



May 26, 2016

Chair and Members  
Strategic Planning and Priorities Committee  
City of London

Re: GMIS – Growth Management Implementation Strategy

1. We appreciate being part of the stakeholder group. The League has over 20 years of experience in development finance thru participation in development charge studies. We believe staff benefit from our "institutional memory" and experience and are pleased that Council has recognized this.
2. We support staff in its efforts to work with the industry to ensure that new housing firstly takes advantage of existing infrastructure that is in the ground so that the citizens' ability to pay and builders payment of the development charge are reasonable.
3. We support staff in its efforts to track the inflows into development charge reserve funds and the costs of infrastructure projects so that the charge supports the costs and the city is not put in a financial squeeze by debt financing new infrastructure prematurely.
4. We remind Council that the forecast of new units used to calculate the present development charge study has, so far, proved to be optimistic. Although demand is forecasted to pick up, forecasts are just that - forecasts. All we know is that actuals will be different than the forecast.
5. Although there may be inadequate single family lots in some areas of the city, there is a large supply of medium density housing and vacant land condominiums. There are also a number of high density projects on stream.
6. We remind Council that only approximately 20% of all housing purchased each year is newly built. The rest is resale.

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