



Mayor and Members of Council,

In our communication to the Planning and Environment Committee the LHBA shared our overall feedback on the Heights Framework Review. In this communication we wanted to focus specifically on Stacked Townhouses on Neighbourhood Connectors. If approved by council, this could have one of the greatest impacts on housing affordability and attainability, and would help bring the Zoning By-Law and Official plan into better alignment.

There is a problem presently where the City of London Zoning By-Law under R5 and R6 currently permits Stacked Townhouses, but is not permitted under the London Plan. At the same time the London Plan allows for them at nearby intersections and for townhouses at 3 stories. If this change is made it would help bring the official plan and zoning by-law into better alignment, help reduce the length of time to build these homes, and ultimately lower their costs.

The majority of these projects do not make economic sense without having a minimum of 10 units which would trigger the Site Plan process meaning each of these projects would still be required to have public input. And given the current prices of land and single-family homes in London, these projects would only be feasible and viable where the right financial conditions permit it.

Council has recognized the significant growth our community is experiencing, the housing crisis we presently face, as well as affordability challenges. In looking for ways to help solve all of these London successfully applied to the Housing Accelerator Fund which is about "Removing barriers to encourage local initiatives to build more homes, faster." From the London HAF Action Plan summary, this item aligns well to achieve initiative 3: Promoting Infill Development.

This type of home is not a panacea to the current housing crisis we are in but fits well in the tool belt for the City of London as one way to help address it. As mentioned above it won't work everywhere in the city and will only work under the right economic conditions. It will be though one of the most affordable types of home to be able to buy now and into the future, quick to build, and the OLT has shown this to be one of the most compatible forms of building.

We thank Council for their consideration of this matter and hope you can support its approval.

Jared Zaifman

Jared Zaifman
CEO - London Home Builders' Association