

## 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:** September 10, 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 month of August, there were 1,227 units approved by Council. As of the August 13, 2024, Council Meeting, 11,625 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:** August 13<sup>th</sup> Council

New Units Year-to-date	New Units in 2023	New Units in 2022	Provincial Pledge Total New Units
11,625	5,337	4,430	21,392

## 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. The table below includes year-to-date (YTD) new housing units in building permits issued by the Building Division.

**Table 2: New Housing Units in permits issued by the Building Division.  
As of: July 31, 2024**

Units (2024 YTD)	Units (2023 YTD)	% Change (2023 YTD)	5-year Average Units (YTD)	5-year Average % Change (YTD)
2,464	753	227%	1,656	49%

Due to the delay between permit issuance and a CMHC “housing start” the number of permits issued and the number of “housing starts” will not match. CMHC defines a “housing start” as the beginning of construction work on the building where the dwelling unit will be located. Preliminary work on a housing construction site may occur before or after a permit building permit is issued.

## 3.0 New Housing in London

CMHC provides monthly reporting on housing starts that is used by the Province as the basis for determining London’s progress towards our 47,000 unit housing pledge. CMHC defines a “housing start” as the beginning of construction work on the building where the dwelling unit will be located. Any homes in a building that had construction work initiated prior to January 1, 2022, is excluded from the Province’s housing tracking data.

London has been extremely successful in promoting more intense forms of housing and achieving much needed apartment rental housing. An apartment building can take several years to construct and when multiple phases of a building are constructed on the same property a “housing start” the entire ultimate development is registered by CMHC. One example, is the new Centro building at 110 Fullarton St. This building was counted as a construction “housing start” in the CMHC data prior to January 1, 2022; however, as of the writing of this report, the building is still under construction and will provide 652 new homes for Londoners when completed in the coming months.

Civic Administration has identified almost 3000 housing units registered as “housing starts” prior to 2022 that actually represent new homes for Londoner’s since Council’s 47,000 unit housing pledge.

The following table provides a hybrid housing unit total combining the CMHC’s “housing starts” data since January 1, 2022, and with the additional new housing available to Londoners over the housing pledge period.

**Table 3: Provincial Pledge New Housing Units  
As of: July 31, 2024**

Source Year	CMHC Housing Starts	Pre 2022 Housing Starts	Provincial Pledge New Housing
2022	2,495	412	2907
2023	1,534	195	1729
2024 (to date)	1,579	543	2122
Pre 2022 Starts Currently Under Construction	-	1775	1775
<b>Total New Housing Units:</b>			<b>8533</b>

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

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

### **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 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.

**Prepared by:** **Brandon Coveney**  
**Planner, Planning Policy (Growth Management)**

**Reviewed by:** **Travis Macbeth, MCIP, RPP**  
**Manager, Planning Policy (Growth Management)**

**Reviewed by:** **Heather McNeely, MCIP, RPP**  
**Director, Planning and Development**

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

**Copy:**  
Alan Shaw, Director, Building Services  
Kyle Wilding, Senior Manager, Building Services  
Justin Adema, Manager, Long Range Planning