



Sept 13, 2018

By Email sppi@london.ca

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

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

Re: Planning Services and Development Services Application Fees and Charges Update (Item 2.6)

Chair and Members of the Committee,

We thank Staff for meeting with stakeholders and to solicit input from industry representatives prior to implementation of changes to the development and planning fees.

The LDI is pleased to be afforded with the opportunity to consult with City Staff regarding the proposed fee increases for planning applications. The industry supports the periodic review of various planning and development related issues done in partnership with the stakeholders including the London Home Builders Association (LHBA), the LDI land development representatives and urban planning and engineering consultants.

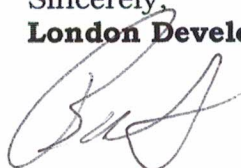
The Development Industry has recommended to staff that any proposed fee increases should be based on the actual time spent or cost to complete each of the applications or categories identified. We understand however that this data (staff time allocation) is not available. We also understand that the City intends (as noted in the August report to PEC) to complete a comprehensive planning and development services fee review that presumable will include this supporting documentation prior to the next fee review bylaw.

Notwithstanding the above it is understood that the fees identified have not changed for several years and it is unrealistic to expect that there would not be any increase. Our members do appreciate the work and time that is required to complete and process the many complicated files that are more common in these past years. Going forward it has been recommended and agreed that the fees will increase annually by the multiple of the construction cost index (similar to the DC's). This will allow a smoother transition for both the City and the stakeholders prior to the completion of the comprehensive review and the introduction of the 2022 fee bylaw.

In lieu of the City not having an accounting for the actual time spent or cost to process each of the many applications, we are recommending that the preferred method to transparently provide the needed increase would be through retroactive annual increases using the accepted index method. A fee rate table has been prepared (attached) based on this indexing and has retroactively been applied from the date of the last fee increase for each category. The values for each category have been rounded and modified for those categories where the City has decided to not charge fees going forward. As noted previously the Industry generally accepts that application fees will increase from time to time to reflect changes to wages, service demands, etc. however we believe that any increase in fees or charges for services provided by the City should be transparent. The Industry is not satisfied that the proposed fee increases recommended by staff are transparent and reasonably justified.

We are requesting that the planning and development fee schedule included in this bylaw be replaced with the LDI recommended indexed fees.

Sincerely,
London Development Institute



Bill Veitch, President

cc LDI Members
 cc Paul Yeoman, Development Services
 cc Michael Tomazincic,, Planning
 cc John Fleming, Planning
 cc George Kotsifas, Development Services
 cc Martin Hayward, City Manager

COMPARISON OF PROPOSED FEE INCREASES VS DC INDEX INCREASE SCENARIO (OVER 10 YEARS)
DC Index (Avg) 2.36%

| APPLICATION | EXISTING FEE | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | CITY'S PROPOSED FEE | LDI Proposed Fee |
|--------------------------------------|--------------|---------|---------|---------|---------|---------|----------|----------|----------|----------|----------|----------|-----------------------------|------------------|
| Official Plan Amendment | \$10,000 | | | | | | \$10,000 | \$10,236 | \$10,478 | \$10,725 | \$10,978 | \$11,237 | \$12,000 | \$ 12,000 |
| OPA/ZBA Amendment | \$15,000 | | | | | | \$15,000 | \$15,354 | \$15,716 | \$16,087 | \$16,467 | \$16,856 | \$20,000 | \$ 17,000 |
| Zoning By-law Amendment | \$7,000 | | | | | | \$7,000 | \$7,165 | \$7,334 | \$7,507 | \$7,685 | \$7,866 | \$11,000 | \$ 10,000 |
| Temporary Zone Extension | \$1,300 | \$1,300 | \$1,331 | \$1,362 | \$1,394 | \$1,427 | \$1,461 | \$1,495 | \$1,531 | \$1,567 | \$1,604 | \$1,642 | \$1,300 | \$ 1,500 |
| Holding Provision Removal | \$1,000 | \$1,000 | \$1,024 | \$1,048 | \$1,072 | \$1,098 | \$1,124 | \$1,150 | \$1,177 | \$1,205 | \$1,234 | \$1,263 | \$1,000 | \$ 1,000 |
| Subdivisions: | | | | | | | | | | | | | | |
| Draft Plan Approval | \$7,500 | \$7,500 | \$7,677 | \$7,858 | \$8,044 | \$8,233 | \$8,428 | \$8,627 | \$8,830 | \$9,039 | \$9,252 | \$9,470 | \$15,000 | \$ 12,000 |
| Draft Approval Extension | \$1,000 | | | | | | | | \$1,000 | \$1,024 | \$1,048 | \$1,072 | \$1,000 | \$ 1,000 |
| Draft Approval Revision | \$1,000 | \$1,000 | \$1,024 | \$1,048 | \$1,072 | \$1,098 | \$1,124 | \$1,150 | \$1,177 | \$1,205 | \$1,234 | \$1,263 | \$1,000 | \$ 1,200 |
| Subdivision Agreement | \$1,000 | \$1,000 | \$1,024 | \$1,048 | \$1,072 | \$1,098 | \$1,124 | \$1,150 | \$1,177 | \$1,205 | \$1,234 | \$1,263 | \$0 | \$ - |
| Subdivision Final Approval | \$1,000 | \$1,000 | \$1,024 | \$1,048 | \$1,072 | \$1,098 | \$1,124 | \$1,150 | \$1,177 | \$1,205 | \$1,234 | \$1,263 | \$0 | \$ - |
| Part Lot Control | \$200 | \$200 | \$205 | \$210 | \$214 | \$220 | \$225 | \$230 | \$235 | \$241 | \$247 | \$253 | \$200 | \$ 250 |
| Consents: | | | | | | | | | | | | | | |
| Lot Creation | \$1,100 | \$1,100 | \$1,126 | \$1,153 | \$1,180 | \$1,208 | \$1,236 | \$1,265 | \$1,295 | \$1,326 | \$1,357 | \$1,389 | \$1,500 | \$ 1,500 |
| Other | \$900 | \$900 | \$921 | \$943 | \$965 | \$988 | \$1,011 | \$1,035 | \$1,060 | \$1,085 | \$1,110 | \$1,136 | \$1,000 | \$ 1,000 |
| Deed Certification | \$100 | \$100 | \$102 | \$105 | \$107 | \$110 | \$112 | \$115 | \$118 | \$121 | \$123 | \$126 | \$100 | \$ 100 |
| Consent & Minor Variance | \$2,100 | \$2,100 | \$2,150 | \$2,200 | \$2,252 | \$2,305 | \$2,360 | \$2,415 | \$2,472 | \$2,531 | \$2,591 | \$2,652 | \$2,500 | \$ 2,500 |
| Condominium (Non Vacant Land) | | | | | | | | | | | | | | |
| Application | \$3,000 | \$3,000 | \$3,071 | \$3,143 | \$3,217 | \$3,293 | \$3,371 | \$3,451 | \$3,532 | \$3,615 | \$3,701 | \$3,788 | \$4,500 | \$ 4,000 |
| Final Approval | \$300 | \$300 | \$307 | \$314 | \$322 | \$329 | \$337 | \$345 | \$353 | \$362 | \$370 | \$379 | \$0 | \$ - |
| Revisions | \$200 | \$200 | \$205 | \$210 | \$214 | \$220 | \$225 | \$230 | \$235 | \$241 | \$247 | \$253 | \$500 | \$ 250 |
| Draft Approval Extensions | \$100 | \$100 | \$102 | \$105 | \$107 | \$110 | \$112 | \$115 | \$118 | \$121 | \$123 | \$126 | \$500 | \$ 150 |
| Condominium (Vacant Land): | | | | | | | | | | | | | | |
| Application | \$3,750 | \$3,750 | \$3,839 | \$3,929 | \$4,022 | \$4,117 | \$4,214 | \$4,313 | \$4,415 | \$4,519 | \$4,626 | \$4,735 | \$7,500 | \$ 5,500 |
| Final Approval | \$500 | \$500 | \$512 | \$524 | \$536 | \$549 | \$562 | \$575 | \$589 | \$603 | \$617 | \$631 | \$0 | \$ - |
| Revisions | \$1,000 | \$1,000 | \$1,024 | \$1,048 | \$1,072 | \$1,098 | \$1,124 | \$1,150 | \$1,177 | \$1,205 | \$1,234 | \$1,263 | \$1,000 | \$ 1,000 |
| Draft Approval Extensions | \$500 | \$500 | \$512 | \$524 | \$536 | \$549 | \$562 | \$575 | \$589 | \$603 | \$617 | \$631 | \$500 | \$ 650 |
| Condominium (Amalgamated) | | | | | | | | | | | | | | |
| Application | \$1,500 | | | \$1,500 | \$1,535 | \$1,572 | \$1,609 | \$1,647 | \$1,686 | \$1,725 | \$1,766 | \$1,808 | \$1,800 | \$ 1,800 |
| Final Approval | \$300 | \$300 | \$307 | \$314 | \$322 | \$329 | \$337 | \$345 | \$353 | \$362 | \$370 | \$379 | \$0 | \$ - |
| Revisions | \$200 | \$200 | \$205 | \$210 | \$214 | \$220 | \$225 | \$230 | \$235 | \$241 | \$247 | \$253 | \$200 | \$ 250 |
| Extensions | \$100 | \$100 | \$102 | \$105 | \$107 | \$110 | \$112 | \$115 | \$118 | \$121 | \$123 | \$126 | \$100 | \$ 150 |
| Site Plan Approval: | | | | | | | | | | | | | | |
| Residential | \$750 | | | | | | \$750 | \$768 | \$786 | \$804 | \$823 | \$843 | \$1,000 | \$ 850 |
| Non-residential (new site plan) | \$750 | | | | | | \$750 | \$768 | \$786 | \$804 | \$823 | \$843 | \$1,000 | \$ 850 |
| Non-residential (old site plan) | \$750 | | | | | | \$750 | \$768 | \$786 | \$804 | \$823 | \$843 | Same as non-residential new | |
| Site Plan Amendments: | | | | | | | | | | | | | | |
| General Amendments | \$450 | \$450 | \$461 | \$471 | \$483 | \$494 | \$506 | \$518 | \$530 | \$542 | \$555 | \$568 | \$750 | \$ 600 |
| Fire Routes | \$450 | \$450 | \$461 | \$471 | \$483 | \$494 | \$506 | \$518 | \$530 | \$542 | \$555 | \$568 | \$750 | \$ 600 |
| Street Renaming | | | | | | | | | | | | | | |
| Municipal Address Change | \$175 | \$175 | \$179 | \$183 | \$188 | \$192 | \$197 | \$201 | \$206 | \$211 | \$216 | \$221 | \$500 | \$ 250 |
| | \$100 | \$100 | \$102 | \$105 | \$107 | \$110 | \$112 | \$115 | \$118 | \$121 | \$123 | \$126 | \$500 | \$ 125 |
| Minor Variances | | | | | | | | | | | | | | |
| Category 1 | \$300 | \$300 | \$307 | \$314 | \$322 | \$329 | \$337 | \$345 | \$353 | \$362 | \$370 | \$379 | \$400 | \$ 400 |
| Category 2 | \$400 | \$400 | \$409 | \$419 | \$429 | \$439 | \$449 | \$460 | \$471 | \$482 | \$493 | \$505 | \$500 | \$ 500 |
| Category 3 | \$800 | \$800 | \$819 | \$838 | \$858 | \$878 | \$899 | \$920 | \$942 | \$964 | \$987 | \$1,010 | \$1,000 | \$ 1,000 |
| Category 4 | \$1,000 | \$1,000 | \$1,024 | \$1,048 | \$1,072 | \$1,098 | \$1,124 | \$1,150 | \$1,177 | \$1,205 | \$1,234 | \$1,263 | \$1,200 | \$ 1,200 |
| Deeming by-Law | | | | | | | | | | | | | | |
| Compliance Re-inspections | \$0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,000 | \$ 1,000 |
| | \$0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$250 | \$ 250 |
| Additional Fees on Base Fees | | | | | | | | | | | | | | |
| Subdivision - per lot fee | \$125 | \$125 | \$128 | \$131 | \$134 | \$137 | \$140 | \$144 | \$147 | \$151 | \$154 | \$158 | \$150 | \$ 150 |
| Subdivision - per block fee | \$250 | \$250 | \$256 | \$262 | \$268 | \$274 | \$281 | \$288 | \$294 | \$301 | \$308 | \$316 | \$300 | \$ 300 |
| Consent - additional lot fee | | | | | | | | | | | | | | |
| | \$125 | \$125 | \$128 | \$131 | \$134 | \$137 | \$140 | \$144 | \$147 | \$151 | \$154 | \$158 | \$150 | \$ 150 |
| VLC - per unit fee | | | | | | | | | | | | | | |
| | \$125 | \$125 | \$128 | \$131 | \$134 | \$137 | \$140 | \$144 | \$147 | \$151 | \$154 | \$158 | \$150 | \$ 150 |