



August 18, 2023

Josh Morgan
Mayor
City of London
300 Dufferin Ave,
London, ON
N6B 1Z2

Dear Mayor Morgan,

I write after reviewing the city of London's application to the federal government's Housing Accelerator Fund.

Let me first say that I appreciate you taking my phone call on short notice earlier this week. I am glad to be developing a positive and productive working relationship with you. As one of too many cities in Canada facing heartbreaking and unacceptable levels of homelessness, I appreciate that London's housing needs are pressing and substantial.

To adequately respond not only to the housing crisis facing London, but to the housing shortage facing the country, we share the view that it is imperative that we work together and that we pursue bold ideas, while implementing solutions that work for Canadian families and communities.

In this vein, I can share that my team and I were pleased with several of the proposals advanced by London in its Housing Accelerator Fund application. This includes:

- Promoting high-density development without the need for rezoning (as-of-right zoning).
- Creating a process for the disposal of city-owned land assets for the development of affordable housing as-of-right (not requiring rezoning)
- Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling.
- Partnering with non-profit housing providers to preserve and increase the stock of affordable housing.

However, before taking a decision on London's application, I respectfully urge you to ensure that the City is offering to do all that is within its power to address the housing

crisis. Specifically, I have three central requests that will improve London's application and better reflect my ambition for the Housing Accelerator Fund:

1. That you revisit the decision on the number of units which can be built as-of-right, and that you modify this number to be even more ambitious, by increasing it from 3 to 4;
2. That you engage with members of my team and with the Canadian Mortgage Housing Corporation (CMHC) to explore ways to leverage this application not only to contemplate, but to complement London's Rapid-Transit plans and increase density within walking distance to major transit areas; and
3. That student housing near or accessible to the City's main post-secondary institutions is integrated within London's broader development plans, including but not limited to transit developments and access to essential services.

If you and Council can supplement your application by addressing these 3 items, it will allow us to partner in a way that helps end London's housing crisis by creating opportunities for your city's residents across the housing continuum.

My colleagues, Members of Parliament Arielle Kayabaga and Peter Fragiskatos, have each been tremendous advocates for the City in each conversation I have shared with them. I trust their advice, and their counsel to me was that I would find a willing partner in you to assist me in fully leveraging this historic opportunity.

We can leave no stone unturned when it comes to tackling the housing crisis in your city. That is why I want to ensure that London fully seizes this opportunity to make the systemic changes required to unlock the housing supply needed to rapidly make housing more affordable for Londoners.

I am eager to be able to approve London's application, but I cannot, in good conscience, do so if I know opportunities to create more homes are left on the table. I understand that addressing these three items outlined in this letter may require you to seek approval of the City Council, and I would request that you keep my team and I apprised of all necessary steps throughout this process. We will remain a steadfast ally of the City's, and of any municipality ready to lead with the ambition needed to solve this crisis.

I sincerely appreciate you entertaining this request and look forward to future conversations.

Sincerely,



The Honourable Sean Fraser, P.C., M.P.
Minister of Housing, Infrastructure and Communities