

LONDON

A Place to Call Home

A whitepaper on solutions to our housing crisis

June 2022



PURPOSE OF THIS WHITEPAPER

- **TO GENERATE** informed discussion about the ways and means to address the housing crisis in London
- **TO FIND** mutually beneficial solutions and establish a commitment to action that all stakeholders can embrace, and in their own area of influence and expertise, participate.
- **TO WORK** with the City of London to build an affordable, attainable, and sustainable city for current and future generations of Londoners.
- **SO, THAT EVERYONE** who wants to call London home can find an available and affordable place to live.



CANADA HAS A HOUSING CRISIS

The Government of Canada has made the housing crisis the priority in their 2022 Budget.

“There are several factors that are making housing more expensive, but the biggest issue is supply.”

“Put simply Canada is facing a housing shortage.”

“We have a lower number of homes per person than many OECD countries. Increasing our housing supply will be key to making housing more affordable for everyone.”



ONTARIO RECOGNIZES IT, TOO

Ontario Affordable Housing Task Force findings

“The way housing is approved and built was designed for a different era when the province was less constrained by space and had fewer people.”

“[This] no longer meets the needs of Ontarians. The balance has swung too far in favour of lengthy consultations, bureaucratic red tape, and costly appeals.”

“It is too easy to oppose new housing and too costly to build. We are in a housing crisis and that demands immediate and sweeping reforms



LONDON IS NOT IMMUNE

We are experiencing our own perfect storm of rapid population growth and a shortage of supply of housing to meet the growing demand.

The Growth of London Outside of London Report April 2022

“The new arrivals include a range of individuals and families, from international students to young families priced out of the GTA to mid-to-late career professionals.”

“Policymakers must ensure that municipal planning allows for enough housing to be built to meet the needs of these groups.”



**Smart Prosperity
Institute**



LONDON RESIDENTS ARE WORRIED

1. The housing crisis is a huge concern.

•Housing affordability is their number one issue

84% say affordability is either very important or somewhat important

73% agree with the statement "London has a housing crisis"

Most responsible for providing solutions? The City of London.

•52% say the City is THE MOST RESPONSIBLE for solving the crisis

81% want the City to get more engaged in affordable rental housing

54% say London needs a made-in-London solution

The solution is to build more homes, more affordably, more efficiently.

•77% say make the approvals process more efficient

64% say make the process more builder friendly

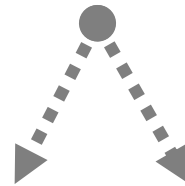
57% say allow developments on new lands not currently zoned residential

THE CRISIS HAS CONSEQUENCES

SOCIAL

ECONOMIC

ENVIRONMENTAL



On the City of London:

THE CORPORATION

On the City of London:

THE COMMUNITY

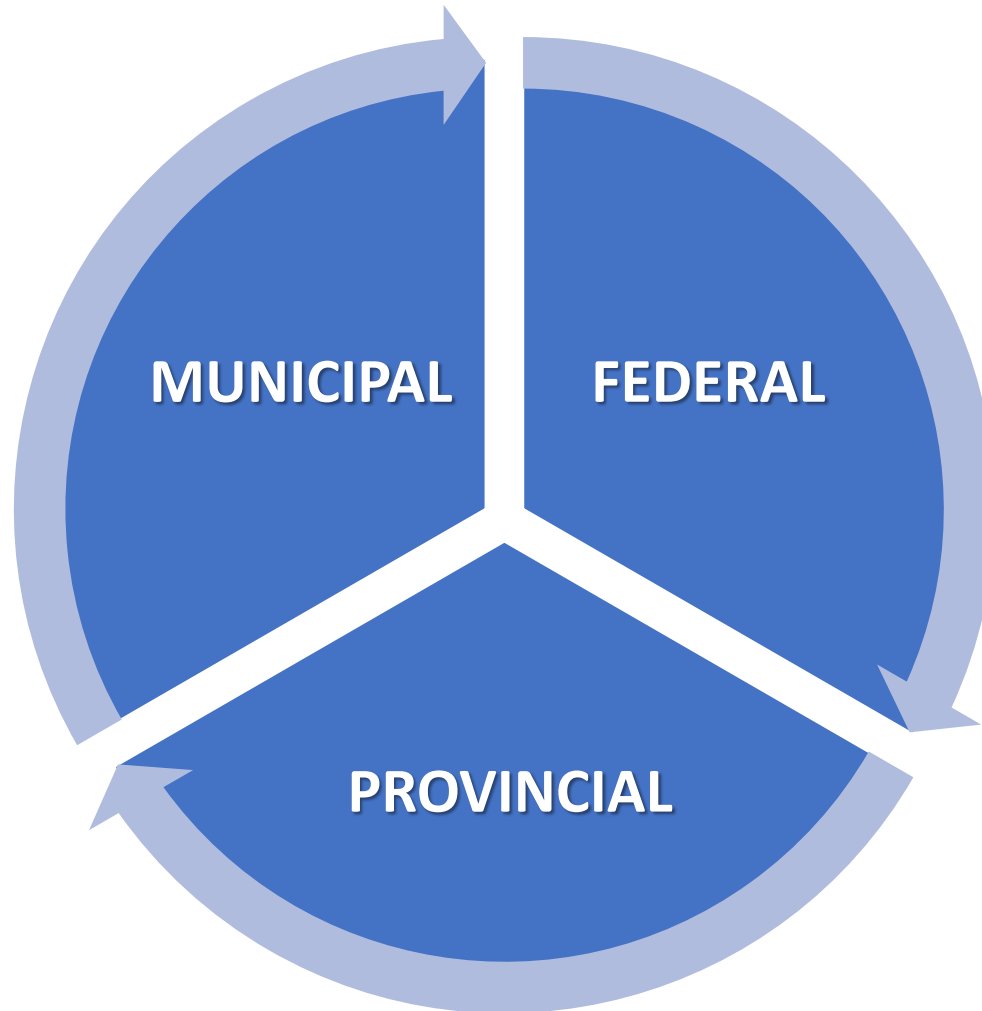


THERE ARE OPPORTUNITIES, TOO

1. New homes to meet demand
2. New developments to create jobs
 - ✓ Construction sector
 - ✓ Legal and financial sector, architecture, design and décor, home furnishings, and shipping.
3. Fuel the economic engine of the community in the post pandemic recovery



RECOMMENDATIONS FOR ACTION



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POLICY RECOMMENDATIONS

Policy Recommendation 1

- The City's comprehensive study to review the Urban Growth Boundary to commence immediately with a decision to Council on any change by the end of 2023.

Policy Recommendation 2

- ReThink Zoning process to develop a more flexible zoning by-law be completed by the end of 2023.

Policy Recommendation 3

- A working group be formed with significant landowners in the downtown area to review the opportunities for redevelopment with a mandate to develop programs and incentives to drive residential growth in downtown.



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POLICY RECOMMENDATIONS

Policy Recommendation 4

- A Mayor's Task Force consisting of political representation, senior municipal staff and the development/building industry with a mandate to develop an implementable strategy to tackle housing supply crisis with a report to Council in December 2022.

Policy Recommendation 5

- Adopt policy of 3% of the annual assessment growth revenue to be reinvested in Planning and Economic Development Services.



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POLICY RECOMMENDATIONS

Policy Recommendation 6

- The City in consultation with the development industry complete the Permit Ready Lot program matrix with performance measures and lot number targets reflecting current and potential growth rates to be completed by September 30th, 2022

Policy Recommendation 7

- The City form a working group of City staff, not-for-profit housing providers and the private sector development community to review and recommend any policy and tools that could be used to facilitate opportunities for the provision of needed deep affordable housing.



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PROCESS RECOMMENDATIONS

Process Recommendation 1

- Implementation of an accountability tracking system for individual applications. A “barcode” system needs to be developed to allow both the proponent and city management to track an application through the approval process. Operational by July 2023

Process Recommendation 2

- Review of the File Management/Complete Application process for sub-divisions. Streamlining the requirements of sub-division applications and moving pre-approval requirements to other parts of the planning process need to be reviewed. Review in 2022 with any changes in 2023.



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PROCESS RECOMMENDATIONS

Process Recommendation 3

- Improved checklist of requirements of Consultants' reports for complete application clearance. Any changes could be implemented in the beginning of 2023.

Process Recommendation 4

- Implement the MOU with the UTRCA as presented at the Planning and Environment Committee of Council on June 21, 2021. MOU recommendations should be implemented immediately.

Process Recommendation 5

- Improve and expand the use of electronic submissions for applications. We believe the technology is available for improved use of software for application submissions that will improve the review process. Should commence as funds are available.



THANK YOU

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