



LONDON FOR ALL

A ROADMAP TO END POVERTY



Homelessness Prevention & Housing

4.21 Encourage private sector to increase supply of attainable rental housing

Housing Stability For All

The Housing Stability Action Plan for the City of London (2019–2024)

The Housing Stability Action Plan (Plan) defines the current environment and future needs of London and area. The Plan sets the new direction for the collective work of the community to address housing stability.

Strategic Area of Focus 2: Create More Housing Stock

Strategic Initiative 2.1: Retain existing and create new affordable housing stock.

2.1a: Work with the private market to retain existing affordability in rental market units.

2.1b: Develop publicly owned and available lands for affordable housing.

2.1c: Implement tools, policies, and programs (the municipal housing toolbox) to create new affordable housing through a Community Improvement Plan (CIP), zoning bylaw update, inclusionary zoning (IZ), bonusing, secondary units, etc.

2.1d: Invest in affordable housing through development charges (growth paying for growth) through the creation of a community benefits charge and municipal assessment growth policy.

2.1e: Explore opportunities to stimulate new affordable housing through government legislation.

Strategic Initiative 2.3: Increase supportive and specialized housing options.

2.3.a. Develop a supportive and specialized housing model based on unique needs and local priorities.

2.3.b. Work across sectors and systems to create supportive housing solutions for individuals and families at risk of or experiencing homelessness.

Affordable Housing Development: Planning Toolkit

- Recent legislative changes have provided municipalities with new tools that can be used to support the development of affordable housing. The Province has also recently undertaken public consultation regarding increasing housing supply in Ontario.
- The City currently has various tools, such as policies, incentives, and regulations, which can be used to support the development of housing and assist with the affordability of housing; however, these tools can be enhanced to better support the provision of affordable housing.
- In November 2018, Council directed that the City’s existing planning tools, as well as consideration of potentially introducing new tools, be coordinated through an affordable housing development strategy to promote the development of affordable housing.
- Since November 2018, City Planning, the Homeless Prevention and Housing Division, the Housing Development Corporation London (HDC), and London Middlesex Community Housing (LMCH) have identified that the affordable housing development “toolkit” may be prepared to support the framework of the City’s “Homeless Prevention and Housing Plan”.
- The tools of the toolkit are intended to be used by private developers, non-profit organizations, and public agencies developing affordable housing units.
- Bill 108, the “More Homes, More Choice Act, 2019” received royal assent in June 2019. The Bill proposes changes to various Provincial Acts, including the Planning Act and the Development Charges Act all intended to increase housing supply in Ontario.

City Planning and the Homeless Prevention and Housing Division have been working collaboratively with housing-related agencies, such as the LMCH and the HDC, to determine an approach to coordinating housing policy framework and implementation tools. Through these discussions, it was recognized that a coordinated approach to the entire range of housing options is required by the City in order to address housing affordability. The Affordable Housing Development Toolkit is intended to be a set of tools to support the broader framework of the “Homeless Prevention and Housing Plan” that can also be used by private market developers creating affordable units.

Implementing the Homeless Prevention and Housing Plan will be through tools and actions to be led by Homeless Prevention and Housing Services, Development Services, City Planning, as well as agencies such as the LMCH and HDC. The Affordable Housing Development Toolkit is a consolidation of planning-related tools that support the provision of affordable housing.