

London Development Institute

August 25, 2016

By Email

City of London
300 Dufferin Avenue
London, Ontario
N6A 4L9

Attn.: Chair and Members of the Strategic Priorities and Policy Committee

Re: 2019 Development Charges (DC) Review of Internal Completion of Master Plan Studies, Agenda Item 5, August 29, 2016

Chair and Members of the Committee,

The LDI, LHBA and the Urban League met with Staff in mid-August to discuss the start of the 2019 DC Update and the two related reports before you today. There have been discussions with staff on the success of the Growth Management Implementation Strategy (GMIS) that was initiated with the 2009 DC By-Law and the use of external consultants to complete the 2019 DC Background studies.

There is a considerable amount of work done each year to update GMIS project needs and timing which reduces the need for extensive updates to the DC background studies every five years.

The completion of the DC master plans by staff with a limited use of consultants will keep the technical knowledge and expertise in house and provides continuity for the future. London consulting firms have extensive knowledge of the City's infrastructure as well as technical knowledge that will assist staff in the DC Background study update as required.

One item of concern in the report is Item 5 on page 3 that says additional staff will be hired to ensure that regular city project management duties are completed. Any additional staff should be hired on a contract basis so that when staff working on the DC Update return to regular duty the city is not obligated to keep these positions permanently. The cost of additional staff should be added to the costs of the DC Update to ensure an accurate costing of the in-house study.

Completing the DC Master Plans in-house is a new process and should be subject to a thorough review when completed to ensure that the final costs are in line with past DC studies.

The industry looks forward to working with staff on the 2019 DC Update to ensure a fair division of costs between growth and non-growth components of the DC study and to arrive at an agreeable DC charge.

Sincerely,

London Development Institute



Jim Kennedy
President, LDI

cc LDI Members
cc Martin Hayward, CFO
cc Peter Christiaans, Development Finance
cc John Braam, City Engineer