

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: December 3, 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 October, there were 1,223 units approved by Council. As of the November 26, 2024, Council Meeting, 22,795 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: November 26th Council

New Units Year-to-date	New Units in 2023	New Units in 2022	Provincial Pledge Total New Units	Current Council Term Approvals
22,795	5,337	4,430	31,339	28,506

*Council Term Approvals accounting December 2022 to present.

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: October 31, 2024

Units (2024 YTD)	Units (2023 YTD)	% Change (2023 YTD)	5-year Average Units (YTD)	5-year Average % Change (YTD)
3,282	1,244	164%	2,614	26%

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.

A request was made to provide a projection of the number of units anticipated by the end of 2024. Using the historical 5-year monthly average for November and December, a total of 3,133 units is currently being projected by the end of 2024.

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. Progress towards the housing pledge is counted after January 1, 2022. Due to the use of CMHC “housing starts”, 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. Civic Administration has identified almost 3,000 housing units registered as “housing starts” prior to 2022 that 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: October 31, 2024

Source Year	CMHC Housing Starts	Pre 2022 Housing Starts	Provincial Pledge New Housing
2022	2,495	412	2,907
2023	1,534	195	1,729
2024 (to date)	2,624	543	3,167
Pre 2022 Starts Currently Under Construction	-	1,775	1,775
Total New Housing Units:			9,578

4.0 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. The national highlights from the Fall 2024 Housing Supply Report, published September 26, 2024, were included in the November 12, 2024 staff report however there are no new CMHC releases at this time.

5.0 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.
- Q3 2024 Heights Review/Transit Village/Major Shopping Area, *pending Minister of Municipal Affairs and Housing approval.*
- Q3 2024 Protected Major Transit Station Areas Zoning Review, *pending Minister of Municipal Affairs and Housing approval.*

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.

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