of new ownership and rental houses, by housing form, which satisfies the definition of Affordable Ownership Housing and Affordable Rental Housing of this Plan. (Clause (a) amended by OPA 438 Dec. 17/09)
- b) Proportion of resale housing forms which satisfies the definition of Affordable Ownership Housing of this Plan. (Clause (b) amended by OPA 438 Dec. 17/09)
- c) Rental vacancy rates, and the anticipated trend in vacancy rates.
- d) Vacant lands capable of providing affordable housing by housing form.
- e) Infill and Intensification projects approved and refused by Council.
- f) A review of neighbourhoods and current zoning to identify potential areas which can be pre-zoned to allow increased intensification.
- g) Supply of available rooming and boarding units.
- h) An analysis of land and building costs for new residential construction.
- i) Potential surplus municipal lands to be evaluated for the suitability for the development of affordable housing as per the requirements of policy 12.2.2. vii) of this Plan.
- j) Potential surplus Provincial and Federal government lands to be evaluated for the suitability for the development of affordable housing as per the requirements of policy 12.2.2. vii) of this Plan.

⁶ (Subsection 12.2.4 amended by OPA No. 88 -OMB Order No. 2314 -approved 99/12/23) (Section 12.2.4. amended by OPA 438 Dec. 17/09).

- k) Wait list for subsidized housing.
- l) Homelessness data.
- m) Demolition and conversion statistics. (Clauses (i) to (m) added by OPA 438 Dec. 17/09)

While law should not be seen as the only way to ensure housing rights, it is unique in its ability to both establish and define clear municipal obligations in the area of affordable housing. Moreover, it offers advocates at all levels an important tool that can be used as part of a larger movement aimed at positive and progressive change. This will also better enable our municipality to carry out the programs and directives of the National Housing Strategy. Without these details, there will simply be more wealth accumulation by dispossession of land, resources, and neighbourhoods.

POLICY FAILURES

With no clear delineation of responsibility, mistakes are being made.

1. Secondary Suites

A single detached dwelling, semi-detached dwelling or a street townhouse dwelling may be permitted to contain a secondary dwelling unit as an ancillary and subordinate use in accordance with policy 3.2.3.9 Secondary Dwelling Units of this Plan.⁷

However, The Official Plan Amendment and Zoning By-law Amendment of July 25, 2017 permits secondary dwelling units, but “affordability” of these units were not stipulated. How did this happen? How can we rectify this omission?

2. Inclusionary Zoning

We know how this mistake is being made. Council directed staff in July 2018 to implement affordable housing in an Inclusionary zoning agreement. Staff and Council deferred to a recommendation from the Housing Development Council that met none of the criteria of affordable housing. Council was given the report late at night and not one member referred to the council manual before accepting a watered down concession that provides no units of affordable housing. This makes all reports from the Housing Development Corporation suspect, except there are no actual reports.

3. ACTION

Action requires leadership. Without a dedicated Housing Leadership Team on City Council, London has made little progress on developing affordable housing.

⁷ (Section 12.2.2.1. added by OPA 438 Dec. 17/09) (section amended by OPA 645).

Housing Advisory Committee

The London Housing Advisory Committee must be equipped with the necessary tools to conduct deep interaction with the community, identify systemic barriers which are thwarting the progress promised in our bylaws. Council once had a Council Housing Leadership Committee, made up of City Council members, that stayed informed about residential development, affordable housing targets and the implementation of affordable housing. The last significant report on accomplishments in this regard was in 2013, six years ago, when there were fewer staff implementing the programs, but with outcomes we have not seen since.

The London Housing Advisory Committee has an opportunity to ensure the right to housing is again truly participatory and that concerns are responded to by City staff/corporations/Council promptly and with transparency. We believe that the community needs to be kept informed in order for the Committee to have real power to hold Council to account and make recommendations that address the systemic barriers to creating new affordable housing in our community. We hope to begin a process to identify community members who are well-resourced with understanding of social justice, to provide research and support the Committee, to ensure that you can use our experiences as a powerful tool to inform Council on the delivery and monitoring of progress to ensure accountability.

People's Forum on Housing

Community members have begun to assemble and research the policies and progress concerning affordable housing action in our community. We are setting a vision and goals to gather our resources and voices in a coalition for neighbourhood sustainability that maintains and builds affordable housing and diversity. Transparent and effective mechanisms of accountability are needed now.

Through the National Housing Strategy, the federal government is promising billions of dollars for affordable housing and social housing repairs. We welcome this much-needed investment, but we want more than simply maintaining the status quo. We want to see local decisions that benefit our local neighbourhoods. We want to see the toolbox being used and more tools added.

What is getting lost in the staff-directed "visioning" is action to deal with the fact that affordable housing already in place is being lost at a very fast rate. We see social housing being utilized for transitional housing without replacement of the affordable units being taken. We see our neighbourhoods being gentrified as rental properties are purchased by families that cannot find new-built housing within their budgets. We see intensification with no affordable housing. We see infill, sometimes even on protected areas, for single-detached housing. We see farmlands being replaced with single

detached homes; 3-car-garages with living quarters attached. We see entire communities being constructed with no diversity or affordable housing.

We are tired of consultation with no action and no accountability.

WHAT CAN LONDON DO NOW?

1. Build Supportive Housing Units

- Housing 1st has three cornerstones. The Affordable Housing Reserve Fund can help meet one, but the other two must be in place and be sustainable.
- 50% of the Affordable Housing Reserve funds to build transitional housing that will facilitate the movement of individuals and families from homelessness or the risk of homelessness to longer-term, independent housing.
- Must be a not-for-profit that can demonstrate that the housing and the support services are sustainable.

2. Home Ownership Program

- Between 2008 and 2013, 254 low-income households received down-payment assistance to purchase a home.
- The Affordable Homeownership Reserve Fund already exists.
- We can find no reports of the delivery of this program from 2014 to 2019, nor evidence of Council's decision to dismantle this affordable housing mechanism.

3. Ontario Renovates

In 2013, 36 London households received grants for accessibility repairs. The funding for these grants was not used again until 2018. There is no report on how many people applied for the grants, whether they were for seniors or disabled, and how many were granted. The program was not advertised, but the money was gone in two weeks. Clearly we are not meeting the need.

4. Community Land Trusts

A land trust works by buying property and removing it from the speculative market, then building or rehabilitating and maintaining the building as affordable housing. The largest land trust project is in Vermont (see <https://www.youtube.com/watch?v=KFZFCxdry9g>). This is not a new concept and we have "visioned" this in London before. Some Canadian cities are doing this in a big way, Vancouver, for example, (see <https://www.theglobeandmail.com/real-estate/vancouver/how-community-land-trusts-could-help-build-affordable-vancouverhousing/article34026679/>).

5. Limited Equity Co-operatives

Co-op members first obtain a "blanket" or collective mortgage. Each household purchases a share by paying a relatively small up-front fee, similar to (but much lower

than) a down payment on a conventional mortgage. They then make modest monthly payments toward the building's maintenance, mortgage, and taxes. (Research shows these payments average roughly half of market-rate rents.) When a member moves, a new member purchases their share, and the original member receives their initial down payment plus a modest appreciation. The City could utilize the Affordable Housing Reserve Fund to help build new Co-op Housing.

6. Property Standards Bylaw Enforcement

Because 25% of residential development has not provided new affordable homes for families with moderate incomes, they have moved into the housing market by purchasing homes that once provided reasonable rents for low-income families. Low-income families have no access to social housing unless they can enter the "Urgent Need" category by going into a shelter.

A survey of 205 families conducted by LIFE*SPIN in November 2018 found that:

- 33% live with a disability
- 100% have at least one child living with them
- 9% also have a senior dependent
- 37% live in subsidized housing
- 15% are on the waiting list for subsidized housing
- 5% are home-owners
- 95% pay their own water/hydro costs
- 50% pay for gas

As to property standards:

- 21% have issues with their electrical service
- 47% have issues with their plumbing services/fixtures
- 53% need flooring or walls repaired
- 56% need windows or doors replaced or repaired
- 20% live in a house that needs a new roof
- 30% share their home with bugs, pests or rodents
- 11% have missing or broken fire/carbon-monoxide detectors
- 90% notified their landlord about the repair needs

Low-income families are the hidden poor. They do not want officials to see them living in unsafe dwellings or in over-crowded conditions, because they fear having their children taken away. They are thus systemically silenced and have no voice to demand change. It is easy to spot some of the property standard violations with a quick drive around our city.

The City recently approved a \$1.25 million bylaw enforcement project to move those "living-rough" off the streets and out of parks. These people are not being moved anywhere specific (except on the Juno weekend), but chances are the safety of isolation in units available to them is less than the safety of being visible on the street. Without supportive housing options, there is no safety or security for people who make up the

high-risk population. We have seen no evidence that 50% of the affordable housing reserve fund has been utilized to build them new affordable housing with supports.

Regardless of who has to accept derelict housing, simply because it is all they can afford, these conditions should not be acceptable by our community standards. Indeed, just as the policies and bylaws for affordable housing exist, so do the property standards bylaws. Again, who is charged with the responsibility for implementing, enforcing and monitoring these in our neighbourhoods.

There is great power within our municipal government to make housing decisions that benefit our local communities. How do we get action instead of another consultation?

CONCLUSION

We urge the London Housing Advisory Committee to take an active role in holding government officials accountable for implementation of the official plan and bylaws, which include affordable housing development. We are seeking accountability to the community for the investment of our housing dollars, into building affordable housing.

In particular, we urge that the Committee and Council:

- review planning/zoning requests to ensure they meet the 25% affordability criterion, or request that Council direct planning staff to make this part of every planning application report;
- Limit development on “environmental easements” to multi-residential affordable housing or community farming initiatives (fee-simple land trusts).;
- review the structure, budgets, responsibilities, monitoring and accountability for housing in London, including, but not limited to: Housing, Social Services and Dearness Home (Social and Family Services), City of London Housing Division (Social Housing), Housing Development Corporation & London Middlesex Housing Corporation
- bearing in mind the definition of an “affordable rental housing project”, request a report from the City of London regarding the actual number of units built that fit the definition, from September 2014 to March 2019, also setting out the actual number of units in planning and under construction, with the estimated occupancy date. This report should also clearly delineate the units that apply to London and those which apply to Middlesex County.
- review the bylaws to ensure that mechanisms are in place to implement those that relate to affordable housing construction and maintenance.

Submitted by Jacqueline Thompson
Executive Director

April 10, 2019

Exercise in Accountability

(draw a line connecting the program to the management level responsible for the program)

City of London Housing Division

New Build Affordable Housing

Ontario Renovates

Housing Services

Housing Administration & Support

Middlesex London Housing Corporation

New Build Transitional Housing

Capital for Social Housing Maintenance

Rent Supplement & Tenant Selection

Housing Development Corporation

Emergency Shelter Funding

Social Housing Operations

Development & Sustainability of Social Housing

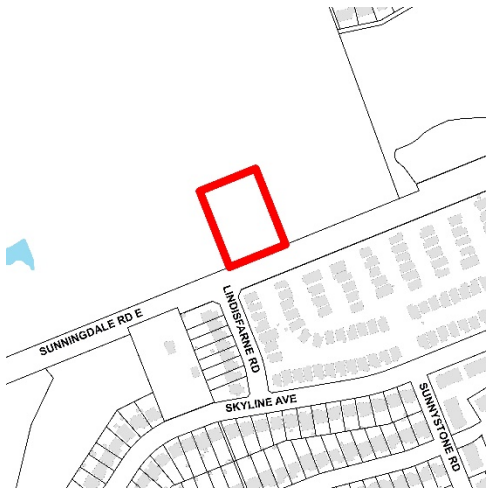
Housing, Social Services & Dearness Home

Strategic Programs & Partnerships

Home Ownership Program

Zoning By-Law Amendment

348 Sunningdale Road East



File: Z-9011

Applicant: Westchester Homes Ltd.

What is Proposed?

Zoning amendment to allow:

- two, 3 storey townhouse dwellings with a total of 17 units

YOU ARE INVITED!

Further to the Notice of Application you received on February 4, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, May 27, 2019, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Barb Debbert
bdebbert@london.ca
519-661-CITY (2489) ext. 5345
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9011

london.ca/planapps

To speak to your Ward Councillor:

Maureen Cassidy
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR1) Zone to a Residential R5 Special Provision (R5-2(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Urban Reserve (UR1)

Permitted Uses: existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities; conservation lands; managed woodlot; wayside pit; and passive recreation use.

Special Provision(s): n/a

Residential Density: n/a

Height: 15.0 metres

Requested Zoning

Zone: Residential R5 Special Provision (R5-2(_))

Permitted Uses: cluster townhouse dwellings and cluster stacked townhouse dwellings

Special Provision(s): side yard setbacks of 3.0 metres in place of 6.0 metres for units with windows on the side elevations

Residential Density: 30 units per hectare

Height: 12 metres (3 storeys)

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Multi-family, Medium Density Residential in the Official Plan, which permits multiple attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small-scale nursing homes, rest homes and homes for the aged as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a broad range of residential forms up to low-rise apartment buildings, home occupations, group homes, emergency care establishments, rooming houses, and supervised correctional residences.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/planapps) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the

association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

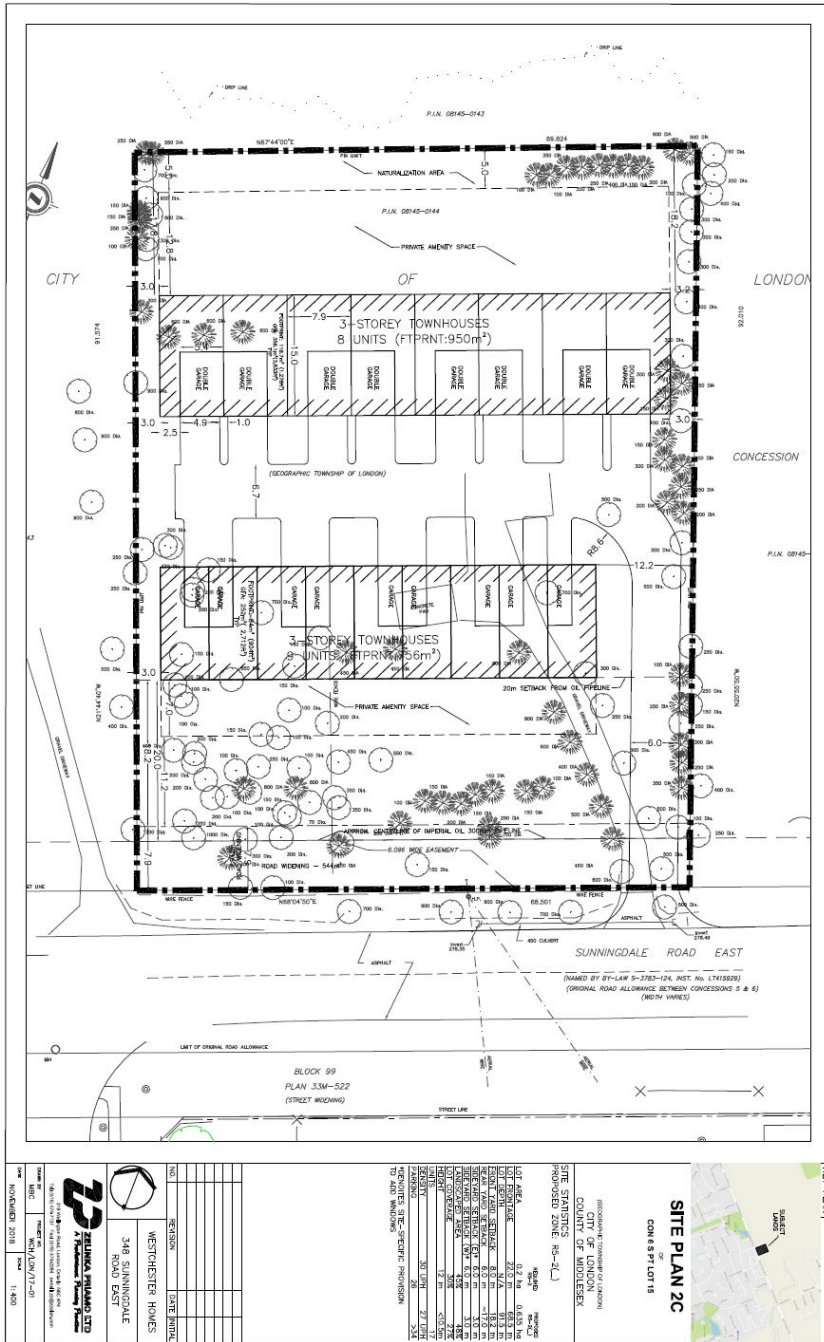
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

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-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



The above image represents the applicant's proposal as submitted and may change.

Building Rendering and Elevations



Architectural drawings showing the front, rear, and side elevations of the building. The front elevation is the largest and most detailed, showing the facade with windows and doors. The rear and side elevations are smaller and show the building's profile from those angles.

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Project No. 00042 | Project No. 1724 | Date: 2/17/21 | Rev. No. 4
 Front Elevations | 348 Sanningdale Road East

Southpaw Designs
 2100 W. 10th St.
 Ste. 1000, Oklahoma City, OK 73106
 (405) 771-9426

REVISIONS	No.	DATE	BY
ISSUE FOR PERMITS	1		

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.

The above images represent the applicant's proposal as submitted and may change.