

# London Housing Advisory Committee

## Report

The 3rd Meeting of the London Housing Advisory Committee  
February 12, 2020  
Committee Room #4

Attendance                      PRESENT: B. Harris (Chair), J. Banninga, M. Joudrey, J. Lane,  
W. Latuszak, C. O'Brien, B. Odegaard, J. Peaire, D. Peckham,  
M. Richings, and D. Turner (Committee Clerk)

NOT PRESENT: M. Abdo, M. Courey and R. Peaker

ALSO PRESENT: D. Calderwood-Smith, S. Giustizia, T.  
Macbeth, G. Matthews, and D. Purdy

The meeting was called to order at 12:15 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 Bill 108, 'Bonusing' and 'Uplift'

That it BE NOTED that the attached presentation from T. Macbeth, Planner II, Long Range Planning and Sustainability, with respect to Bill 108 and recent/upcoming changes to the process of 'bonusing', was received.

#### 2.2 Canada Ontario Housing Benefit Program

That it BE NOTED that the attached presentation from D. Purdy, Manager, Housing Services and D. Calderwood-Smith, Manager, Strategic Programs and Partnerships, with respect to the upcoming roll out of the Canada Ontario Housing Benefit program, was received.

### 3. Consent

#### 3.1 2nd Report of the London Housing Advisory Committee

That it BE NOTED that the 2nd report of the London Housing Advisory Committee, from its meeting held on January 9, 2020, was received.

#### 3.2 Municipal Council Resolution - Advisory Committee Work Plans

That it BE NOTED that the Municipal Council resolution from its meeting held on January 28, 2020, with respect to Advisory Committee work plans, was received.

### 4. Sub-Committees and Working Groups

#### 4.1 2020 Work Plan Sub-Committee

That the attached 2020 London Housing Advisory Committee work plan BE FORWARDED to Council for its consideration and approval.

**5. Items for Discussion**

None.

**6. Adjournment**

The meeting adjourned at 1:53 PM.

# Bill 108, *More Homes, More Choice Act, 2019*

*Royal Assent: June 6, 2019*

London Housing Advisory Committee  
February 12, 2020



## Bill 108 *More Homes, More Choices Act, 2019*

### Objectives of Bill

Increase housing supply and support various range of housing options.

Support housing affordability.

“Cut red tape” by streamlining development approvals process and facilitating faster decisions.



## Item 2.1

### Acts affected

*Planning Act*

*Development Charges Act*

*Local Planning Appeal Tribunal Act*

*Ontario Heritage Act*

*Endangered Species Act*

... etc.

### *Ontario Planning Act*

Section 37 (“Bonusing”) was a means to attain public benefits

■ Planning Act: Council was authorized to pass Zoning By-laws with higher density than permitted by the Zone in exchange for public benefit (“facilities, services, and matters”).

■ City’s Zoning By-law includes maximum densities for residential Zones, e.g. R-10 (Apartments)

Zone	R10-1	R10-2	R10-3	R10-4	R10-5
Density	175	200	250	300	350

- City maintained a list of public benefits (i.e. matters eligible for “bonusing”)
- What applicant chose from the list was basis for negotiations.
- Negotiation of Bonus was case-by-case.
- City did not require applicants offer certain benefits for the Bonus.

## Item 2.1

### Ontario Planning Act

#### Planning Act no longer permits Bonusing



s. 37 “Bonusing” replaced with a “Community Benefit Charge”. (Cash or an In-Kind Contribution).



CBC will replace certain parts of the City’s Development Charges (e.g. “soft services”)



Province has indicated that CBCs will be based on property value & will be capped in dollar value.



City awaits Province’s release of regulations (to guide how Cities will implement this change). City will need to update DC by-law, London Plan policy (i.e. delete bonusing), etc.

### Ontario Planning Act

#### Elimination of section 37 height and density bonusing



Eliminates the ability of the City to provide an increase in height and density in exchange for a public service or facility.



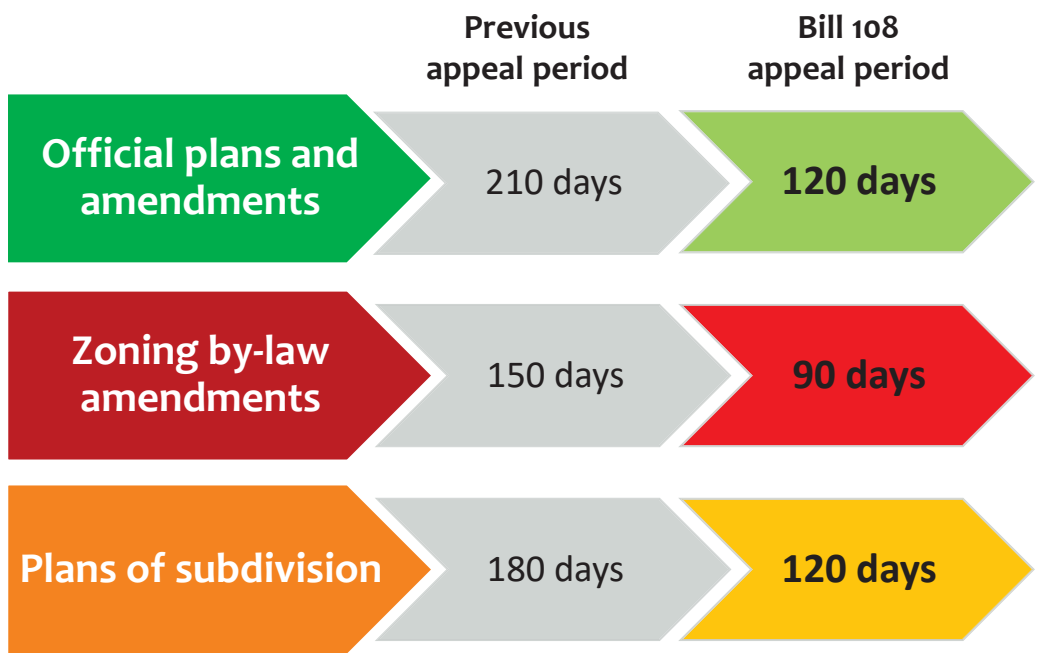
Challenges the ability of the City to secure public benefits (e.g. affordable housing, park improvements, libraries, ambulance services, etc.) to meet the needs for communities.

But yet to be determined how the Community Benefits Charges will be implemented.

# Item 2.1



## Other Changes: Reduced decision making timelines



## Other changes: Secondary dwelling units

■ Planning Act now permits up to 2 additional secondary dwelling units for single detached, semi-detached or rowhouse dwelling.

■ Previously 1 permitted in ancillary building or 1 in main building. Now 1 permitted in both.

■ City is reviewing its Secondary Dwelling Unit policies and Zoning regulations.



## Item 2.1

### Ontario Planning Act

#### Other changes: Inclusionary Zoning

Inclusionary Zoning is a by-law that requires a certain portion of new units be rented or sold at “affordable” rates. Inclusionary Zoning previously a tool that Cities could implement municipality-wide.

Still an important tool, but Inclusionary Zoning’s geographic application limited through Bill 108.

IZ may now only to implemented in protected major transit station areas and in development permit system areas.

### Development Charges Act

#### Other changes: development charges

The new Development Charges will be collected in installments for some new residential buildings:

- 6 yearly installment payments for Rental Housing;
- 21 yearly installments for non-profit housing.

Secondary units are exempt from Development Charges.

Changes will likely increase City’s administrative requirements relative to current *Development Charge Act* (timing of charge; deferred payments; CBC approach).

## Item 2.1

### Summary

- Bill 108: *More Homes, More Choice Act, 2019*
  - Removes “Bonusing” and replaces with Community Benefits Charge
  - Expands permissions for Secondary Dwelling Units
  - Exempts Secondary Dwelling Units from DCs
  - Limits Inclusionary Zoning
  - Shortens application process timelines
  - Development Charges spread over installment payments for rental and non-profit housing developments.
- Province has not yet released regulations for how to implement CBCs.
- Changes through Bill 108 are in addition to the City’s recent housing-related initiatives.

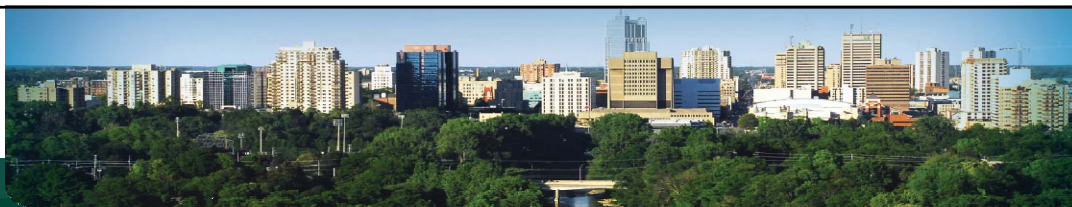


Travis Macbeth, MCIP, RPP  
Planning Policy, City Planning  
206 Dundas Street  
tmacbeth@london.ca





# Item 2.2



## Canada-Ontario Housing Benefit (COHB) Program – Overview

London Housing Advisory Committee

[london.ca](http://london.ca)

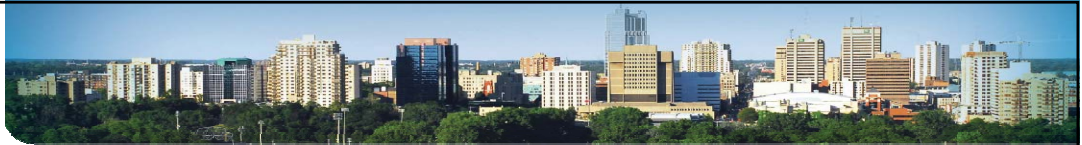


### Overview of COHB

- The program begins in April 1<sup>st</sup>, 2020 and ends on March 31, 2029.
- COHB is jointly funded by the federal and provincial governments.
- COHB is a portable housing benefit program where funding is paid directly to low-income households that are on, or eligible to be on, a social housing waiting list, and to households in financial need living in community housing.
- Service Managers will identify and select eligible households and assist with the application submission to the Ministry of Finance (MOF).
- MOF will approve eligibility and will issue monthly payments directly to the household; and,
- ServiceOntario will operate a program call centre for enquiries, and for households to report changes directly.

[london.ca](http://london.ca)

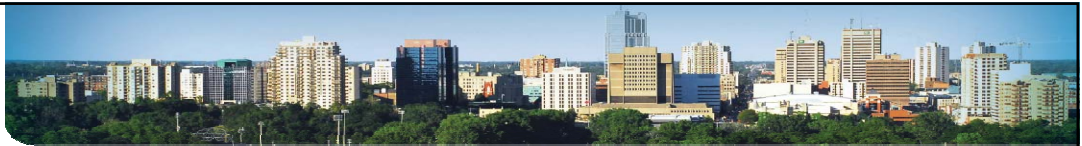
# Item 2.2



## Eligibility

- Reside permanently in Ontario;
- Canadian citizen, Permanent Resident, Applicant for Permanent Residence, or a refugee or refugee claimant with no enforceable deportation, departure or exclusion order;
- On a social housing waitlist, or eligible to be on a waitlist;
- Not in receipt of rent-geared-to-income assistance, more than one COHB benefit, or any other government-funded housing benefit with the exception of social assistance shelter payments; and,
- **Consent to being removed from the social housing waitlist of the Service Manager where the application was completed and approved.**

[london.ca](http://london.ca)



## COHB Benefit Calculation

• Monthly Portable Housing Benefit =  $(AMR \times 80\%) - \frac{(AFNI \times 30\%)}{12}$

- Single Adult, No Dependents 1bdm, \$15,000/y

$$\begin{aligned} \text{COHB} &= (\$915 \times .80) - ((\$15000 \times .30) / 12) \\ &= \$732 - \$375 \\ &= \$357 \text{ benefit per month} \end{aligned}$$

[london.ca](http://london.ca)

# Item 2.2



## COHB – Benefit Range

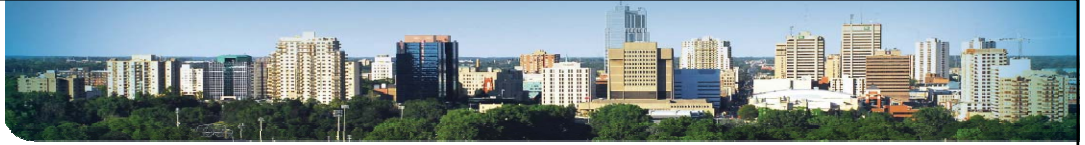
Source of Income*	Single Adult Living in London		
	No Dependents	One Dependents	Two Dependents
	1 Bedroom	2 Bedroom	3+ Bedroom
Ontario Works**	\$512	\$585	\$741
Ontario Disability Support Program**	\$381	\$407	\$559
Low income - \$10,000/y	\$482	\$636	\$808
Mid-Range Income - \$20,000/y	\$232	\$386	\$558
High-Range Income - \$30,000/y	Not eligible as 30% of monthly income exceeds benefit.	\$136	\$308



## Funding & Impact

- The City of London has received two-years of allocation funding from MMAH:
  - 2020-21: \$980,000 (base funding)
  - 2021-22: \$980,000 (base funding) + \$304,786 (incremental funding) = \$1,284,786
- As in all government programs, funding is subject to annual budget approvals at the Province of Ontario. The City of London will be notified of COHB funding allocation for 2022-23 and beyond at a later date.
- Civic administration anticipates that the City of London's COHB funding allocation could impact the following individuals and families:
  - 2020-21: 211 individuals
  - 2021-22: 276 individuals (65 net-new clients)

# Item 2.2



## Next Steps

- Applications for COHB must be submitted to the Housing Access Center at Citi Plaza, 355 Wellington St, Suite 248, starting on April 1st 2020
- Once the application has been submitted and deemed complete, the applicant will receive a letter from the Housing Access Center confirming that the application has been sent to the province for final review.
- For more information, please contact the Housing Access Centre at 519-661-0861 or by email [hac@london.ca](mailto:hac@london.ca)

[london.ca](http://london.ca)

# London Housing Advisory Committee

## Report

The 2nd Meeting of the London Housing Advisory Committee  
January 8, 2020  
Committee Room #5

Attendance                      PRESENT: B. Harris (Chair), M. Abdo, M. Courey, M. Joudrey, J. Lane, W. Latuszak, C. O'Brien, B. Odegaard, J. Peaire, R. Peaker, D. Peckham, M. Richings, and D. Turner (Committee Clerk)

NOT PRESENT: J. Banninga

ALSO PRESENT: D. Calderwood-Smith, S. Giustizia, T. Macbeth, G. Matthews, T. Smuck and B. Turcotte

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 Community Housing Resident Survey

That it BE NOTED that the attached and verbal presentation from D. Calderwood-Smith, Manager, Strategic Programs and Partnerships, and T. Smuck, Manager, Community Engagement, London Middlesex Housing Corporation, with respect to the results from a recent Community Housing Resident Survey, was received.

### 3. Consent

#### 3.1 1st Report of the London Housing Advisory Committee

That it BE NOTED that the 1st Report of the London Housing Advisory Committee, from its meeting held on December 11, 2019, was received.

#### 3.2 Public Meeting Notice - Official Plan Amendment - Affordable Housing Community Improvement Plan

That it BE NOTED that the Public Meeting Notice, dated December 20, 2019, from T. Macbeth, Planner II, Long Range Planning and Sustainability, with respect to an Official Plan Amendment to the Affordable Housing Community Improvement Plan, was received.

#### 3.3 Notice of Planning Application - Zoning By-Law Amendment (Revised) - 1674 and Part of 1712 Hyde Park Road

That it BE NOTED that the revised Notice of Planning Application, dated December 23, 2019, from B. Debbert, Senior Planner, Development Services, with respect to a Zoning By-Law Amendment for the properties located at 1674 and part of 1712 Hyde Park Road, was received; it being further noted that the committee held a general discussion with respect to the availability of affordable housing in this area of the City, noting that the aforementioned properties are located on a main street in an affluent area that could benefit from affordable housing.

**4. Sub-Committees and Working Groups**

4.1 2020 Work Plan

That discussion and finalization of the 2020 work plan BE DEFERRED to the next meeting of the London Housing Advisory Committee.

**5. Items for Discussion**

None.

**6. Adjournment**

The meeting adjourned at 2:01 PM.



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

**London**  
CANADA

January 29, 2020

Accessibility Advisory Committee  
Animal Welfare Advisory Committee  
Childcare Advisory Committee  
Community Safety and Crime Prevention Advisory Committee  
Diversity, Inclusion and Anti-Oppression Advisory Committee  
London Housing Advisory Committee

I hereby certify that the Municipal Council, at its meeting held on January 28, 2020 resolved:

That the Advisory Committees that report to the Community and Protective Services Committee (CPSC) BE DIRECTED to submit a 2020 Work Plan for review and approval at the meeting of the CPSC directly following the next meeting of each Advisory Committee. (5.2/2/CPSC)

A handwritten signature in black ink, appearing to read 'C. Saunders'.

C. Saunders  
City Clerk  
/ap