

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: Development Pipeline – Developer of Lands within Open Site Plans, Open Condominium Plans, and Registered and Reference Plan (Subdivisions)

Date: October 22, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following report **BE RECEIVED** for information.

Executive Summary

In April 2024, City Council approved the “Targeted Actions to Increase London’s Housing Supply: Supporting Council’s Pledge for 47,000 Units by 2031”. The Targeted Actions identified initiatives to facilitate the expedited delivery of new housing units. These Actions include the City actively pursuing development applications with approved units that are in various stages of the development approvals process (or “pipeline”). In support of this Targeted Action, Staff were requested to report on the developer of units which have been in the latter stages of the development pipeline for over two years, but which have not received building permit approval. In order to achieve this targeted action, it is important to understand how many units are in these latter stages of the pipeline and who is developing them.

The following report identifies number of units by developer within open site plans, open condominium plans, registered condominium plans, and units in registered and reference plans (for subdivisions).

Consistent with the Targeted Actions Report, this report also notes that inactive applications account for 51% of the units within the development pipeline categories noted above, and identifies next steps.

The purpose of this report is to help advance development applications towards building permit and construction of new housing units.

Linkage to the Corporate Strategic Plan

This report will contribute to the advancement of Municipal Council’s 2023-2027 Strategic Plan and the following area of focus:

- **Strategic Plan Area of Focus: Housing and Homelessness**, by ensuring London’s growth and development is well-planned and consider use, intensity, and form.

Discussion

1.0 Background Information

1.1 Previous Reports Related to this Matter

- SPPC February 7, 2023, London’s Housing Pledge with respect to the City of London Municipal Housing Target of 47,000 units.

- February 16, 2023 – Mayor Morgan’s letter to the Province for the City of London’s Housing Pledge to facilitate and accelerate the housing supply of 47,000 units in our community by 2031
- SPPC October 31, 2023 London’s Housing Pledge: A Path to 47,000 units by 2031 Update
- SPPC April 16, 2024 Targeted Actions to Increase London’s Housing Supply: Supporting Council’s Pledge for 47,000 Units by 2031.

1.2 Units by Developer, Development Pipeline category, and Unit type

In February 2023, The City of London pledged to accelerate the city’s housing supply by adopting the Ontario Ministry of Municipal Affairs housing target of 47,000 new units by 2031.

Through collaborative work of Civic Administration and Development Industry partners, a Targeted Actions Report to increase housing supply was brought forward to Council in April 2024 to support City Council’s housing pledge of 47,000 new units.

The Targeted Actions Report identifies six (6) categories of housing units based on their status within the planning and development application process (the “pipeline”). For each category, a range of initiatives are identified to support the housing pledge.

One action of the Targeted Actions report is for the City to actively pursue applications with units that are considered “inactive” because they have not proceeded to the next stage of the development application process in over two (2) years.

To facilitate opportunities for the advancement of these development applications, a table of units by developer and unit type is provided in Appendix ‘A’ to this report. Unit types are classified as: Low Density Residential (LDR), Medium Density Residential (MDR), or High Density Residential (HDR).

Appendix ‘A’ includes a table of all units by developer within the following development application categories:

- Open site plans,
- Open condominium plans,
- Registered condominium plans, and
- Subdivision registered plans and reference plans.

As of this report, there are 19,241 units within open site plans, condominium plans, and registered and reference subdivision plans across the city. Many are actively advancing towards permits and construction. However, 51% of units are defined as “inactive” because they have remained within the same stage of application for 2 years or longer.

These pipeline categories of units represent the latter stages of *Planning Act* processes, prior to building permit. These units therefore present potential for new unit creation over the short-term to help achieve the housing target.

2.0 Notes regarding unit information

Some important notes regarding the unit counts and data include that:

- Development Industry partners were circulated unit tables through the Housing Supply Reference Group in September.
- Certain units within the “Other Developer”, “Other Individual” or “Numbered Company” categories may be associated with an identified land developer or

builder on the table in Appendix A; however, connections between these companies and a parent company are not included in the report.

- For the tracking of units in this report, units are identified by developer based on the development applications submitted to the City.
- Comments received from the development industry included that there have been subsequent land sales on certain sites (e.g. to a homebuilder), so the owner of certain properties may no longer be the developer identified.
- The data was retrieved in early September 2024.
- Subdivisions registered prior to the year 2000 are not included in the unit counts.

3.0 Next Steps to Promote Bringing Units Forward

Next steps to promote advancement of units in latter stages of the planning application process may include:

- Civic Administration will continue to monitor Provincial legislation and Ontario Regulations changes such as Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*. Bill 185 identifies potential new “use it or lose it” lapsing conditions for certain subdivision and site plan applications.
- Outreach and engagement with landowners of inactive applications to provide details on the importance of bringing applications forward to construction and City resources to help advance applications.
- Further detail regarding ownership of inactive applications may also be provided at Council’s request.

Conclusion

The Targeted Actions to Increase Housing Supply report identifies actions to facilitate delivery of new housing in support of Council’s pledge of 47,000 new units.

One such action is to actively pursue areas of approved units which are within latter stages of the development application pipeline but have not yet reached building permit issuance. Units which have not proceeded to a new stage in the pipeline within two (2) years are considered inactive. Inactive units account for almost 51% of the units within these pipeline categories representing the latter stages of planning processes.

Based on a request by Council, and in order to help facilitate advancement of inactive applications, developer information has been included in this report.

Separate consultations are ongoing with the Development Industry to help inform the City’s various housing supply initiatives, including the Official Plan Review under section 26 of the *Planning Act*.

Monitoring of units across all categories of the development application pipeline are also ongoing and take place during regular maintenance of the City’s vacant land inventory, which is available on the Open Data Portal of the City’s website.

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Appendix A: Units by Land Developer and Unit Type

Developer	LDR	MDR	HDR	Unit Total
1515 Trossacks Ltd	0	0	99	99
1630 Hp Inc, Hyde Park Investments Inc	0	0	143	143
1635 Richmond (London) Corp	0	18	0	18
1674 HP Inc	0	0	46	46
604 Beaverbrook Developments Inc	0	32	0	32
608 Commissioners Inc	0	95	0	95
900 Jalna GP Ltd	0	78	0	78
Alora Homes Ltd	0	0	40	40
Auburn Developments Inc.	206	305	0	511
Banman Developments (Legendary) Inc.	4	0	0	4
Banman Developments Inc	0	57	0	57
Bluestone Properties Inc	11	28	579	618
Calloway REIT (Fox Hollow) Inc	0	168	0	168
Cardinal Homes Inc	0	8	0	8
Carvest Properties Ltd	0	0	135	135
Century Centre Developments inc	0	0	1272	1272
City of London	10	0	0	10
Claybar Developments Inc	0	79	0	79
Colborne Commercial Investments Limited	0	18	0	18
Corlon	17	0	0	17
Cridon Investments Limited	0	0	612	612
Crosko Land Corp	0	29	0	29
Crown Homes of London Inc	0	7	0	7
CSH-HCN (Royalcliffe) Inc C/O Chartwell Seniors Housing	0	0	163	163
Drewlo Holdings Inc.	521	448	266	1235
Drygas Properties Inc	0	0	15	15
East Village Holdings Limited	0	0	243	243
Encore At Upper Richmond Village Inc	0	0	107	107
Evepark London Gp Inc	0	42	0	42
Farhi Holdings Corporation	6	0	340	346
Forest Edge Commons Inc	0	32	0	32
Four Fourteen Inc	0	17	0	17
Foxwood Developments (London) Inc.	75	153	804	1032
Gantlett Contracting Inc	6	0	0	6
Goldfield Ltd	0	66	0	66
Grosvenor Development Corp	0	36	36	72
Hampton Group Inc.	8	0	0	8
HL General Partner Inc	0	0	284	284
Horizen Developments Gp Corp	0	0	129	129
Hyde Park Ventures Inc	0	279	0	279
Indwell Community Homes	0	139	0	139
Jing For Jing Ltd	0	0	12	12
Kenmore Homes (London) Inc.	15	0	0	15
La-Rosa Community Ltd	0	19	0	19
Legacy Homes of London	1	19	0	20
Ljm Developments (Halton Hills) Inc	0	0	181	181
London Realty Investment Corp Dky Investments Inc	0	0	46	46
Lux Homes Design & Build Inc	0	85	0	85
Magnificent Homes	0	39	0	39

Masar Development Inc	0	26	0	26
Meadowlily Developments Inc	36	52	0	88
Millstone Homes Inc	0	143	0	143
Norquay Developments	13	0	0	13
North Development Corp	0	7	0	7
Northwinds Village Inc	0	138	0	138
Parkit Enterprise Inc	0	0	436	436
Pulse Communities (Aria) Inc	0	197	0	197
Pulse Communities (Aria 2) Inc	0	122	0	122
Pulse Communities (Rhythm II) Inc	0	76	0	76
Rembrandt Developments (London) Inc.	10	0	0	10
Rembrandt Meadowlily Inc.	1	296	0	297
Residenza Affordable Housing	0	202	0	202
RC Holdings (London)	0	23	0	23
Richmond Hyland Centre Inc	0	0	256	256
Rockmount Homes Inc	0	22	0	22
Roman Catholic Episcopal Corporation London Diocese	0	73	0	73
RRW Holdings Inc	0	7	0	7
Rubies Estates Limited	0	9	0	9
Safegate Financing Inc	0	17	0	17
Sier Developments Corporation	4	0	0	4
Sifton Properties Limited	123	788	947	1858
Sofco Properties Limited	0	30	0	30
Southdale West Holdings Ltd	0	0	724	724
Southside	58	263	0	321
Space Rider Corporation	0	0	270	270
Summit Properties Inc	0	0	233	233
Sunnngindale Golf & Country Club Ltd.	0	19	0	19
Talu Properties Inc	0	52	0	52
The Canada Life Assurance Company	0	0	405	405
The Incorporated Synod of the Diocese of Huron	0	0	94	94
The Ironside Building Company Inc	0	213	0	213
Timeless Homes Corp	6	0	0	6
Topping	93	0	0	93
Townline Orchard Property Limited	11	0	0	11
Tricar Developments Inc.	0	10	188	198
Tridon	57	0	0	57
Unity Project For Relief Of Homelessness In London	0	0	41	41
Westchester Homes Ltd	0	17	0	17
Westhaven Homes (2008) Inc	4	0	0	4
Whiterock Village Inc.	5	0	0	5
Willow Bridge Construction Inc	0	0	39	39
York Developments Inc.	77	77	182	336
Youth Opportunities Unlimited	0	0	36	36
Subtotal	1378	5175	9403	15956
Numbered Companies	45	1155	1466	2666
Other Developers (2 units or less)	16	0	0	16
Other Individuals	47	530	26	603
TOTAL	1486	6860	10895	19241