

CHAPTER 12 – HOUSING POLICIES

196. Amend section 12 Introduction by adding “*and the Affordable Housing Strategy*” after “*Statement*” in the fifth line.
197. Amend paragraph 12.1. ii) by deleting “affordable” after “supply of” in the second line; and by adding “to meet the economic, social, health and well-being, requirements of all people” after “housing” at the end.
198. Amend subsection 12.1. by adding the following paragraphs at the end:
- “v) Through the Housing Division, and other relevant Departments, the City shall promote Federal, Provincial and local opportunities for the provision of affordable and supportive housing.
 - vi) The City shall encourage and support private, public and local partnerships in the provision of affordable and supportive housing.
 - vii) Encourage all levels of government to consider offering appropriate surplus lands for affordable housing prior to any other uses.
 - viii) The City shall work with other levels of government, other public and not-for-profit groups and agencies, and the private sector to provide housing for households and individuals who are below the level of Low- and Moderate-income Households as defined in this Plan.
 - ix) In addition to opportunities for the development of affordable housing in new developments, residential intensification, including the conversion of non-residential structures, infill and redevelopment, also contributes to the supply of affordable housing, and may assist the City in meeting its target for the provision of affordable housing.”
199. Amend section 12 by adding the following new subsection after 12.1.:

“12.1.1. DEFINITIONS”

“Affordable Ownership Housing” (in the sidebar)

- “i) Affordable Ownership Housing will mean either one of the following:
 - (a) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for Low- and Moderate-income Households; or
 - (b) Housing for which the purchase price is at least 10% below the average purchase price of a comparable resale unit in the City of London.”

“Affordable Rental Housing” (in the sidebar)

- “ii) Affordable Rental Housing will mean either one of the following:
 - (a) A unit for which the rent does not exceed 30% of gross annual household income for Low- and Moderate-income Households, or
 - (b) A unit for which the rent is at or below the average market rent of a unit in the City of London.”

“Low- and Moderate-income Households for Affordable Ownership Housing” (in the sidebar)

- “iii) In the case of Affordable Ownership Housing, Low- and Moderate-income Households will generally mean those households with

incomes in the lowest 60% of the income distribution for the City of London.

“Low- and Moderate-income Households (for Affordable Rental Housing” (in the sidebar)

- iv) In the case of Affordable Rental Housing, Low- and Moderate-income Households will generally mean those households with incomes in the lowest 60% of the income distribution for either households for the City of London.”

200. Amend subsection 12.2.1. by adding “, accessibility” after “tenure” in the second line.

201. Amend paragraph 12.2.1. iv) by deleting it in its entirety and replacing it with the following:

“Affordable New Residential Development” (in the sidebar)

- “iv) In keeping with Provincial Policy Statements, the City will within its legislative powers support the provision of opportunities for affordable housing in residential development throughout all areas of the City. A target of 25% of housing to be affordable to Low- and Moderate-income households as defined in this Plan and the Provincial Policy Statement may be met through new residential development and residential intensification through the conversion of non-residential structures, infill and redevelopment.”

202. Amend paragraph 12.2.1. v) by deleting it in its entirety.

203. Amend paragraph 12.2.1. vi) by renumbering it “v)” and by adding “residential” after “supply of” in the third line.

204. Amend paragraph 12.2.1. vii) by renumbering it “vi)”.

205. Amend paragraph 12.2.1. viii) by renumbering it “vii)”); by adding “residential” after “inventory of” in the third line; and by adding “residential” after “supply of” in the seventh line.

206. Amend paragraph 12.2.1. ix) by renumbering it “viii)”.

207. Amend subsection 12.2.1. by adding the following paragraphs at the end:

“Affordable Housing Provision Ratio” (in the sidebar)

- “ix) Initiatives and proposals for creating new affordable rental housing should give priority to housing which proposes rents that are affordable to a mixture of Low- and Moderate-income Households. Fifty percent of the rental units should be available for low income households whose annual accommodation costs exceed 50% of gross household income. A higher proportion of Low-income rental units may be provided in smaller scale housing projects containing support services.”

“Affordable Housing Target” (in the sidebar)

- “x) Council may periodically review the target as a means of monitoring and evaluating the policy. The City may establish a new target during the life of this Plan without an amendment to the Official Plan policy. This target will be reviewed in accordance with Section 12.2.4. of this Plan and at the time of any comprehensive Official Plan review.

208. Amend subsection 12.2.2. by deleting “may” after “Council” in the first line and replacing it with “shall”; by deleting “in keeping with policy 12.2.1. iii)” after “identified” in the first line and replacing it with “in accordance with policy 12.2.4. i) of this Plan.”

209. Amend paragraph 12.2.2. i) by deleting “30%” in the second line and in the sidebar and replacing it with “25%”; and by adding after “component” in the second line “through a mix of housing types through the following methods:

- (a) Completed Area Studies may require 25% of the new housing units to be in forms other than single detached dwellings.
- (b) Larger residential development proposals, generally greater than 5 hectares in size, located outside of an existing Area Study boundary, may require up to 30% of the new housing units to be in forms other than single detached dwellings.”

210. Amend paragraph 12.2.2. ii) by deleting “and” after “servicing,” in the third line and by adding “, and the policies of 3.2.3. of this Plan” after “measures” at the end.

211. Amend subsection 12.2.2. by adding the following paragraphs at the end:

“Surplus Municipal Lands” (in the sidebar)

- “vii) Surplus municipal lands shall be evaluated for their suitability for the development of affordable housing prior to their consideration for any other uses. Any amendments to the Official Plan and/or the Zoning By-law that are required to permit residential use of the lands will be subject to the policies of *Chapter 3 – Residential Land Use Designation* of this Plan.

Any surplus municipal lands to be considered for affordable housing should meet the following criteria:

- (a) Lands are of an adequate size to support the use;
- (b) Lands are not isolated from existing residential areas and are located in proximity to public uses and infrastructure, including schools, parks, libraries and transit;
- (c) Lands provide an opportunity for a mix of housing types and do not concentrate affordable housing in a single area of the City.”

“Surplus Provincial and Federal Lands” (in the sidebar)

- “viii) Council shall encourage the federal and provincial governments to consider any government owned, undeclared surplus land for affordable housing before any other use is considered. The consideration of any amendments to the Official Plan and/or the Zoning By-law to permit the use of the surplus lands for residential purposes will be subject to the policies of *Chapter 3 – Residential Land Use Designation* of the Official Plan and the criteria listed under policy 12.2.2. vii) of this Plan.”

212. Amend subsection 12.2.2. by adding the following new subsection:

“12.2.2.1. Accessory Dwelling Units” (in the sidebar)

“Accessory dwelling units may be permitted in single detached and semi-detached dwellings subject to a Zoning By-law amendment and consistent with the policies of policy 3.2.3. of this Plan.”

213. Amend subsection 12.2.3. by adding the following new paragraphs at the end:

“Social Housing” (in the sidebar)

- “iii) Promote the retention and maintenance of the City’s inventory of social housing stock comprised of non-profit, co-op, and public housing.”

“Affordable Rental Units” (in the sidebar)

“iv) Promote the retention of private rental units that are affordable to Low- and Moderate-income Households.”

214. Amend subsection 12.2.4. by deleting “ though an annual” after “City” in the first line and replacing it with “through a biennial”; by deleting “and” after “densities;” in the third line; by adding “; review the recommendations of the *Affordable Housing Strategy (2005)*; and assess the demand for Affordable Housing” after “factors” in the fourth line; and by adding “subject to the policies of 12.2.2. i) of this Plan” after “adopted” in the fifth line.

215. Amend paragraph 12.2.4. i) (a) by deleting “affordability criteria set out in policy 12.2.1. iii)” after “satisfies the” in the second line and replacing it with “definition of Affordable Ownership Housing and Affordable Rental Housing”.

216. Amend paragraph 12.2.4. i) (b) by deleting “affordability criteria of policy 12.2.1. iii)” after “satisfies the” in the first line and replacing it with “definition of Affordable Ownership Housing”.

217. Amend paragraph 12.2.4. i) by adding the following paragraphs at the end:

“(i) Potential surplus municipal lands to be evaluated for the suitability for the development of affordable housing as per the requirements of policy 12.2.2. vii) of this Plan.

(j) Potential surplus Provincial and Federal government lands to be evaluated for the suitability for the development of affordable housing as per the requirements of policy 12.2.2 viii) of this Plan.

(k) Wait list for subsidized housing.

(l) Homelessness data.

(m) Demolition and conversion statistics.”

218. Amend subsection 12.2.4. by numbering the “Monitoring Approvals” paragraph as “iv) and by adding the following new paragraph at the end:

“Demolitions and Condominium Conversions” (in the sidebar)

“v) The City may establish policies to limit the demolition of residential units or the conversion of rental units to condominiums if it is demonstrated through the Housing Monitoring Report that there has been an adverse impact on the supply of affordable housing through these actions.”