

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: Planning & Development and Building
Housing Update – 2024 Year-To-Date

Date: July 16, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following report **BE RECEIVED**.

Executive Summary

The purpose of this report is to provide Municipal Council with information regarding tracking of Council approvals and new housing units based on their status within the planning and development application process (also called the development “pipeline”).

At the April 16, 2024 Strategic Priorities and Policy Committee, Staff presented the Targeted Actions to Increase London’s Housing Supply in support of the municipal Housing Pledge of 47,000 new housing units. The Targeted Actions report identifies tracking and reporting methods associated with different categories of housing unit in the pipeline.

Linkage to the Corporate Strategic Plan

This report supports the 2023-2027 Strategic Plan areas of focus, including the following under Housing and Homelessness and Well-Run City:

- The City of London demonstrates leadership and builds partnerships to increase quality, affordable, and supportive housing options that promotes access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.
- A well-planned and growing community that promotes faster/ streamlined approvals and increasing the supply of housing with a focus on achieving intensification targets.

Analysis

1.0 Council Housing Approvals

In the months of May and June, there were 1,692 units and 4,982 units approved by Council respectively. As of the June 25, 2024 Council Meeting, 8,020 units have been approved for the year-to-date in 2024. These units include Zoning By-law Amendments and Draft Plans of Subdivision approved by Municipal Council.

Table 1: Year-to-date Council approved Units
As of: June 25th Council

	New Unit # Year-to-date
Council-Approved	8,020

2.0 Building Permit Housing Summary

The following section provides an update on current housing activity. It includes both data from the City’s Building Division statistics and housing starts statistics from the Canada Mortgage and Housing Corporation (CMHC).

Table 2: Year-to-date New Housing Units in permits issued by the Building Division.
As of: May 31, 2024

	2024 Units Year-to- date	2023 Units Year-to-date		5-year Average Year-to-date	
		# of Units	% Change	# of Units	% Change
Housing Units in Issued Permits	1,565	601	160%	910	72%

The following table provides London’s year-to-date housing starts statistics as reported by the Canada Mortgage and Housing Corporation (CMHC).

Table 3: Year-to-date Housing Starts statistics as reported by the Canada Mortgage and Housing Corporation (CMHC)
As of: May 31, 2024

	New Unit # Year-to-date
Housing Starts (from CMHC)	937

Canada Mortgage and Housing Corporation (CMHC) provides monthly updates on housing starts. CMHC defines a housing start as the beginning of construction work on the building where the dwelling unit will be located. As an example, this could mean a building foundation being constructed. Due to the delay between permit issuance and housing start there are discrepancies between the CMHC counts and the City’s unit counts because the City tracks units at permit issuance.

3.0 Recent Canada Mortgage and Housing Corporation (CMHC) Housing Market Analysis

The CMHC housing market reports are published throughout the year and will be summarized in this monthly staff report. There is currently no new reporting available following.

4.0 Completed Housing Initiatives

This section of the report provides a summary list of the City’s housing initiatives undertaken in support of Municipal Housing Pledge of 47,000 new units. The following initiatives have been completed since introduction of the municipal housing target in October 2022:

- Q1 2023 Council adoption of Province’s Housing Pledge.
- Q3 2023 Federal Government’s approval of City’s Housing Accelerator Fund (HAF) Application.
- Q4 2023 Housing Open Data Initiative: Vacant Land Inventory on City’s Open Data Portal.
- Q1 2024 Additional Residential Unit (ARU) policy and zoning amendments.
- Q2 2024 Targeted Actions Report: “Targeted Actions to Increase London’s Housing Supply: Supporting Council’s Pledge for 47,000 units by 2031”.
- Q2 2024 Draft Land Needs Assessment (Community Growth Land Uses), for continued consultation.

Conclusion

The purpose of this report is to provide Municipal Council with information regarding housing units based on their status within the planning and development application process. This report provides information on new unit approvals from Council and building permits in process and issued.

A new City of London webpage is also being prepared to highlight key housing indicators and initiatives. Until the web portal is ready, these monthly reports will be brought to Council during for the transition period.

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