

## 2ND REPORT OF THE

### LONDON HOUSING ADVISORY COMMITTEE

Meeting held on January 10, 2018, commencing at 12:25 PM, in Committee Room #4, Second Floor, London City Hall.

**PRESENT:** J. Coley Phillips (Chair), N. Calford, A. Galloway, M. Inthavong, J. Malkin, B. Odegaard, D. Peckham, N. Reeves and J. Stickling and H. Lysynski (Acting Secretary).

**ABSENT:** D. Nemeth and J. Peaire.

**ALSO PRESENT:** G. Barrett, S. Giustizia, C. Lovell, G. Matthews, D. Purdy, M. Sampson, L. Tulk and B. Turcotte.

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#### **I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

#### **II. ORGANIZATIONAL MATTERS**

2. Election of Chair and Vice Chair for the term ending November 30 2018

That it BE NOTED that the London Housing Advisory Committee elected J. Coley Phillips and B. Odegaard as Chair and Vice Chair, respectively, for the term ending November 30, 2018.

#### **III. SCHEDULED ITEMS**

3. Proposed Regulation under the Planning Act related to Inclusionary Zoning

That the following actions be taken with respect to the proposed Regulation under the *Planning Act*, relating to Inclusionary Zoning:

- a) the Municipal Council BE ADVISED that the London Housing Advisory Committee supports Inclusionary Zoning in principle as a tool to advance affordable housing and the development of mixed income communities;
- b) the Municipal Council BE ADVISED that the London Housing Advisory Committee expressed concerns over the draft regulations and their capacity to address affordable housing needs in London, specifically within the following provisions in the proposed regulatory areas:
  - i) the proposed inclusionary zoning regulations do not apply to rental units (where there is the greatest need for affordable housing);
  - ii) the proposed five percent target for the "Unit Set Aside" is understood to be lower than other jurisdictions with inclusionary zoning;
  - iii) the off-site provision for a proposed development or redevelopment being ready for occupancy no later than thirty-six (36) months after the transfer of the affordable units from the proposed principal development;
  - iv) the agreements that will be required to administer these regulations may be complex; and,
  - v) the requirement for municipal contribution;
- c) the Municipal Council BE ADVISED that the London Housing Advisory Committee would like to remain informed and involved in any future local decision making related to this proposed legislation and any associated local policies; and,

- d) the above-noted London Housing Advisory Committee comments BE INCLUDED with the City of London submission to the Ministry of Municipal Affairs, in response to the request for comments regarding the proposed regulations.

#### **IV. CONSENT ITEMS**

- 4. 9th, 10th and 1st Reports of the London Housing Advisory Committee

That it BE NOTED that the 9th, 10th and 1st Reports of the London Housing Advisory Committee from its meetings held on October 11, November 8 and December 13, 2017, were received.

- 5. Municipal Council Resolution - 9th Report of the London Housing Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on November 14, 2017, with respect to the 9th Report of the London Housing Advisory Committee, was received.

- 6. LSTAR Notices

That it BE NOTED that the LSTAR® Residential Market Activity for October, 2017, was received.

#### **V. SUB-COMMITTEES & WORKING GROUPS**

None.

#### **VI. ITEMS FOR DISCUSSION**

- 7. Resilient Cities Conference - November 18, 2017

That it BE NOTED that the communication dated October 18, 2017, from S. Ratz, Chair, Advisory Committee on the Environment, with respect to the Resilient Cities Conference update was received.

- 8. Role of the London Housing Advisory Committee

That it BE NOTED that the London Housing Advisory Committee (LHAC) held a general discussion with respect to its role; it being noted that the LHAC reviewed and received a communication dated December 29, 2017, from J. Coley Phillips with respect to this matter.

- 9. Rental Market Report - London CMA

That it BE NOTED that the Renal Market Report from the London Canada and Mortgage Housing Corporation, was received.

- 10. Properties located at 1039, 1041, 1045 and 1047 Dundas Street

That it BE NOTED that the Notice dated December 20, 2017, from M. Corby, Planner II, with respect to the application by the London Affordable Housing Foundation, relating to the properties located at 1039, 1041, 1045 and 1047 Dundas Street, was received.

- 11. Meeting Date Discussion

That the Committee Secretary BE REQUESTED to conduct a poll to determine a potential alternate meeting day for the London Housing Advisory Committee; it being noted that the meeting time will not be amended.

#### **VII. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VIII. ADJOURNMENT**

The meeting adjourned at 2:03 PM.

**NEXT MEETING DATE: February 14, 2018**