

HAF Action Plan Summary – London, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

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 (*implementation through 2024*).

- 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 2: Encouraging Additional Dwelling Units

Encouraging gentle density by allowing additional dwelling units (ADUs) within existing neighbourhoods (*implementation through 2024*).

- 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 3: Promoting Infill Development

Promoting infill development and density within areas of the city that are already developed (*implementation through 2024 and 2025*).

- 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 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 (*implementation through 2024*).

- 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 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 (*implementation through 2024*).

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

Upgrading and expanding e-permitting systems to reduce approval timelines (*implementation through 2024*).

- 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 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 (*implementation through 2026*).

- 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.