

12.

HOUSING POLICIES

INTRODUCTION

The City of London has concerns related to the availability, affordability and adequacy of housing that may not be fully satisfied by the designation and servicing of land for residential use. To a large extent, these are social rather than land use concerns and they are primarily addressed through the Municipal Housing Statement for the City of London.

12.1.

HOUSING OBJECTIVES

It is intended that the application of the policies of this Chapter of the Plan shall achieve the following objectives:

- i) Support the provision of a choice of dwelling types so that a broad range of housing requirements are satisfied.
- ii) In keeping with provincial policy on housing, provide opportunities for an adequate supply of affordable housing.
(Clause ii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
- iii) Promote the maintenance and rehabilitation of the existing housing stock.
- iv) Support the development, at appropriate locations, of residential facilities that meet the housing needs of persons requiring specialized care.

12.2.

HOUSING SUPPLY

**12.2.1.
Availability
of Housing**

Council shall promote the provision of an adequate supply of housing to meet a wide range of needs according to location, cost, type, size, tenure and design criteria.

Municipal Support

- i) The City shall support housing production through measures that will assist in the provision of an adequate supply of serviced residential land. Such measures may include, but are not limited to, the oversizing of hard services to provide for the future expansion of residential development, and the adoption of procedures to reduce the processing time for residential development applications.

Housing Mix
and Density

- ii) New communities will be planned to accommodate a mix of housing types and densities that will contribute to an efficient utilization of land and services. Housing mix and residential densities will be determined through the area planning process having regard for the location and physical characteristics of the planning area.
(Clause ii) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

Housing Programs	iii)	The City may assist, where required by legislation, the federal and provincial governments in the administration of housing programs.
Affordable New Residential Development	iv)	<p>In keeping with provincial policy statements on housing, the City will within its legislative powers support the provision of opportunities for affordable housing in residential development throughout areas of the City. Opportunities will be provided for at least 30% of new residential development and residential intensification through conversion of non-residential structures, infill and redevelopment to be affordable to meet the housing needs of incomes up to the 60th percentile in the London Census Metropolitan Area.</p> <p>(Clause iv) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p>
Affordability Sub-Target	v)	<p>In keeping with provincial policy statements on housing, the City will, within its legislative powers, attempt to provide opportunities for no less than half of the affordable new housing units created through new residential development, as required in policy 12.2.1.iv), to be affordable to the lowest 30th percentile of household incomes in the London Census Metropolitan Area in order to meet the broad housing needs of Londoners.</p> <p>(Clause v) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p>
Residential Land Supply	vi)	<p>In keeping with provincial policy statements on housing, the City will, within its legislative powers, provide a minimum ten year supply of land by designating and planning for the provision of services for sufficient lands to accommodate a range of housing types, including land suitable for low, medium and high density development and provision for intensification and infill development in existing developed areas.</p> <p>(Clause vi) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p>
Innovative Housing	vii)	Residential developments that offer innovative design features, construction techniques or tenure arrangements; which are consistent with the objectives of the Plan, and which broaden the range of housing alternatives available to City residents, shall be encouraged.
Land Supply in Plan of Subdivision	viii)	<p>In keeping with provincial policy statements on housing, the City will within its legislative powers endeavour to maintain an inventory of land in registered and draft approved plans of subdivision to meet expected needs over a three year period. It is recognized, however, that in some situations caused by land shortages, property ownership and development constraints, it may not always be possible to maintain a three year supply of land in registered and draft approved plans of subdivision.</p>
Monitoring Guidelines	ix)	<p>In keeping with provincial policy statements on housing, and as provided for in policy 19.2.2. of this Plan, the City has adopted guidelines for the processing and review of development applications which emphasize the timely consideration of such applications, while allowing for input from agencies and the public.</p>

**12.2.2.
Measures to
Increase the
Supply of
Affordable
Housing**

Council may, where a need for affordable housing has been identified in keeping with policy 12.2.1. iii), undertake all or some of the following:
(Subsection 12.2.2 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

- 30% Requirement i) Require Area Studies and larger residential development proposals to include a 30% affordable housing component.
(Clause i) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

- New Areas for Intensification ii) Designate further areas of the City for intensification and infill, subject to consideration of neighbourhood planning issues, adequate servicing, and potential impacts and mitigating measures.

- Bonusing iii) Provide density bonuses, where suitable, to proposals which have an affordable housing component above the 30% minimum.
(Clause iii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

- Approval Processes iv) Give a higher priority to reviewing proposals which provide an affordable housing component.

- Assistance v) Seek assistance from senior levels of government, where required, to assist in the delivery of affordable housing.

- Innovative Design and Servicing Standards vi) Consider development proposals that use innovative design features and servicing standards as a means of improving land use efficiency and providing affordable housing.
(Clause vi) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

**12.2.3.
Adequacy of
Housing**

Council shall promote the maintenance of the City's housing stock at a standard sufficient to provide acceptable conditions of health, safety, and appearance.

- Maintenance and Occupancy Standards i) The City shall continue to enforce a by-law on standards for the maintenance and occupancy of property within the municipality, according to the provisions of Section 19.10.

- Rehabilitation Programs ii) The City may assist in the rehabilitation of low and moderate income housing by continuing its involvement in the delivery of federal and provincial housing rehabilitation programs.

**12.2.4.
Monitoring**

The City, through an annual Housing Monitoring Report, shall update and assess its residential land supply; evaluate housing conditions, the supply of affordable housing, development trends and densities; and analyze other housing supply and demand factors. Average annual housing requirements may be adopted and housing starts may be monitored to identify potential shortfalls.

(Subsection 12.2.4 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

Affordable
Housing
Monitoring

- i) The City will undertake, annually, and periodically as need arises, a housing affordability needs analysis and strategy for addressing deficient areas. This will include an assessment of the following:
 - (a) Proportion of new ownership and rental houses, by housing form, which satisfies the affordability criteria set out in policy 12.2.1. iii) of this Plan.
 - (b) Proportion of resale housing forms which satisfies the affordability criteria of policy 12.2.1. iii) of this Plan.
 - (c) Rental vacancy rates, and the anticipated trend in vacancy rates.
 - (d) Vacant lands capable of providing affordable housing by housing form.
 - (e) Infill and Intensification projects approved and refused by Council.
 - (f) A review of neighbourhoods and current zoning to identify potential areas which can be pre-zoned to allow increased intensification.
 - (g) Supply of available rooming and boarding units.
 - (h) An analysis of land and building costs for new residential construction.

Housing Forms

- ii) The City will incorporate into its Municipal Housing Statement an overview of housing forms being constructed and a monitoring report on residential intensification projects and initiatives.

Land Supply

- iii) The City will monitor on an ongoing basis, land supply and land requirements, as a means of assessing its land needs and the adequacy of its Official Plan and Zoning By-law for meeting land needs objectives.

Monitoring
Approvals

- iv) The City will monitor the approval process to assess how targets and procedures for processing development applications are being met, and as the need arises will make revisions to these procedures.