

HAF Agreement and Action Plan Summary London, Ontario

Summary of Agreement Targets and Funding

Status as of December 10, 2024

Overall Permitted Unit Targets (3 years)	11,619
Units expected without HAF (baseline)	9,432
Units incented by HAF (HAF-incented)	2,187
Municipality's 10-year unit projection	7,280

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	11,619	3,184	3,341
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	1,522	<i>Note: there are no annual forecasts for different unit types.</i>	222
<ul style="list-style-type: none"> • Missing middle housing units 	6,628		1,073
<ul style="list-style-type: none"> • Other multi-unit housing units 	1,022		1,864
Affordable Housing Units	639		326

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$74,058,143
Annual advance amount	\$18,514,535.75

Some of London's initiative and milestone completion dates were extended due to the impacts of Ontario's incoming Building Code, workplan adjustments and procurement rule changes, and alignment with the timing of the design catalogue.

CMHC has reviewed London's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Proactive As-of-Right Zoning to Promote High-Density Development

Providing flexible zoning and financial support to create more housing near transit stations.

- London will rezone lands within 1.5 km of transit stations to permit high density mixed-use developments of up to 10 storeys.
- New incentives will create more housing options for students, families, and seniors at various levels of affordability, and promote the conversion of unused office space into housing.

Initiative	Due Date	Status
	24/09/2024	Completed
Milestone	Due Date	Status
Engagement with developers to initiate projects Q3 2023.	24/09/2024	Completed
Strategic assessment of as-of-right building permits for 5+ residential units	24/09/2024	Completed
Review and finalization of potential incentives for development.	25/06/2024	Completed
Initiation of rezoning of parcels - Q4 2023.	24/09/2024	Completed

Initiative 2: Encouraging Additional Dwelling Units

Encouraging gentle density by allowing additional dwelling units (ADUs) within existing neighbourhoods.

- Allowing up to 4 units as-of-right within the city’s low-density neighbourhoods will promote affordable housing, increase rental housing supply, and support aging in place and intergenerational living.
- London will streamline the approval process, provide financial incentives, and raise public awareness about the benefits of ADUs.

Initiative	Due Date	Status
	01/09/2026	On Track
Milestones	Due Date	Status
Zoning by-law amendment	17/10/2023	Completed
Design and preapproval guidelines	24/12/2024	On Track
Incentives	25/06/2024	Completed
Process improvements	13/02/2024	Completed
Upgrading existing system	04/10/2024	Completed
Awareness campaigns	24/09/2024	Completed

Initiative 3: Promoting Infill Development

Promoting infill development and density within areas of the city that are already developed.

- A dedicated team will identify and promote priority intensification areas and sites.
- This initiative will explore various measures to promote development in these areas including zoning amendments, streamlined approvals, incentives, design guidelines and leveraging vacant municipal land.

Initiative	Due Date	Status
	06/10/2025	On Track
Milestones	Due Date	Status
Identification of Priority Areas for infill development	18/04/2024	Completed
Initiation of Zoning amendments	24/09/2024	Completed
Streamlined approval process	13/02/2024	Completed
Design guidelines and compatibility	24/09/2024	Completed
Incentives and support programs	06/01/2025	On Track
Engagement with developers	24/09/2024	Completed

Initiative 4: Encouraging Alternative Methods of Housing Construction

Promoting alternative methods of housing construction – modular, manufactured and prefabricated homes – and pre-approved designs for ADUs through streamlined approvals.

- The City will create dedicated staff teams to process permit applications involving modular or pre-engineered homes, and to inspect construction of modular units.
- A policy review, including consultation with industry partners, will identify other policy or regulatory barriers, and London will develop design guidelines for alternative construction.

Initiative	Due Date	Status
	24/12/2024	On Track
Milestones	Due Date	Status
Design Guidelines for alternative housing construction methods	04/10/2024	Completed
Incentives and support programs	25/06/2024	Completed
Policy review and amendment	13/02/2024	Completed
Streamlined Approval Process for alternative housing	24/12/2024	On Track
Awareness campaigns and development of model projects	13/02/2024	Completed

Initiative 5: Making City-Owned Land Available for the Development of Affordable Housing

Collaborating with housing providers to make underused city land ready for affordable housing.

- A streamlined process will be put in place for the disposal of city-owned land with the purpose of developing affordable housing as-of-right.

Initiative	Due Date	Status
	07/10/2024	Completed
Milestones	Due Date	Status
Criteria and Guidelines Development	05/01/2024	Completed
Inventory and assessment of city-owned land assets	13/05/2024	Completed
Policy and by-law review	26/09/2024	Completed
Application and Selection process	05/01/2024	Completed

Initiative 6: Implementing New/Enhanced Processes to Reduce Approval Timelines

Upgrading and expanding e-permitting systems to reduce approval timelines.

- E-permitting will be expanded to multi-unit residential building applications.
- The City will collaborate with leading municipalities to implement application processing best practices, such as using e-permitting to proactively identify common application deficiencies that slow down approvals.

Initiative	Due Date	Status
	31/01/2025	On Track
Milestones	Due Date	Status
Needs Assessment and Planning	31/10/2023	Completed
Budget and Resource Allocation	01/12/2023	Completed
System Development or Procurement	07/10/2024	Completed
Pilot Testing and Evaluation	31/01/2025	On Track
Rollout and Implementation	31/01/2025	On Track
System Integration	07/10/2024	Completed

Initiative 7: Sector Partnerships to Preserve and Increase the Stock of Affordable Housing

Leveraging the non-profit sector and facilitating new partnerships among property owners and developers (non-profit and private), to build more affordable housing.

- London will establish partnerships with selected non-profit providers, and work with these partners to preserve existing affordable units and expand affordable housing through new developments.
- The City will streamline planning processes, including permit issuance and zoning requirements, to facilitate affordable housing projects.

Initiative	Due Date	Status
	23/07/2024	Completed
Milestones	Due Date	Status
Partner Identification and Engagement	05/01/2024	Completed
Partnership Agreements	05/01/2024	Completed
Site Identification and Evaluation	16/07/2024	Completed
Streamlined Planning Processes	04/06/2024	Completed
Financial Support and Incentives	23/07/2024	Completed
Project Design and Development Support	23/07/2024	Completed
Project Management support	23/07/2024	Completed