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London
CANADA

Dear Colleagues,

As we continue to work toward meeting our 47,000 units of housing target, as well as the complementary work on the Roadmap to 3000 Affordable Housing units, and unprecedented population growth, we also need to consider other land use needs, as well as recognize a changing socio-economic landscape.

Item 3.9 in the June 11th report should be a reminder that land that was once seen as desirable for a particular purpose may no longer be so. The lands around the former Kellogg's site and the CN yards south of the Western Fair should underscore this, as lands that were once deemed highly valuable as industrial lands are no longer considered desirable or best use of the lands. Hence the recommendations in the report to convert those lands. Where once large swaths of bungalows were seen as "starter homes", today the townhouse forms the backbone of "starter homes" in the modern home ownership market. Where associated shopping areas were not so long ago seen as the exclusive domain of commercial use, we are seeing, and as a council have been approving, mixed use redevelopment to allow for residential and commercial to co-exist on the same property.

In developing land needs assessment projections, none of us can predict the future with absolute certainty. But, as we look forward to plan for the future, we need to consider both existing land inventory and future needs, but we also need to consider the viability of land use designations not only from a planning perspective, but also from a socio-economic perspective. It does us no good to count lands for residential use that due to location, or even factors like UTRCA mapping changes, make it impossible for those lands to be developed. And of course, as a municipality, limitations or changes imposed by future provincial government decisions can impact land inventory and our fiscal capacity to service lands and attract private sector investment.

As noted on pages 546-547 of the PEC report, land supply for residential use is essential to meeting the housing supply needs. The consultation period is being extended, and an option to consider additional rationales for land supply decisions would require a third party be engaged to undertake additional analysis.

We believe that is step that council should empower staff to pursue now and are therefore seeking your support for the following additional clause to the staff recommendation:

*Civic Administration **BE DIRECTED** to engage a third -party economic consultant to undertake a housing supply marketplace analysis and provide recommendation on the land supply required to meet Council's provincial housing supply pledge.*

Sincerely,

Shawn Lewis
Deputy Mayor, Councillor Ward 2

Steve Lehman
Chair PEC, Councillor Ward 8