

# London Development Institute

January 13, 2012

City of London  
300 Dufferin Avenue  
London, ON  
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Attn.: Bud Polhill, Chair and Members of the Planning and Environment  
Committee

## **Re: Development Activity Update, Consent Item #4, January 16, 2012**

The LDI has reviewed the development activity update as prepared by staff that covers a broad range of activities that have been initiated by the City to improve the development application process. These initiatives have been a result of ongoing communications between the development industry and City staff in recent years with many improvements to the process being realized in 2011.

Improvements to the development approval process started with the implementation of the File Manager system in 2008 and the introduction of the Development Approvals Business Unit (DABU) in 2009. The consolidation of engineering review into DABU in 2011 has improved the approval time for subdivision applications.

The development industry, including the home construction sector, is one of the largest employers in the City as well as a significant contributor of revenue to the local economy. As stated in the report the industry accounts for one billion dollars (\$1.1 billion) worth of direct economic activity in the City on a yearly basis.

Civic administration has recognized the importance of land development to London and has taken many steps to improve communication with the industry. A new liaison forum has been established with senior city staff and industry representatives to meet to resolve outstanding issues, review improvements to the approval process and to recognize changes and directions in the market place.

Some of the activities leading to improvements in the approval process and providing better communications with the industry are as follows:

- File Manager System, 2008, applications
- DABU, 2009, file handling
- Development Charges By-law (DC), 2009
- DC Monitoring Reports, 2010, bi-yearly
- Growth Management Implementation Strategy (GMIS), 2009, annual review of infrastructure requirements
- Mayor's Economic Council, 2010/2011

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- Friday Morning Decision Meetings, 2010, weekly decisions
- Organizational Alignment in DABU, 2011, engineering review
- Application Tracking System, 2011
- Municipal Servicing Financing Agreement (MSFA), 2011, ongoing
- Home Building and Development Liaison Forum, 2012, ongoing

City staff has indicated throughout the Development Activity Report that further work is needed to achieve all of the initiatives presented above. Appendix "B" to the report highlights additional items that require further discussion over the coming year.

The development industry will continue to work with City staff through these initiatives to improve the timing and delivery of new infrastructure and development to ensure London is well positioned for future economic opportunities.

We appreciate the administration's and staff's commitment to communicate with the industry and to improve the development approval process.

Sincerely,

London Development Institute



Jim Kennedy  
President, LDI

c.c. Jeff Fielding, City Manager  
c.c. Dave Ailles, Manager DABU  
c.c. LDI Members

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