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July 9, 2018

Chair and Members
Planning and Environment Committee

Re: Bonusing and Affordable Housing

Dear Colleagues,

As a council, we have taken measures to increase the supply of affordable housing in London. This has included the creation of the Housing Development Corporation, funding affordable housing programs and construction, and embedding a goal in the London Plan that 25% of new housing units be considered affordable. Notwithstanding those measures, rental unit vacancy in London is low, averaging around 1.8%, with most of those units renting at market rates.

The City has several mechanisms available to help accomplish our goals that include the steps mentioned above, as well as potentially using Community Improvement Plans (CIPs), Section 37 bonusing provisions and the new Inclusionary Zoning provisions in the *Planning Act*.

Traditionally, the City has used section 37 the *Planning Act* (bonusing) to achieve high architectural design, underground parking, public art, and heritage preservation in new developments. The opportunity exists to also use bonusing to help achieve our affordable housing goals. The following motion is proposed to request staff to report back with options on how we can strategically use this tool to accelerate the creation of new affordable housing units in London.

“That Civic Administration BE REQUESTED to evaluate and report back to the Planning and Environment Committee by September with potential options for using bonusing to incorporate affordable housing more frequently in development applications, either independently, or in concert with, other mechanisms such as Community Improvement Programs, Inclusionary Zoning, and the Housing Development Corporation.

Respectfully submitted,

Stephen Turner
Councillor – Ward 11