



Mr Mayor and Members of Council,

The project before you for approval at 489 Upper Queen Street will serve as a litmus test for council and for London. The London Plan has set out ambitious goals to grow inwards and upwards and to intensify, and the new zoning by-law which will be created out of the re-think zoning process will likely mirror it creating more opportunities for developments like this. This is already reflected in newer developments in London where there are mixed types of housing from single family homes, to townhouses, up to high-rise towers.

London has been growing at a tremendous rate and is expected to continue grow at this pace over the next 25 years. With recent direction from the Province and council to build 47,000 homes over the next decade, and knowing how badly the need is for more housing of all kinds, infill will be one of the best ways for industry to help achieve this. It is quite likely when the new zoning by-law comes into effect, R1 zoning will cease to exist as it currently limits what can be built to just single detached homes "The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings."

The cost to build a single-family home in the City of London has risen tremendously as it has across Canada which is why this low intensity form of zoning has recently become known as exclusionary zoning. If NIMBYism and exclusion dictate how we build housing, we are going to see these same housing issues for the rest of our lifetime and beyond. People unable to find housing will continue to be the norm rather than people having options and choices.

As every new infill application comes forward they will present different challenges to be addressed as each site will vary. It is imperative though that city staff and council do their utmost to support these opportunities as it will be one of the best ways to increase housing supply in London and enable more Londoners and future Londoners to become homeowners.

This is the first test of many for staff and council to walk the talk to meet its ambitious housing goals. It is encouraging to see staff already doing so here, and the industry hopes to see council do the same to ensure we can build the homes desperately needed in London.

Thank you,

Jared Zaifman

Jared Zaifman
CEO - London Home Builders' Association