

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development
Subject: 2023 Annual Development Report
Date: February 21, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the 2023 Annual Development Report, attached as Appendix “A”, **BE RECEIVED** for information.

Executive Summary

An Annual Development Report provides annual update and commentary on development activity in the City of London. The Annual Development Report monitors historic and forecasted near-term growth of residential, commercial, institutional and industrial development; development application statistics; and Planning and Development process improvement initiatives.

The 2023 Annual Development Report is the fifth report prepared by the City and is attached as Appendix A to this report. Various changes have been made to the approach taken in the 2023 report as compared to previous reports, which includes new reporting metrics related to the City’s housing supply and more data visualizations including charts and graphs. The 2023 report contains new sections on affordable housing units and residential units in development approval stages to track progress towards the Roadmap to 3,000 Affordable Units and London’s Housing Pledge of 47,000 units.

Linkage to the Corporate Strategic Plan

The Annual Development Report supports the 2023-2027 Strategic Plan for the City of London through the Housing and Homelessness strategic area of focus by developing and enhancing planning implementation tools that advance the policies of The London Plan and increasing the efficiency and consistency of planning and development processes.

Background

On June 17, 2019, a staff report recommending that a regular reporting tool to communicate development statistics and progress on continuous improvement initiatives be developed and published on an annual basis was submitted to the Planning and Environment Committee. The recommendation was approved by Council.

Previous Annual Development Reports for 2019, 2020, 2021 and 2022 were submitted to Planning and Environment Committee.

Similar to previous years, the attached 2023 Annual Development Report covers historic and forecasted near-term growth by development type, 2019-2023 development application activity, and continuous improvement initiatives that were taken in 2023, as well as the percentage of new residential units located within the Built-Area Boundary.

New reporting metrics have been developed and incorporated into the 2023 edition to track progress of the Roadmap to 3,000 Affordable Units Plan and the City’s Housing Pledge for 47,000 new units. The Roadmap which sets the framework for creating 3,000 new affordable housing units by 2026 was approved in December 2021. A new section in the 2023 Annual Development Report provides an update on the Roadmap along with numbers of new affordable housing units tracked to date.

On February 14, 2023, Council adopted the Province's pledge to increase the housing supply by an additional 47,000 units by 2031. The City also secured \$74 million from federal Housing Accelerator Fund (HAF) on September 13, 2023 to accelerate delivery of those housing units.

On October 31, 2023, a report was brought forward to the Strategic Priorities and Policy Committee highlighting the number of units in the various stages of land development and planning application processes as of June 2023. In the 2023 Annual Development Report, the diagram of "buckets" of units in various development approval stages has been updated with current information (December 2023), and is applied as a key performance metric that can be monitored over time. Unit counts in the "Un-serviced" and "Serviced" stages are an estimate of the number of units from annual updates to the Growth Management Implementation Strategy (GMIS), and therefore are not included in the Annual Development Report.

Key Findings

In 2023, total new residential units were down 39% in the City over 2022. Of new residential units in 2023, 16.3% were single detached and semi-detached dwellings, 23.8% were rowhouses and townhouses and 59.9% were apartments. In addition, permits for 260 new Additional Residential Units (ARUs) were issued in 2023, which represent a 24% increase in the number of ARUs from 2022.

The 2023 residential permit activity demonstrates the continuation of the recent trend towards more medium-density (townhouse) and high-density (apartment) forms of housing being built compared to low-density (singles and semi-detached) units. Also, as identified in the October 31, 2023 Housing Pledge report to the Strategic Priorities and Policy Committee, it is anticipated that the drop in overall residential building activity in 2023 can in part be attributed to:

- Consumer demand dropping due to higher mortgage rates and increasing difficulty in consumers meeting requirements of mortgage payments;
- Higher construction costs and higher interest rates making it more difficult to acquire financing for large construction projects; and
- Substantial and increasing fixed costs for components of midrise buildings making some forms of midrise building less financially viable at this time.

In tracking progress towards achieving the Housing Pledge of 47,000 new units, there have been a total of 4,324 residential units constructed in 2022 and 2023 (2,598 units in 2022 and 1,726 units in 2023). Council approvals of projects going through the planning and development approval process have also remained stable in 2023, despite the reduction in building permits for new units in 2023. Since January 2022, Council has approved 9,767 units through site-specific zoning by-law amendments and draft approved subdivision plans. In 2022, Council approved zoning for 4,002 units through site-specific zoning by-law amendments and 428 units in draft approved subdivisions. In 2023, Council approved zoning for 5,082 units through site-specific zoning by-law amendments and 255 units in draft approved subdivision plans. Additionally, 5,801 units were in registered subdivisions as individual building lots or multi-unit blocks, as of the end of 2023.

The intensification rate which means new units created within the 2016 Built-Area Boundary as identified in The London Plan was 43.5% in 2023. After a very low level in 2022, the intensification rate increased due to greater high density residential (i.e. apartments and other multi-unit dwellings) units being located within the Built-Area Boundary.

For non-residential development, industrial growth was down 66.1% in 2023 returning to historic levels after an exceptional 2022 that was boosted by permits for new manufacturing plants and additions to existing buildings. Commercial (retail and office) growth was down 61.9% after an increase in 2022 due to restaurants and retail stores

including Costco Wholesale. Institutional growth increased 54.7% due to new buildings for various uses ranging from long-term care facilities and schools to animal shelters.

Since the inception of the Roadmap to 3,000 Affordable Units Plan in 2021, a total of 1,825 affordable housing units have been tracked up to the end of 2023. The City has constructed or contributed to the construction of 479 affordable housing units and secured additional 19 affordable housing units through bonus zoning. The City has started or guided construction of 598 affordable housing units, and engaged in the project scoping and planning process for 729 affordable housing units. Future opportunities for 1,175 units are being assessed and explored.

Development application activity levels remained stable in 2023. A total of 412 applications were received. Of those applications received, 175 site-specific rezoning and site plan applications proposed for creation of 7,154 residential units. Several types of applications, including Official Plan Amendments and Zoning By-law Amendments, have improved processing timelines.

It should be noted that the percentages of development applications processing *Planning Act* statutory timelines over the past 5 years have been adjusted to be consistent with quarterly reporting submitted to the province. The percentages may be changed over time as some applications are being processed with no decision or draft approval.

In addition, several process improvement initiatives are underway to improve service delivery, submission quality and application processing times. Various changes and improvements to application processes have been implemented in response to Provincial legislative changes. Those include delegation of approval authority to staff for subdivision, condominium and part-lot control processes, streamlined notice process and updates to planning documents.

Conclusion

The attached 2023 Annual Development Report provides a summary of historic and forecasted near-term growth of residential and non-residential development, 2019-2023 development application activity, and continuous improvement initiatives that were undertaken in 2023, as well as updates on affordable housing units and residential units in development approval stages.

Staff anticipate that the Annual Development Report will be a helpful monitoring tool for Council as well as a reference for market analysis studies undertaken by members of the community. It will also provide an enhanced input into the Growth Management Implementation Strategy (GMIS) and recommendations for infrastructure planning.

A separate report will be brought forward to a future meeting of the Strategic Priorities and Policy Committee to introduce a Housing Supply Action Plan (HSAP). The HSAP is anticipated to include foundations for actions and initiatives in support of the Housing Pledge, including how the City reports on development tracking.

Prepared by: Joanne Lee
Planner, Planning Policy – Growth Management

Reviewed by: Travis Macbeth, MCIP, RPP
Manager, Planning Policy – Growth Management

Reviewed by: Justin Adema, MCIP, RPP
Manager, Long Range Planning and Research

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

cc Britt O'Hagan
Manager, Current Development

Kate Lawerence
Manager, Housing Services

Kevin Edwards
Manager, Community Planning

Kyle Wilding
Manager, Plans Examination

Peter Kavcic
Manager, Subdivisions and Development Inspections

Appendix A



2023

ANNUAL DEVELOPMENT REPORT

PLANNING & DEVELOPMENT



The City of London

London
CANADA

2023 Annual Development Report

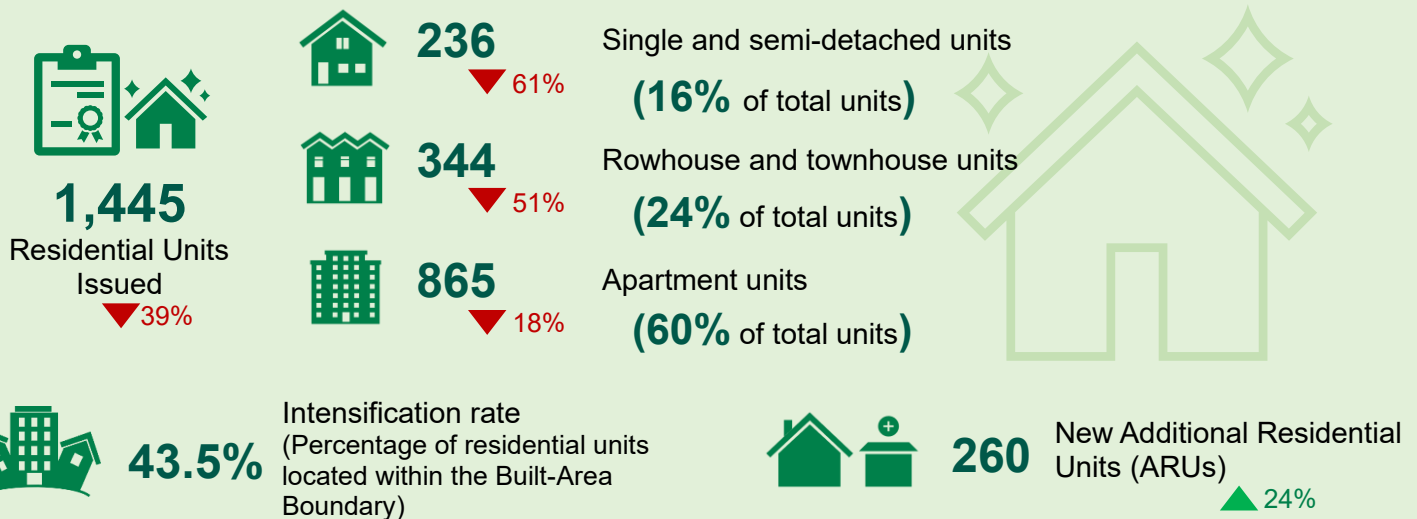
The Annual Development Report (ADR) provides updates and commentary on development activity in the City of London. The ADR monitors:

- residential, commercial, institutional and industrial development;
- affordable housing unit supply;
- residential units in various stages of the development approval process;
- development application statistics; and
- Planning and Development process-based continuous improvement initiatives.

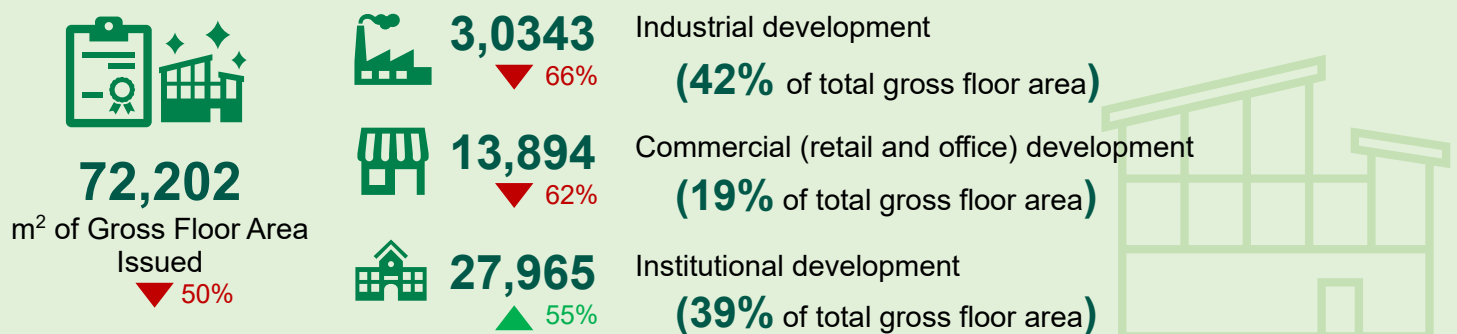
Highlights in 2023

Change (▲▼) compared to 2022

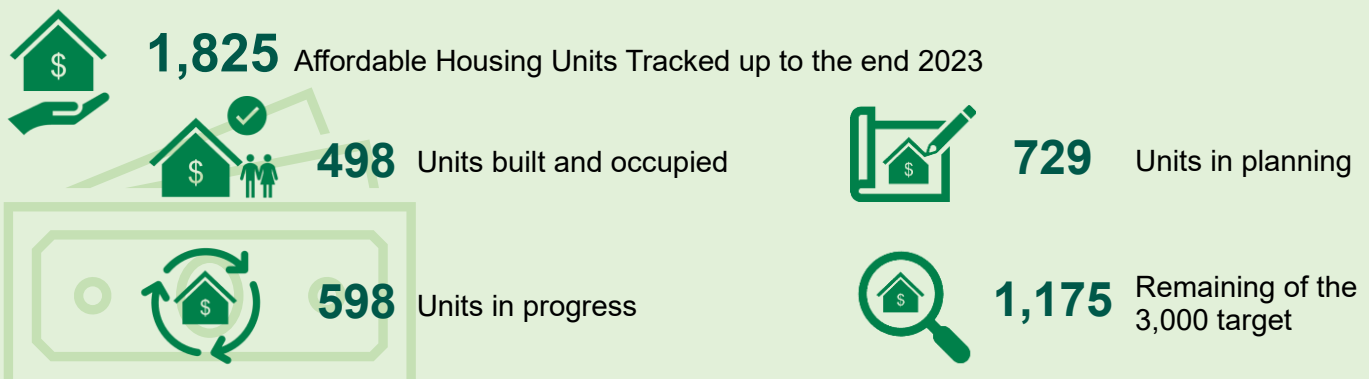
Residential Development



Non-Residential Development



Affordable Housing



Residential Units in the Development Approvals Process

3,100 Units (2022) & **3,447** Units (2023)



London's Annual Housing Targets for 2022 and 2023

2,598* units constructed in 2022

1,726* units constructed in 2023

*These units are based on building permit data and the Province bases their values on this housing starts information.



Council
Approved

4,430 units in 2022

5,337 units in 2023



Approved Lots
and Blocks

5,742 units in 2022

5,801 units in 2023



Open Site Plans
and Condos

12,771 units in 2022

14,598 units in 2023



Permits and
Inspection

2,598 units in 2022

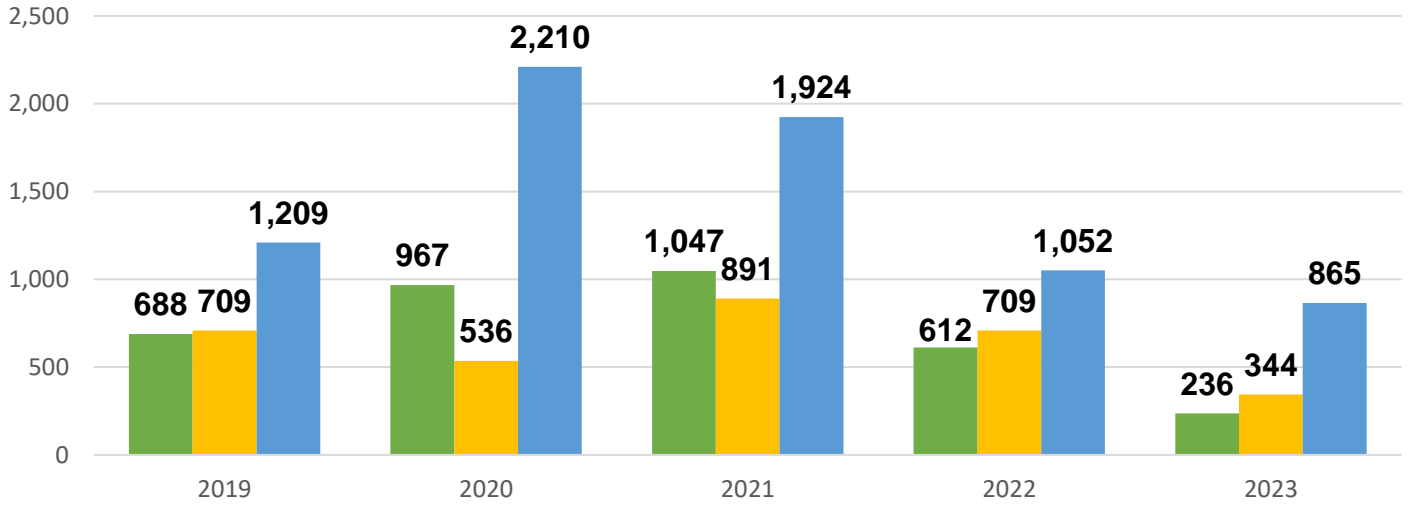
1,726 units in 2023

Development Application Activity

	Percentages of Applications Processed within <i>Planning Act</i> Timelines	Average Days to Process (In Calendar Days)	
<p>412 applications received</p> <p>▼ 9%</p> <p>7,154 residential units proposed through applications (Site-specific Zoning By-law Amendments and Site Plans)</p>	Official Plan Amendment and Zoning By-law Amendment	69%	115
	Zoning By-law Amendment	45%	144
	Temporary Zoning	50%	112
	Removal of Holding Provision	74%	71
	Draft Plan of Subdivision	40%	179
	Draft Plan of Condominium	69%	114
	Condominium Conversion Plans	0%	n/a
	Part Lot Control Exemption	n/a	43
	Consent	97%	57
	Minor Variance	85%	30
Site Plan	100%	25	

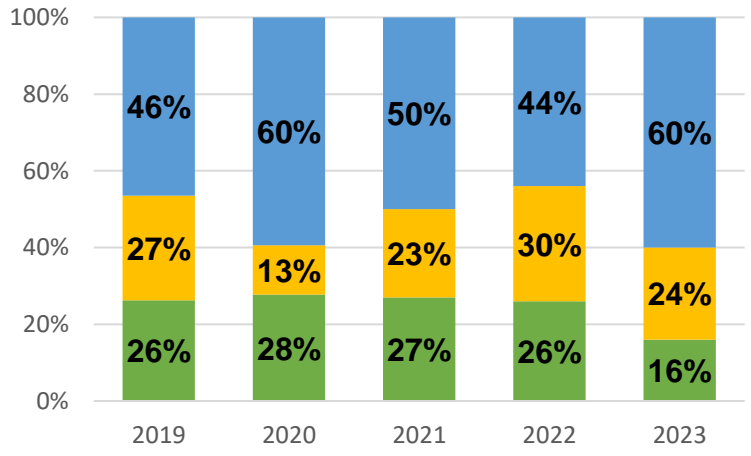
Building Permit Activity

Residential Development

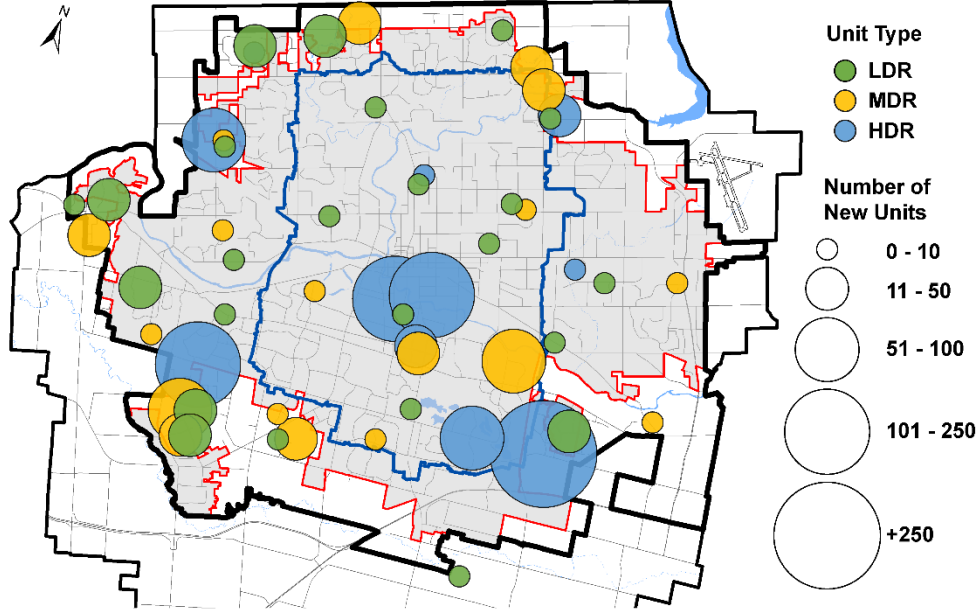


Units & Change (▲▼) compared to 2022

- Low Density Residential (LDR)**
 Single and semi-detached dwellings
236 ▼ 61%
- Medium Density Residential (MDR)**
 Rowhouses and townhouses
334 ▼ 51%
- High Density Residential (HDR)**
 Apartments
865 ▼ 18%

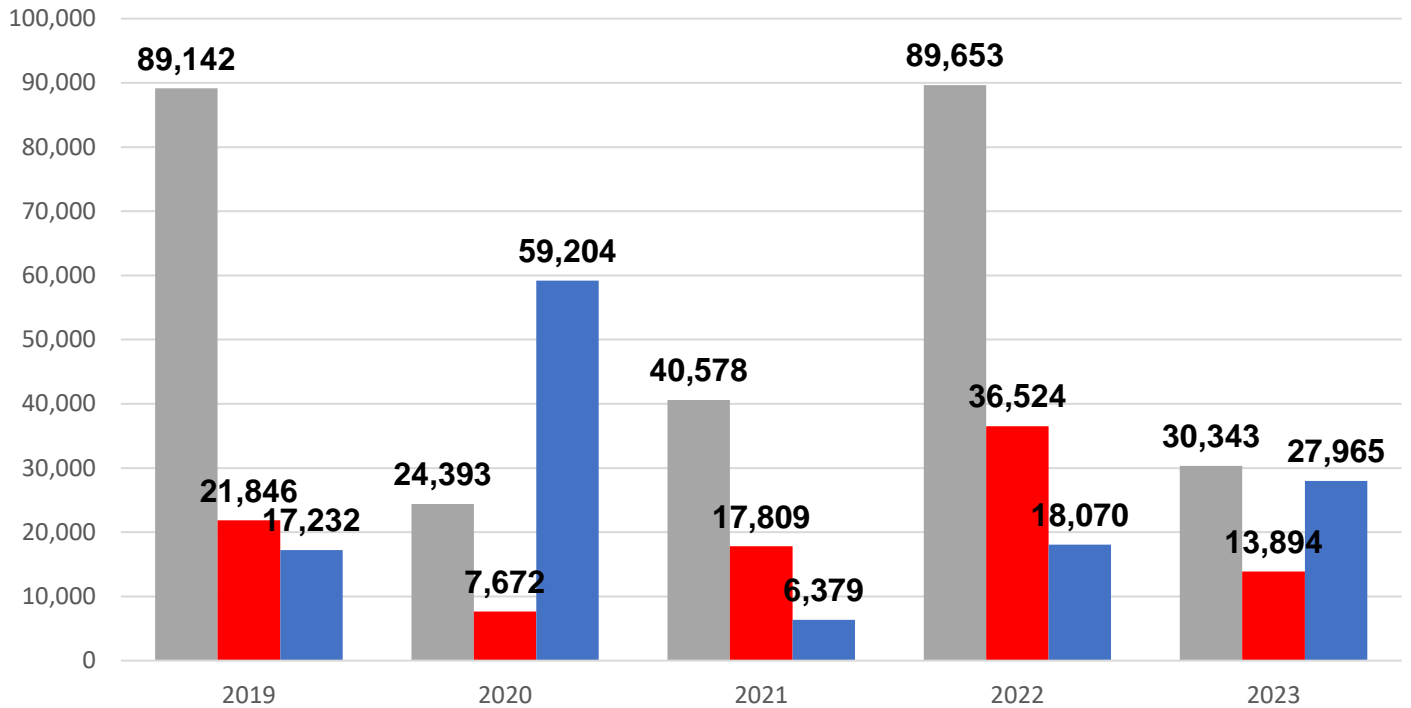


2023 Total Residential Permits by Location



- 1,445** Units issued (Total)
- 10** Single detached cluster units issued in Vacant Land Condominiums
- 13** Apartment buildings issued ranging in size from 6 units to 153 units

Non-Residential Development



72,202 m² of GFA issued (Total)

42% is industrial.

19% is commercial.

39% is institutional.

5 New industrial buildings issued

9 New commercial buildings issued

5 New institutional buildings issued



Industrial



Commercial



(Retail & Office)
Institutional

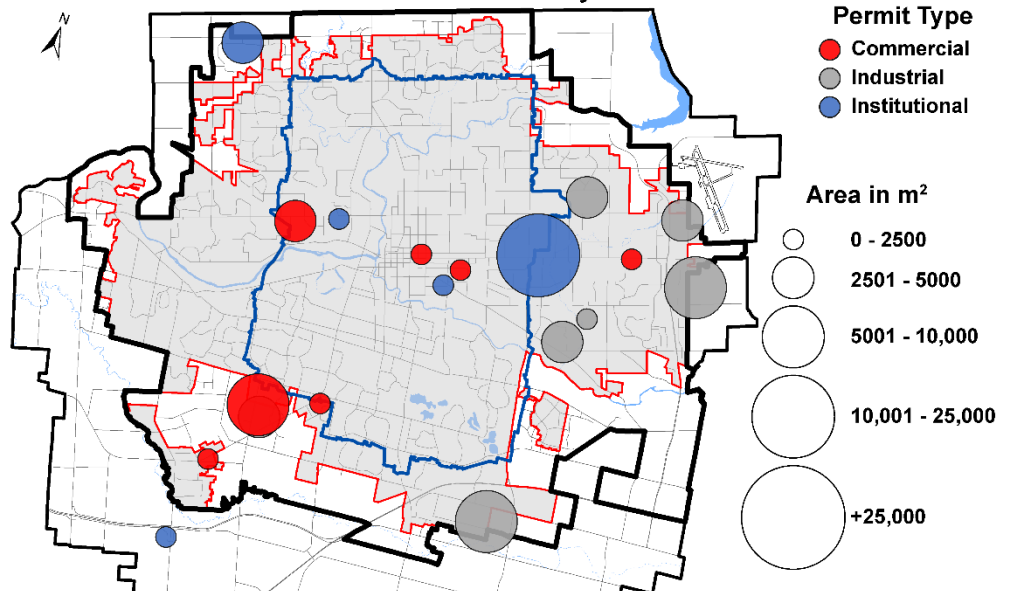
GFA (m²) & Change (▲▼) compared to 2022

30,343 ▼ 66%

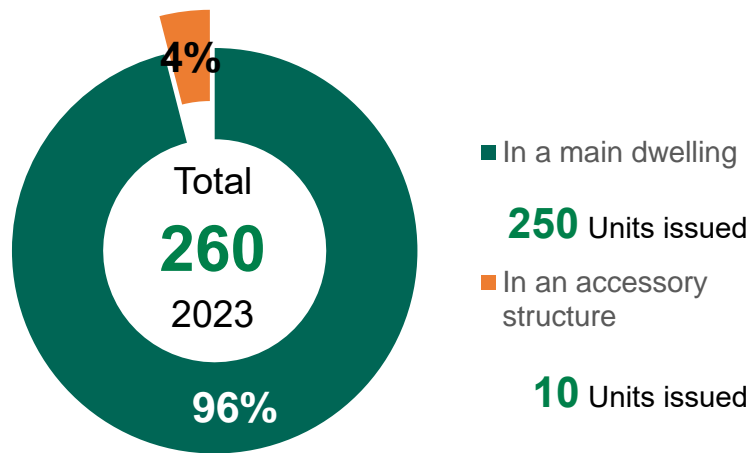
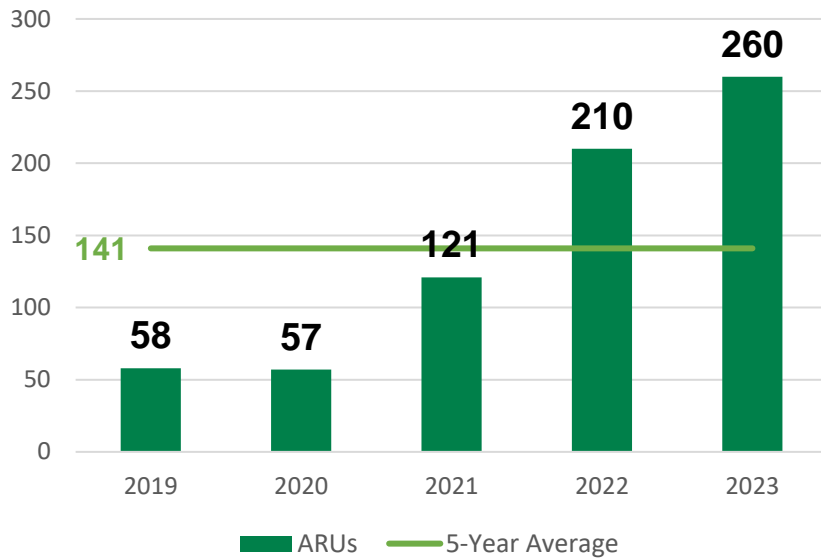
13,894 ▼ 62%

27,965 ▲ 55%

2023 Total Non-Residential Permits by Location



Additional Residential Units (ARUs)



An Additional Residential Unit (ARU) is a self-contained residential unit with kitchen and bathroom facilities within, and an ancillary to, an existing dwelling.

ARUs in a main dwelling



Upper level ARU



Basement ARU



Attached ARU

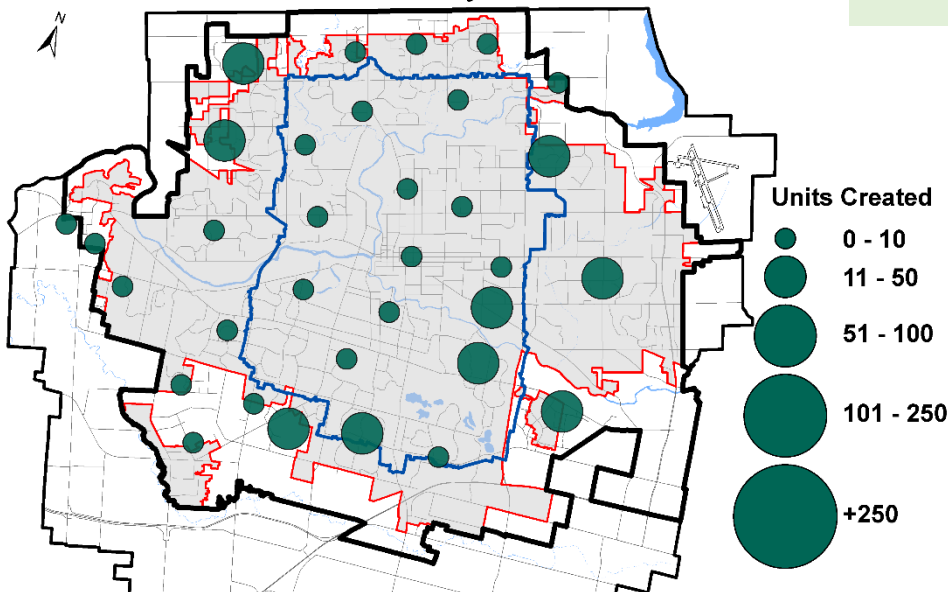
ARUs in an accessory structure



Detached ARU

A maximum of three ARUs are permitted within a single-detached, semi-detached or street townhouse dwelling in a lot, including a maximum of one ARU in an accessory structure. ARUs do not include garden suites, lodging houses or converted dwellings.

2023 ARU Permits by Location



24%

Increased in the number of ARUs from 2022.

62%

of new ARUs were in the Built-Area Boundary.

Affordable Housing

Affordable Housing Target by 2026



Affordable Housing Projects Tracked



804 units

Affordable Rental



50 units

Affordable Ownership



6 units

Secondary Suites



399 units

City-led Shovel Ready



93 units

LMCH Intensifications



338 units

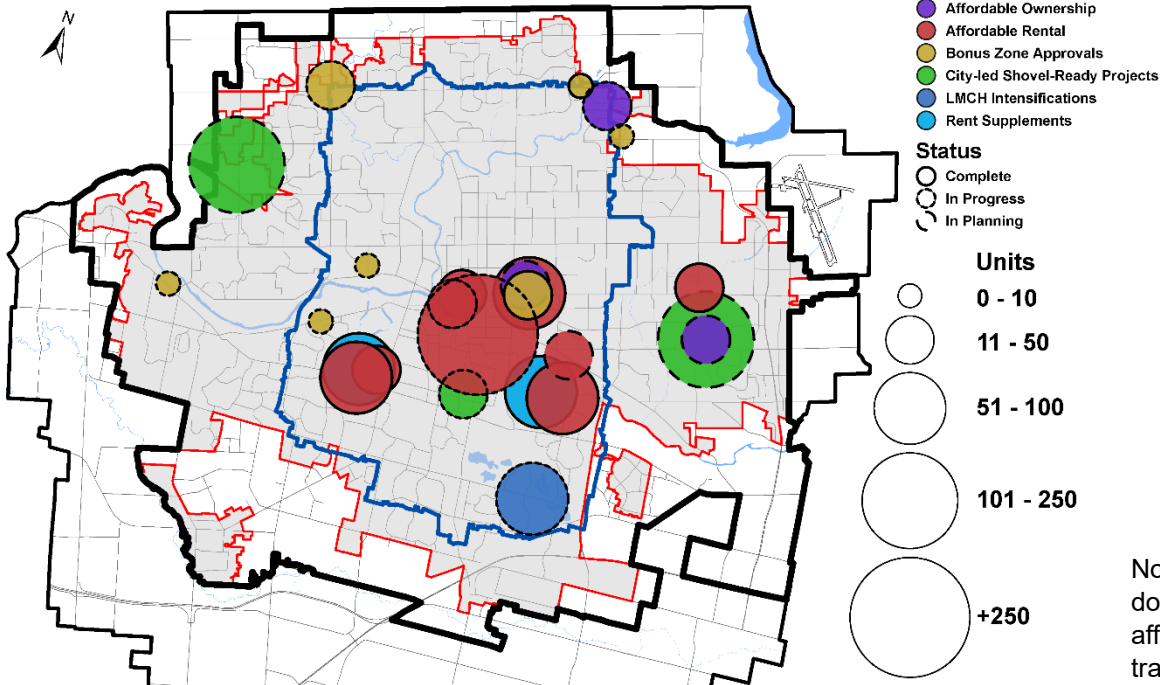
Bonusing Zone Approvals



135 units

Rent Supplements

Affordable Housing Units by Location



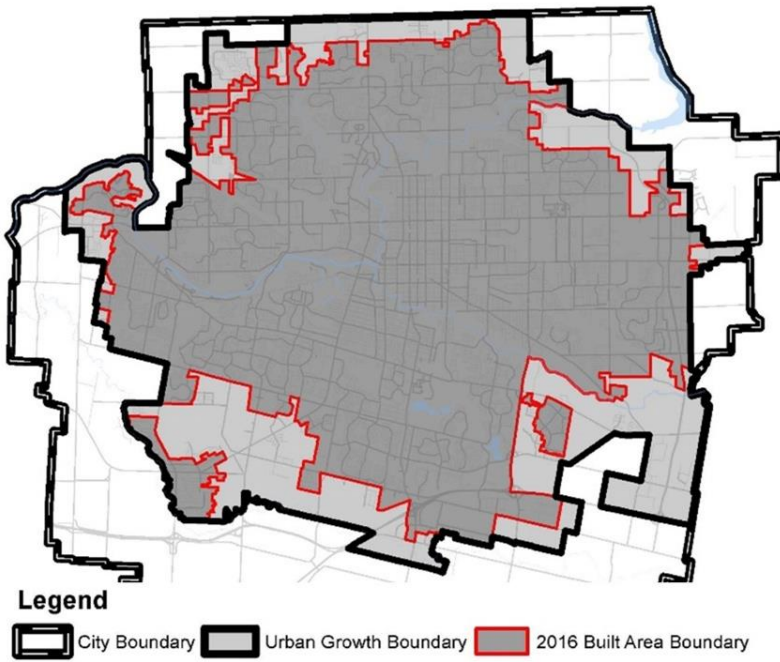
498 Units complete

598 Units in progress

729 Units in planning

Note: The map on the left does not contain all the affordable housing units tracked.

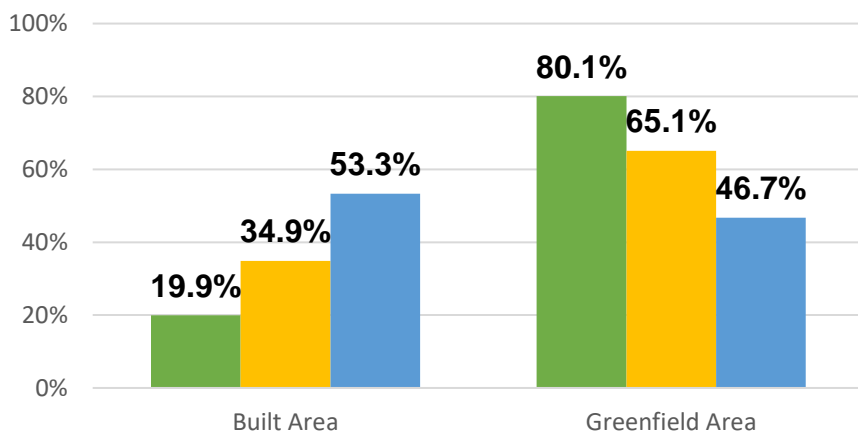
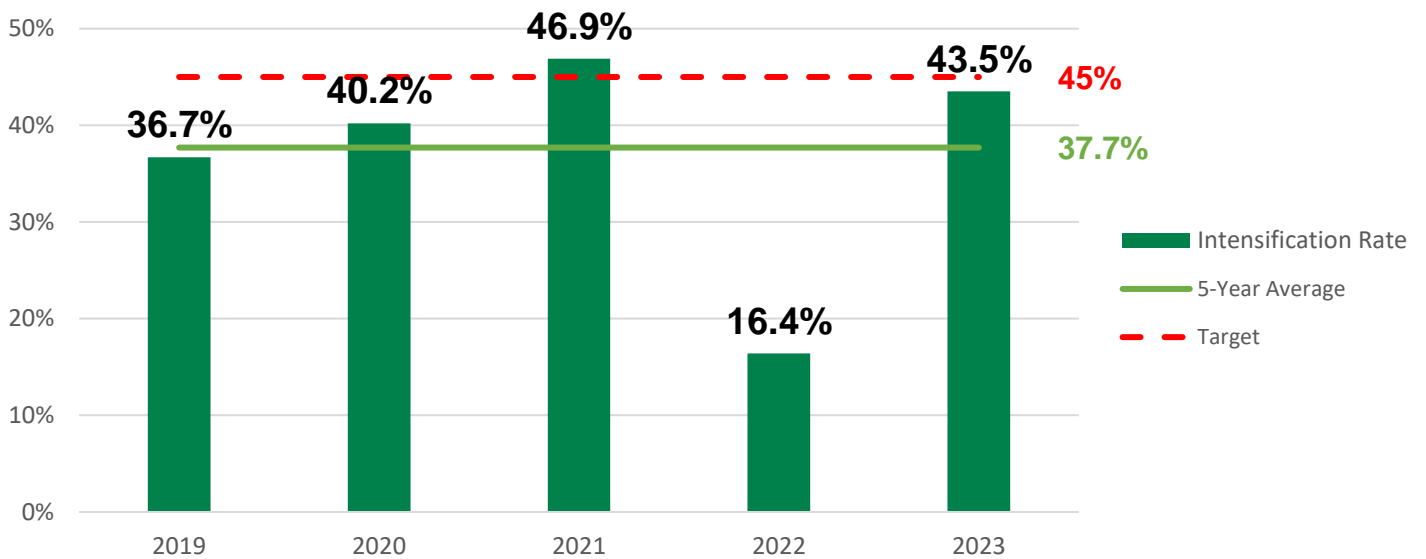
Residential Intensification Rate



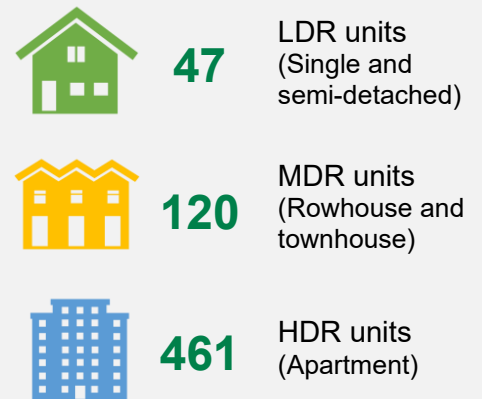
A **Built-Area Boundary** is a fixed line that acts an important land use planning tool to measure intensification and redevelopment.

The London Plan targets a minimum 45% of all new residential units to be constructed within the 2016 Built-Area Boundary of the city, meaning the lands that were substantially built out as of 2016.

The 2016 Built-Area Boundary identified in the London Plan is shown in dark grey on the left.



Residential Units Issued within the 2016 Built-Area Boundary



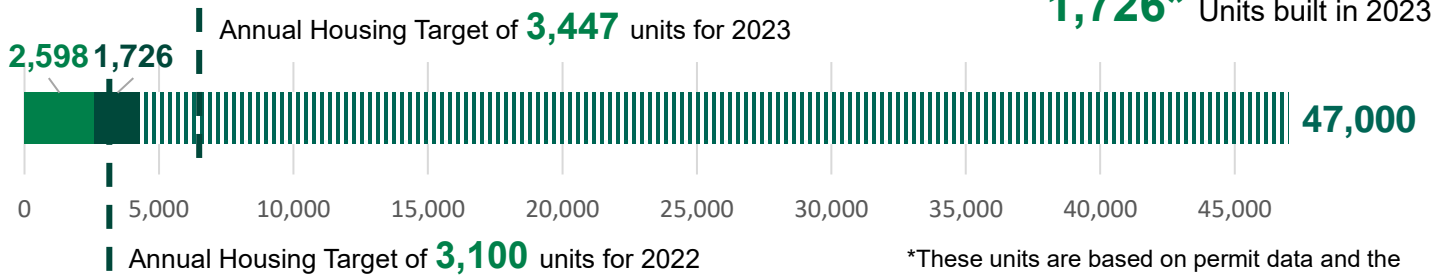
❖ Higher intensification rates are typically driven by high levels of HDR permits are generally located within the Built-Area Boundary.

Residential Units in the Development Approvals Process

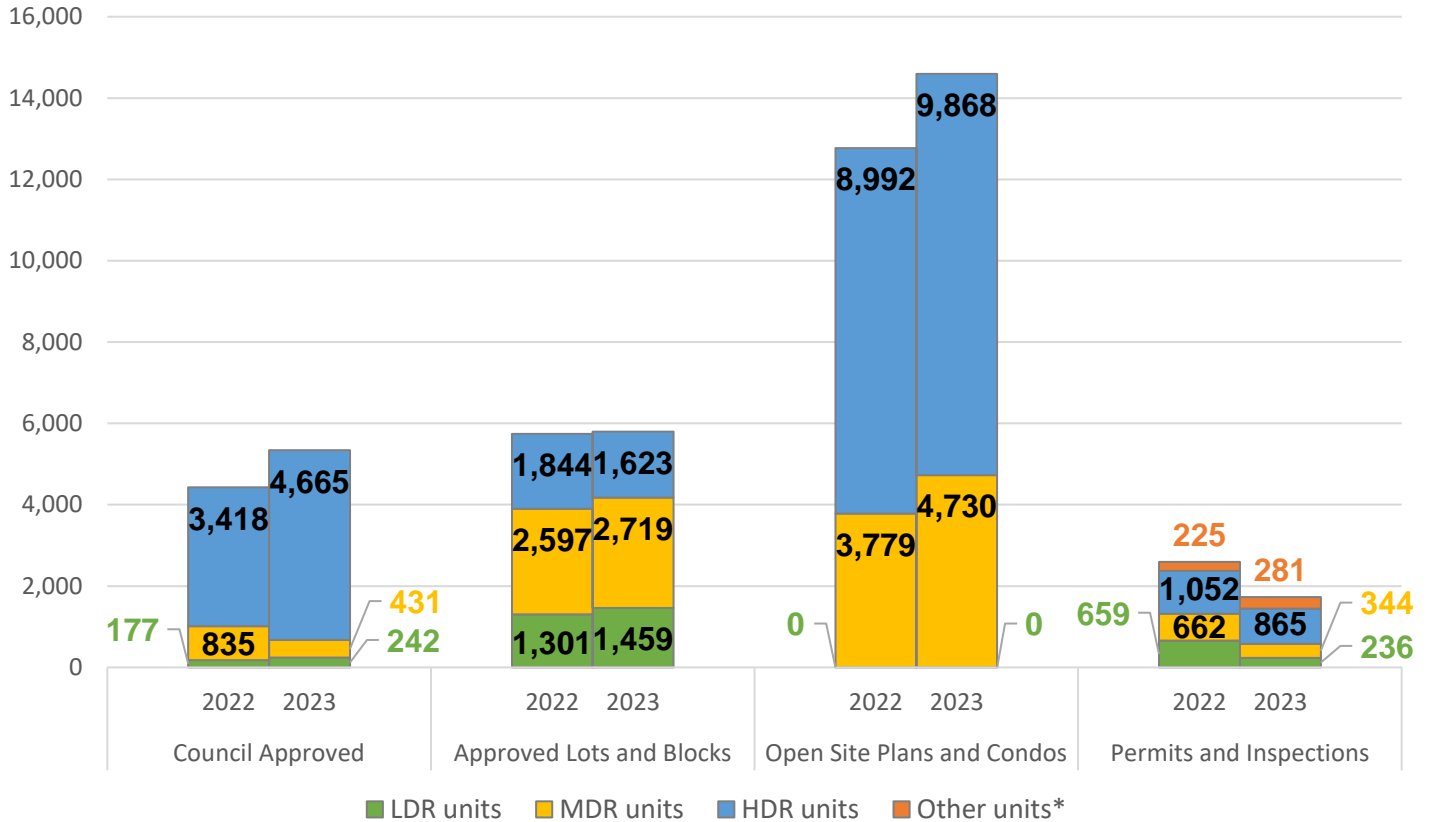
Roadmap to Municipal Housing Target of **47,000** units by 2031

2,598* Units built in 2022

1,726* Units built in 2023



*These units are based on permit data and the Province bases their values on this starts information.



4,430 units in 2022
5,337 units in 2023



Council Approved
Units in draft approved Subdivision Plans and approved site-specific Zoning By-law Amendments.

5,742 units in 2022
5,801 units in 2023



Approved Lots and Blocks
Units in Registered Subdivision, Condominium and Reference Plans.

12,771 units in 2022
14,598 units in 2023



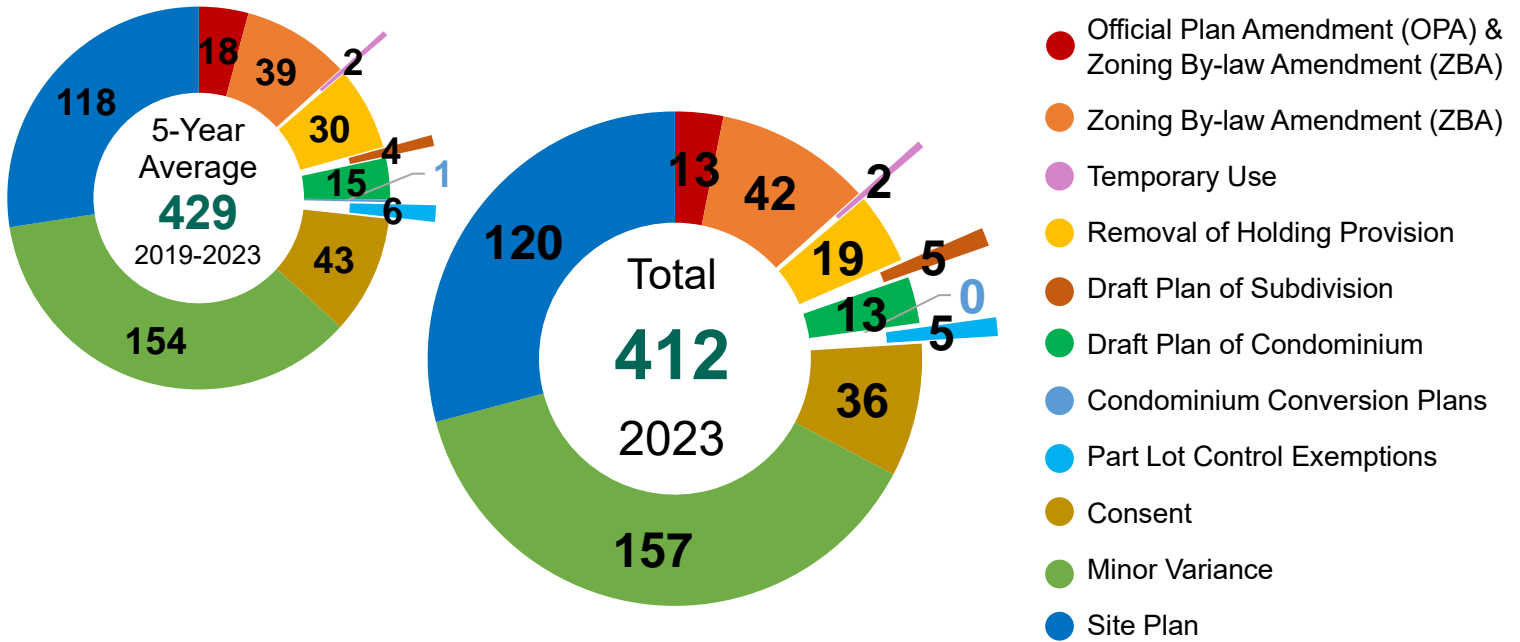
Open Site Plans and Condos
Units in Open Site Plans and Draft Approved Condos and Under Review Condos.

2,598 units in 2022
1,726 units in 2023



Permits and Inspections
Units in building permit applications.
*Other units include Additional Residential Units.

Development Application Activity



Percentages of Applications Processing *Planning Act* Timelines & Change (▲▼) compared to 2022

★★★	69%	OPA and ZBA	▲ 384%	★★★☆	40%	Draft Plan of Subdivision	⊘ N/A**
★★★☆	45%	ZBA	▲ 653%	★★★	69%	Draft Plan of Condominium	▲ 11%
★★★☆	50%	Temporary Use	⊘ N/A**	---	0%	Condominium Conversion Plans	⊘ N/A**
★★★	74%	Removal of Holding Provision	▲ 64%	★★★	97%	Consent	▲ 17%
★★★	100%	Site Plan	▲ 7%	★★★	85%	Minor Variance	▲ 1133%

*There is no statutory timeline for Part Lot Control Exemption application.

** There was no application received or 0% of applications processing timelines in 2022.

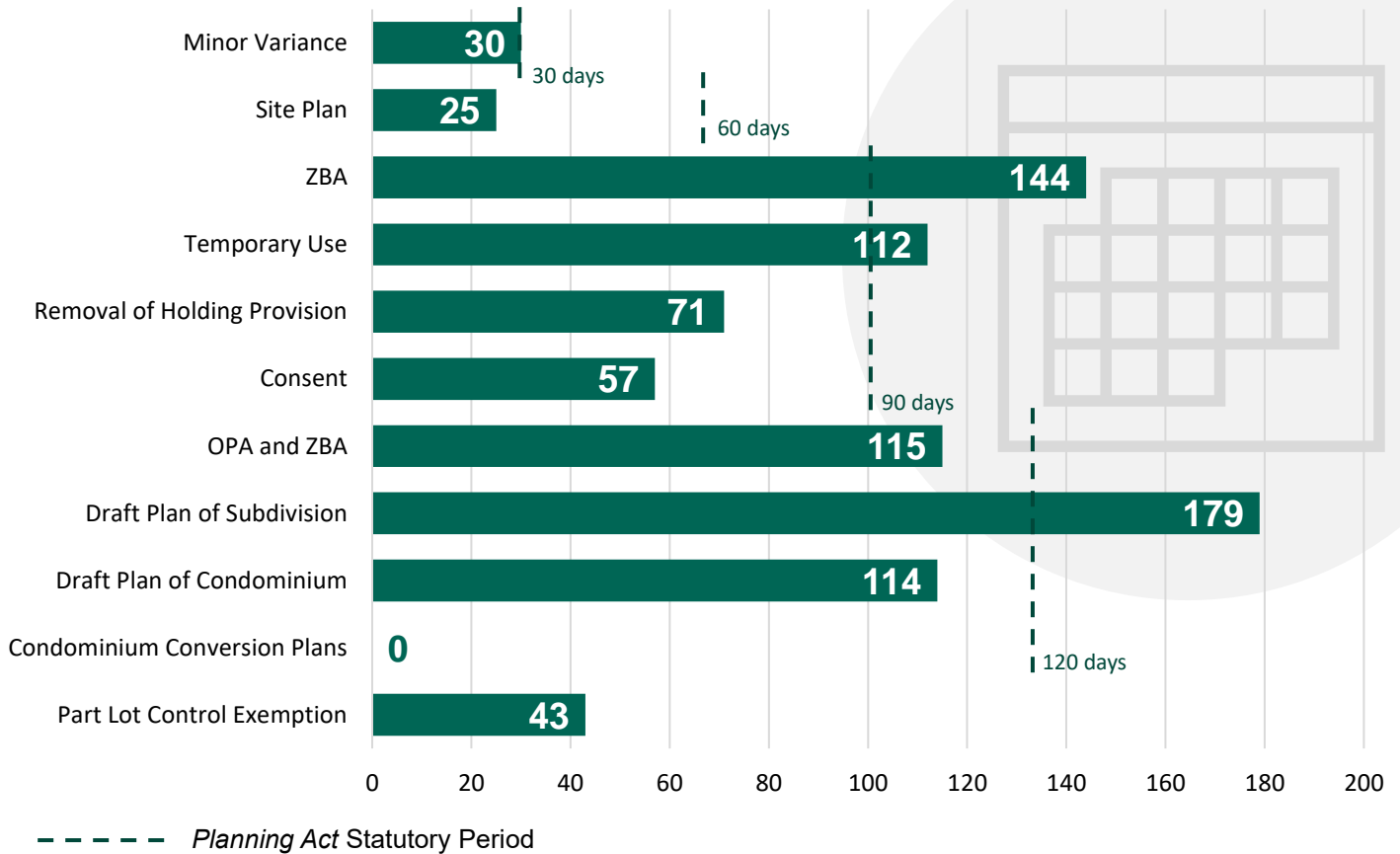
321 Consultations held in 2023 (Total)
162 Pre-Application Consultations
159 Site Plan Consultations

97% of Consents were heard within 75 days.
94% of Minor Variances were heard within 40 days.

100% of OPAs and ZBAs received after July 1st have met the timelines.
96% of Minor Variances received after July 1st have met the timelines.

- ! *Planning Act* timeframes are measured in calendar days, which is not consistent with actual working days. This has an impact mainly on application types with short timeframes like Minor Variances.
- ! Time for resubmissions and applications put on hold at the request of an applicant are counted within timelines. Time associated with these are beyond the City's control but still impact timeframes.

Planning and Development Process Metrics and Targets (in Calendar Days)



Residential Units Proposed in Applications*

2,850 Units in Site-Specific OPAs and ZBAs (Total)

17 were LDR units.

650 were MDR units.

2,183 were HDR units.

4,304 Units in Site Plans (Total)

0 were LDR units.


1,445 were MDR units.

2,859 were HDR units.

* These units have been proposed from January 1, 2023 to December 31, 2023.

2023 Continuous Improvement (CI) Initiatives

 A key principle of Council's Strategic Plan is that City services put residents and businesses at the centre, using innovative approaches and continuous improvement to meet the needs of Londoners.

 Throughout 2023, Planning and Development has continued to move forward on measures to improve service delivery, submission quality and application processing times.

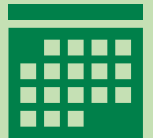
LONDON'S HOUSING PLEDGE



London secured funding from the federal government's Housing Accelerator Fund (HAF) to accelerate new housing. Staff have moved forward with works highlighted in the HAF in the form of zoning and official plan changes, Community Improvement Plan updates, new programs and process improvement initiatives. A Housing Supply Action Plan is currently under development in collaboration with industry partners. A final plan is expected to be released for Council consideration in Q1 2024.

OFFICIAL PLAN AND ZONING CI INITIATIVE

Various improvements to the application process were implemented, including new 90-day timeline calendar for Zoning Bylaw Amendments (ZBAs) with optional pre-submission circulation, streamlined notice process, and revised report template. Several positive outcomes include a 50% reduction in ZBA processing time since July 2023. Planning and Development will continue to monitor the application process and explore possible adjustments or improvements over 2024.



SITE PLAN CI INITIATIVE



The internal training manual was modernized and restructured for more efficient on-boarding while several actions were and are being undertaken to facilitate more meaningful conversations and conflict resolutions. Those include modified consultation and application records and the extension of City and applicant external meetings. In addition, a draft of an updated London's Site Plan Control Manual was completed. A comprehensive review of the draft is underway to further streamline the document.

SUBDIVISION CI INITIATIVE

Council's approval has been delegated to Civic Administration for administrative processes through the subdivision, condominium and part-lot control planning processes. Improvements have resulted in one to two months time savings for the industry to be able to deliver permit ready lots sooner.



COMMITTEE OF ADJUSTMENT (CoA) CI INITIATIVE



The CoA meeting structure was reformatted to resume hybrid, online and in-person meetings for more flexibility for attendees. Staff is currently drafting a report to delegate approval authority for consent applications to staff to reduce processing timelines.

DIGITAL PLANNING APPLICATION TRACKER (DPAT)

Planning and Development is currently working with Information Technology Services on a digital planning application tracking portal to enable the development industry to track milestone dates through their *Planning Act* application processes. This will provide clarity and increased transparency on the entire application process for *Planning Act* applications.



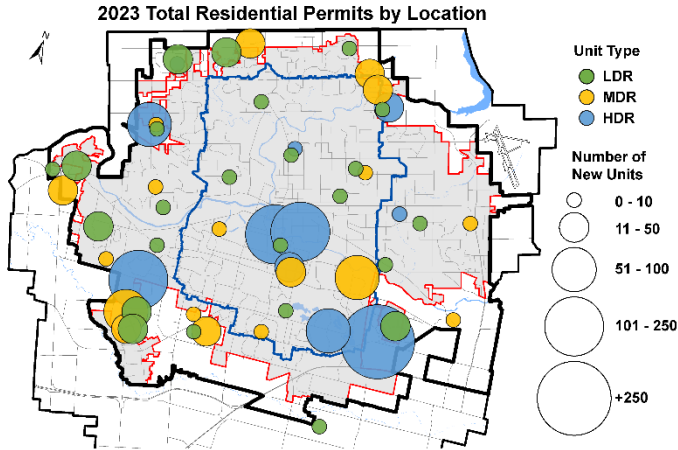
Appendix

Building Permit Activity: New Residential Units

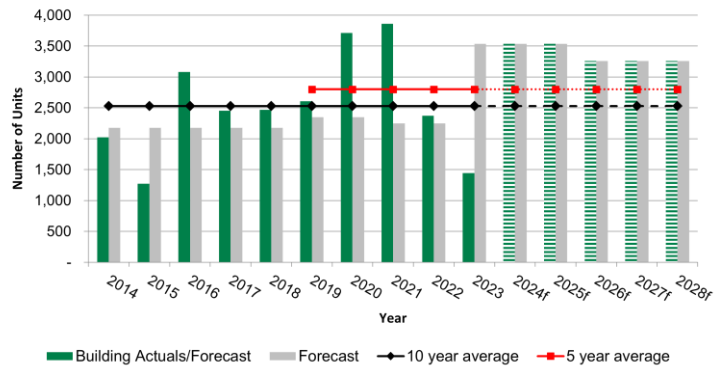
Total Residential Units

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024f	2025f	2026f	2027f	2028f
Altus/Watson Forecast	2,176	2,176	2,176	2,176	2,176	2,349	2,349	2,249	2,249	3,538	3,538	3,538	3,258	3,258	3,258
Actual/Forecast	2,021	1,270	3,083	2,455	2,470	2,606	3,713	3,862	2,373	1,445	3,538	3,538	3,258	3,258	3,258
10 Year Average	2,530														
5 Year Average	2,800														

Note: Totals exclude Additional Residential Units.

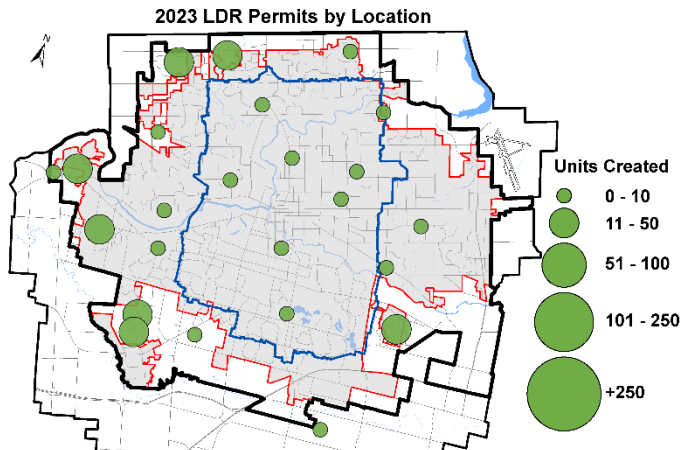


Total Residential Projected Growth and Actual Growth: 2014 - 2028

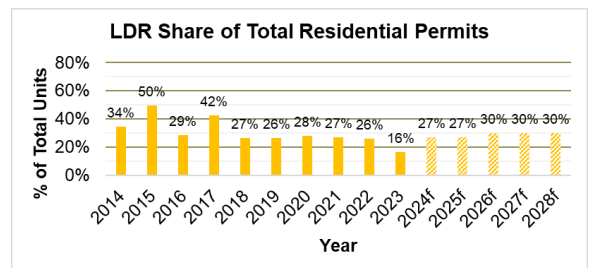
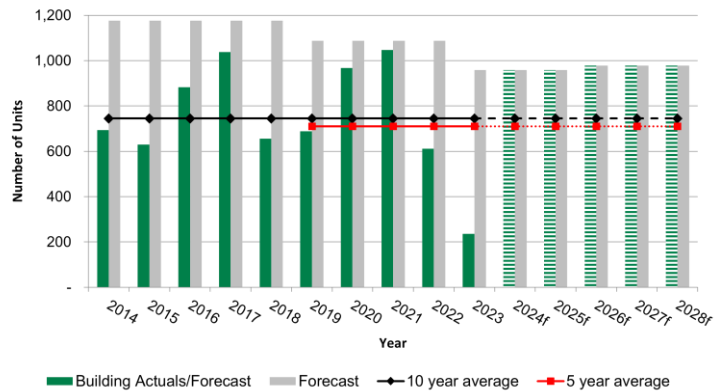


Low Density Residential (LDR) Units

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024f	2025f	2026f	2027f	2028f
Altus/Watson Forecast	1,176	1,176	1,176	1,176	1,176	1,088	1,088	1,088	1,088	958	958	958	978	978	978
Actual/Forecast	693	630	883	1,038	656	688	967	1,047	612	236	958	958	978	978	978
10 Year Average	745														
5 Year Average	710														



LDR Projected Growth and Actual Growth: 2014 - 2028

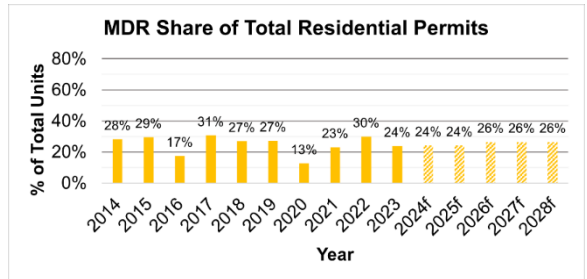
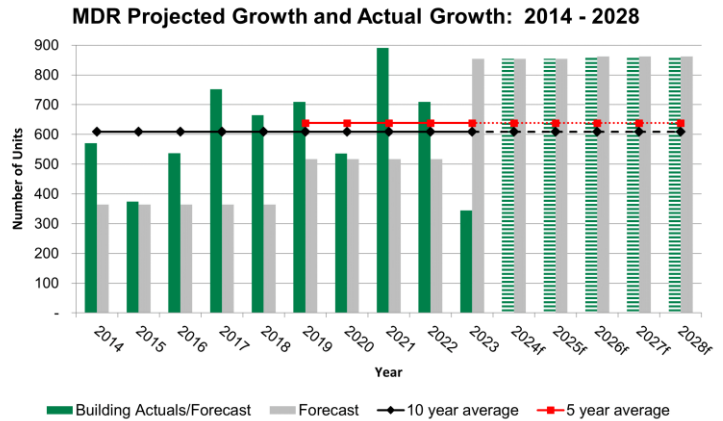
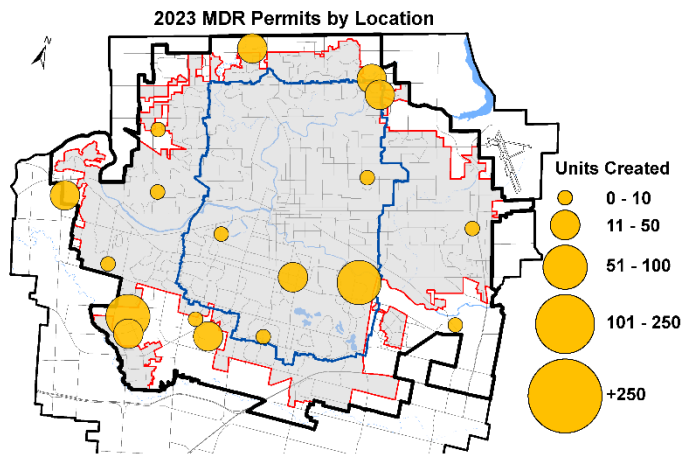


Low Density Residential (LDR) means single and semi-detached dwellings. LDR does not include duplexes.

Medium Density Residential (MDR) Units

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024f	2025f	2026f	2027f	2028f
Altus/Watson Forecast	364	364	364	364	364	517	517	517	517	854	854	854	862	862	862
Actual/Forecast	570	374	537	752	665	709	536	891	709	344	854	854	862	862	862
10 Year Average	609														
5 Year Average	638														

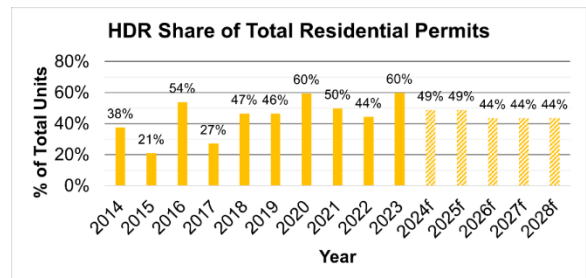
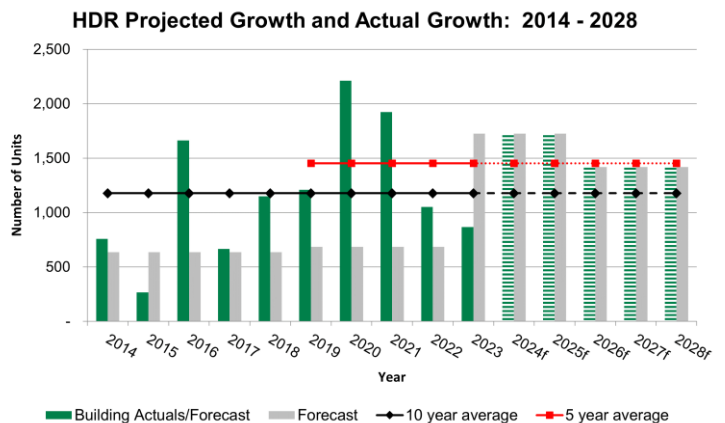
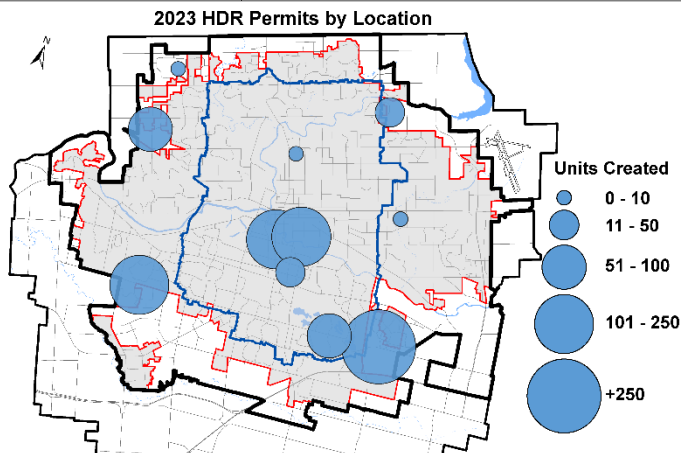
Note: Totals includes single detached cluster units in Vacant Land Condominiums; Building Division Report counts these as MDR Townhouse/Rowhouses.



Medium Density Residential (MDR) means rowhouses and townhouses. The City's Building Division counts single-detached cluster dwellings in vacant condominium lands as MDR, but triplexes and fourplexes are not included in MDR.

High Density Residential (HDR) Units

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024f	2025f	2026f	2027f	2028f
Altus/Watson Forecast	636	636	636	636	636	684	684	684	684	1,726	1,726	1,726	1,418	1,418	1,418
Actual/Forecast	758	266	1,663	665	1,149	1,209	2,210	1,924	1,052	865	1,726	1,726	1,418	1,418	1,418
10 Year Average	1,176														
5 Year Average	1,452														

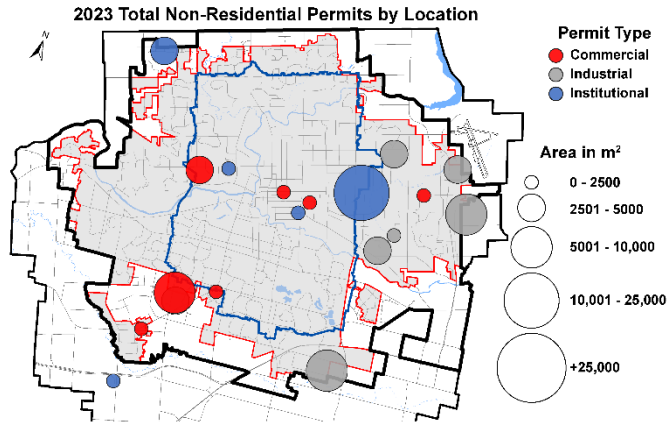


High Density Residential (HDR) means apartments and other multi-unit dwellings, including duplexes, triplexes and fourplexes. The City's Building Division counts duplexes, triplexes and fourplexes as apartments/multi-unit dwellings.

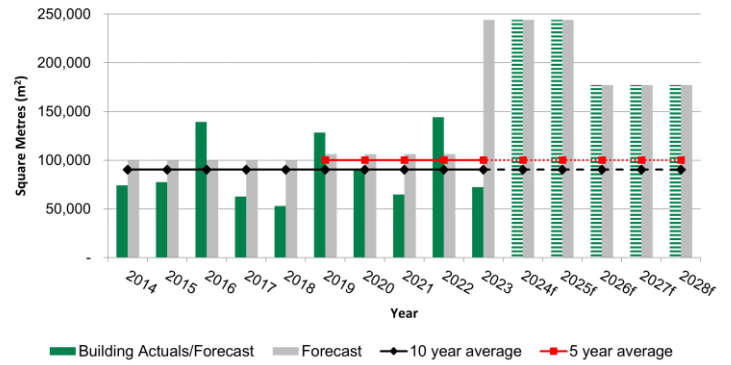
Building Permit Activity: New Gross Floor Area (GFA) of Non-Residential Development

Total Non-Residential GFA

(m ²)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024f	2025f	2026f	2027f	2028f
Altus/Watson Forecast	99,588	99,588	99,588	99,588	99,588	106,235	106,235	106,235	106,235	244,064	244,064	244,064	177,041	177,041	177,041
Actual/Forecast	74,157	77,606	139,150	62,734	52,789	128,220	91,269	64,766	144,247	72,202	244,064	244,064	177,041	177,041	177,041
10 Year Average	90,247														
5 Year Average	100,141														

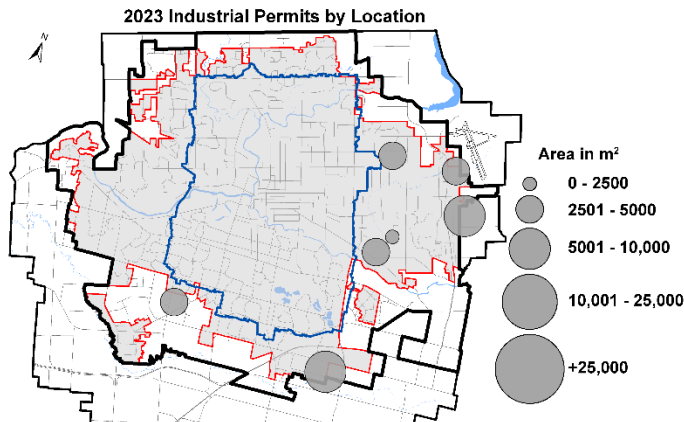


Total Non-Residential Projected Growth and Actual Growth: 2014 - 2028 (square metres)

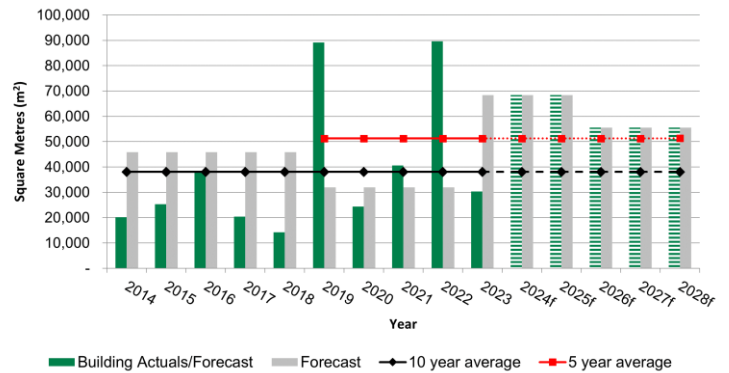


New Industrial GFA

(m ²)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024f	2025f	2026f	2027f	2028f
Altus/Watson Forecast	45,855	45,855	45,855	45,855	45,855	31,894	31,894	31,894	31,894	68,377	68,377	68,377	55,556	55,556	55,556
Actual/Forecast	20,171	25,270	37,780	20,433	14,216	89,142	24,393	40,578	89,653	30,343	68,377	68,377	55,556	55,556	55,556
10 Year Average	38,063														
5 Year Average	51,234														

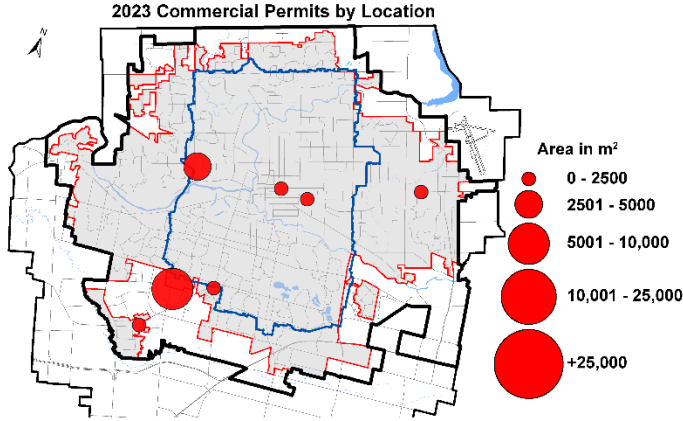


Industrial Projected Growth and Actual Growth: 2014 - 2028 (square metres)

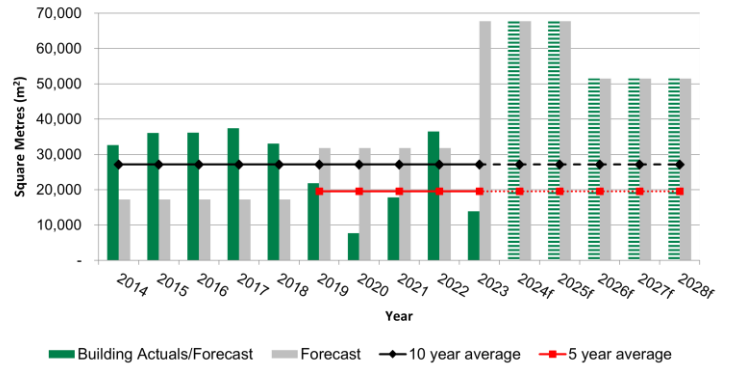


New Commercial GFA

(m ²)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024f	2025f	2026f	2027f	2028f
Altus/Watson Forecast	17,242	17,242	17,242	17,242	17,242	31,829	31,829	31,829	31,829	67,734	67,734	67,734	51,520	51,520	51,520
Actual/Forecast	32,612	36,104	36,125	37,430	33,059	21,846	7,672	17,809	36,524	13,894	67,734	67,734	51,520	51,520	51,520
10 Year Average	27,126														
5 Year Average	19,549														

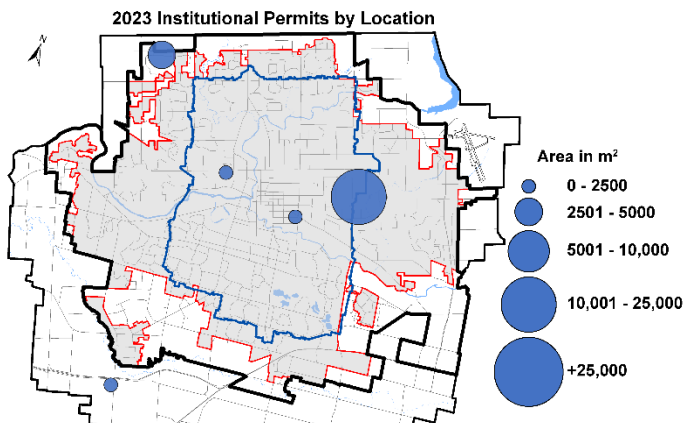


Commercial Projected Growth and Actual Growth: 2014 - 2028 (square metres)

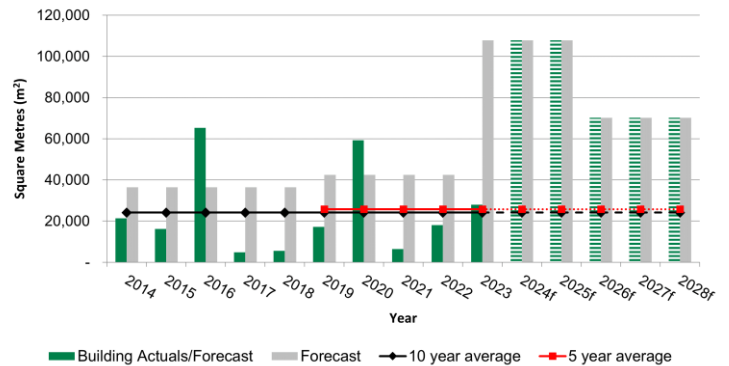


New Institutional GFA

(m ²)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024f	2025f	2026f	2027f	2028f
Altus/Watson Forecast	36,491	36,491	36,491	36,491	36,491	42,512	42,512	42,512	42,512	107,853	107,853	107,853	70,235	70,235	70,235
Actual/Forecast	21,374	16,232	65,245	4,871	5,514	17,232	59,204	6,379	18,070	27,965	107,853	107,853	70,235	70,235	70,235
10 Year Average	24,104														
5 Year Average	25,770														



Institutional Projected Growth and Actual Growth: 2014 - 2028 (square metres)



Affordable Housing

Road Map Programs	Units Complete	Units in Progress	Units in Planning	Total Units Tracked
Secondary Suites	2	0	4	6
Affordable Rental	342	420	42	804
Affordable Ownership	0	14	36	50
City-led Shovel Ready Projects	0	42	357	399
Other - Transitional	0	0	0	0
LMCH Intensifications	0	93	0	93
Donations of Land/Property/Capital	0	0	0	0
Bonus Zone Approvals on Planning Applications	19	29	290	338
Rent Supplements*	135	0	0	135
5-Year Program Target Units Total Outcomes To Date	498	598	729	1,825

Note: Not all projects are funded by Roadmap.

*Rent Supplement units are reported when agreements are in place.

Residential Units in the Development Approvals Process

Dwelling Type	Council Approved		Approved Lots and Blocks		Open Site Plans and Condos		Permits and Inspections	
	2022	2023	2022	2023	2022	2023	2022	2023
Low Density Residential	177	242	1,301	1,459	0	0	659	236
Medium Density Residential	835	431	2,597	2,719	3,779	4,730	662	344
High Density Residential	3,418	4,665	1,844	1,623	8,992	9,868	1,052	865
Total	4,430	5,337	5,742	5,801	12,771	14,598	2,598*	1,726*

* Total includes residential alteration/addition permits, including Additional Residential Units.

Development Application Activity

2019-2023 Applications Received and Processed within *Planning Act* Timeframes

Application Type	2019			2020			2021			2022			2023			5-Year Average of Applications Received
	Applications Received	Statutory Period (Days) (2)	% (1)	Applications Received	Statutory Period (Days)	% (1), (3)	Applications Received	Statutory Period (Days)	% (1)	Applications Received	Statutory Period (Days)	% (1)	Applications Received	Statutory Period (Days)	% (1)	
OPA and ZBA	19	210/120	68%	17	120	29%	25	120	20%	14	120	14%	13	120	69%	18
Zoning By-law Amendment (ZBA)	41	150/90	56%	27	90	26%	36	90	3%	50	90	6%	42	90	45%	39
Temporary Use	3	150/90	100%	2	90	100%	3	90	67%	1	90	0%	2	90	50%	2
Removal of Holding Provision	37	150/90	73%	35	90	43%	37	90	51%	20	90	45%	19	90	74%	30
Draft Plan of Subdivision	2	180/120	0%	3	120	0%	8	120	0%	4	120	0%	5	120	40%	4
Draft Plan of Condominium	17	180/120	76%	14	120	64%	21	120	29%	8	120	63%	13	120	69%	15
Condominium Conversion Plans	2	180/120	100%	0	120	0%	1	120	100%	0	120	0%	0	120	0%	1
Part Lot Control Exemption	7	n/a	n/a	4	n/a	n/a	10	n/a	n/a	5	n/a	n/a	5	n/a	n/a	6
Consent	58	90	36%	38	90	37%	43	90	77%	42	90	83%	36	90	97%	43
Minor Variance	143	30	3%	142	30	14%	170	30	9%	158	30	7%	157	30	85%	154
Site Plan	116	30	75%	113	30	86%	122	30	55%	117	30/60 (4)	93%	120	60	100%	118
TOTAL APPLICATIONS	445	-	-	395	-	-	476	-	-	419	-	-	412	-	-	429
Pre-Application Consultations	124	n/a	n/a	118	n/a	n/a	138	n/a	n/a	128	n/a	n/a	162	n/a	n/a	134
Site Plan Consultations	192	n/a	n/a	162	n/a	n/a	212	n/a	n/a	224	n/a	n/a	159	n/a	n/a	190
GRAND TOTAL	761	-	-	675	-	-	826	-	-	771	-	-	733	-	-	753

(1) % of applications considered by Planning and Environment Committee/Committee of Adjustment within *Planning Act* Timeframe.

(1) % Includes applications put on hold at the request of the applicant.

(2) Revised Bill 108 Statutory Periods came into force on September 3, 2019.

(3) *Planning Act* timelines suspended from March 17, 2020 to June 22, 2020. As such, this period is omitted from the above timeframes.

(4) Revised Bill 109 Statutory Period applies to applications received on or after July 1, 2022.



2023

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