



Mayor Holder and City Council,

I write to you today on behalf of the London Home Builders' Association to share our support for this project. It will provide much needed affordable housing units as well as over one thousand purpose built rental units which our community is sorely lacking.

This project falls within a transit village and is directly along the Wellington Gateway of the Bus Rapid Transit Corridor. There has been a strong desire from council to grow inward and upward with a significant intensification target and this project is a perfect example of what council has asked for and intended and staff have been largely supportive of this application.

Unfortunately there is divergence in regard to urban design and the number of affordable housing units. Urban design and the look and feel of new buildings are one factor to be considered but should absolutely not be the barrier to creating much needed housing supply in our City. To ensure affordability for all in our city we need more rental units to come online as quickly as possible.

Our greatest concern here however is that if a decision cannot be reached at council then there is a strong possibility this decision would get appealed to the Ontario Land Tribunal. This would be costly and delay shovels in the ground for quite some time meaning the delay of much needed affordable housing units and purpose built rental units. While not identical, some areas of disagreement on this project were the same in the case of East Village Holding Development which staff were on side with.

This highlighted the issue that there is no specific framework for how this should be calculated and if another tool was to be implemented shows the need to have more structure and less ambiguity. The only guidance is from the 1989 OP Policy **19.4.4 i)** which states that *"the facilities, services or matters that would be provided in consideration of a height or density bonus should be reasonable, in terms of their cost/benefit implications, for both the City and the developer and must result in a benefit to the general public"*.

We encourage council to support the applicant amended zoning by-law tonight as well as the proposed number of affordable units as this would certainly seem reasonable and immediately bring sorely needed units online in the City.

Thank You,

Jared Zaifman

Jared Zaifman – LHBA - CEO