



Slide One: Inclusionary Zoning Review



Planning and Environment Committee

February 7, 2022



Slide Two: Presentation Outline

- Inclusionary Zoning (IZ) Review Objectives
- Provincial Requirements for IZ
- Preliminary Findings of Assessment Report Feasibility Analysis (N. Barry Lyon Consultants)
- Next Steps



Slide Three: IZ Review Objectives

- Continue to create affordable housing units within market developments.
- Use new IZ legislation to continue the success seen through Bonus Zoning Agreements.
- Have IZ contribute to achieving the “**Roadmap to 3,000 Affordable Units**”.
- Work with Provincial partners to have the new IZ tool succeed in the London market.



Slide Four: Affordable Housing Toolkit

Closed Schools Strategy
(ongoing eval'n)

Additional Residential Units

Existing CIPs (with Residential component)

Surplus Land Sales (OVH)

Permit-Ready Lots (Monitoring)

London Plan and ReThink Zoning

Secondary Plans (Transit Villages)

Affordable Housing CIP and Incentives

Donations of Land/Properties

Inclusionary Zoning

Rental Conversions Policy and/or Unit Replacement

LMCH Regeneration/ Intensifications

DC By-law Update

Rent Supplements

City Rapid Housing Initiative (RHI) Projects

Roadmap to 3,000



Slide Five: Achieving the Roadmap to 3,000

- 3,000 Affordable units by 2026.
- 300 units through Bonus Zoning or Inclusionary Zoning.
 - Average of 60 units per year.
- Bonus Zoning ends September 2022.
 - Bonus Zoning has resulted in 214 units per year since 2018
 - Average of 53 units per year.
 - Bonusing permitted City-wide.

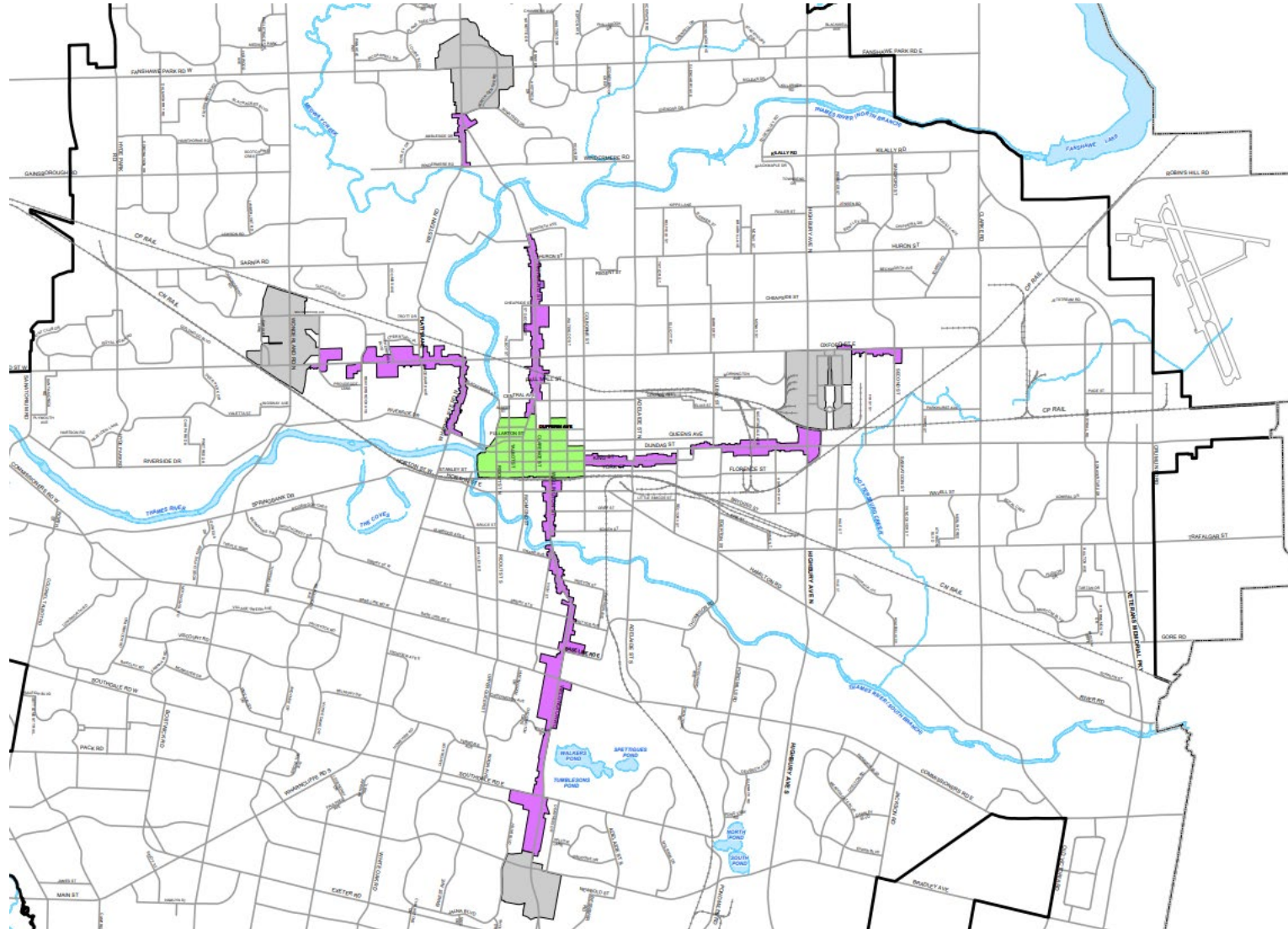


Slide Six: What is Inclusionary Zoning?

- IZ is a regulatory tool that requires private developments to include specified number of affordable units.
- IZ is only permitted in the Protected Major Transit Station Areas (PMTSAs) or areas prescribed by the Province.
- Assessment Report must evaluate development feasibility of IZ before the City's program is introduced

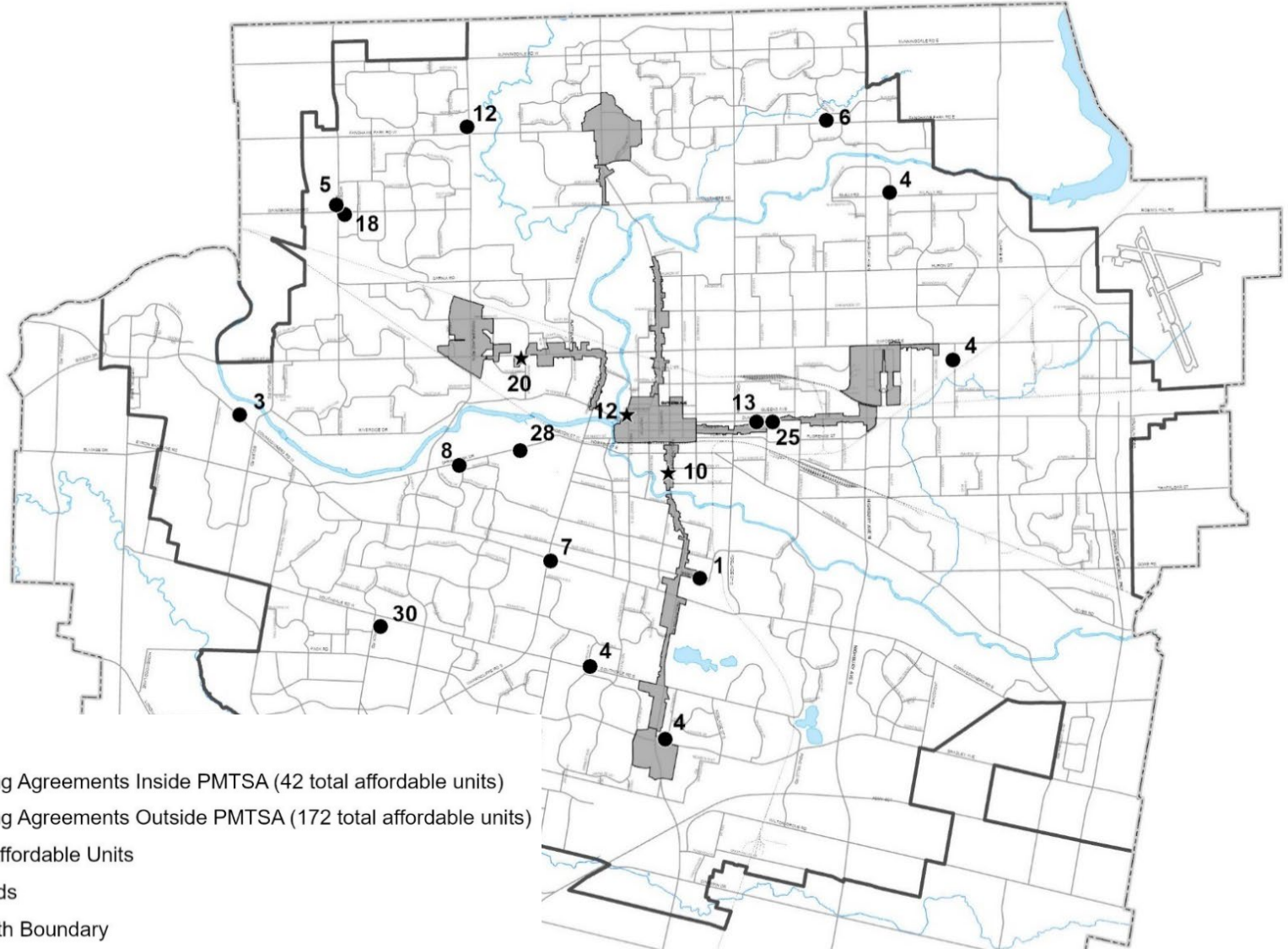


Slide Seven: London's PMTSAs





Slide Eight: PMTSAs and Bonus Zoning Agreement Locations (2018-2021)





Slide Nine: Recommendation/Next Steps

- Province be requested to consider the City's Assessment Report evaluating the potential for, and feasibility of, IZ on a city-wide basis (lands outside PMTSA).
- Work with Provincial partners to ensure an IZ program can be successful in London.
 - Recognize London's unique housing market and challenges.
- Continue consultations regarding feasibility and the Assessment Report and IZ.
- Report back to a future meeting of PEC.