

Development Charges – Urban League of London

- **The Urban League is an umbrella group whose members include neighbourhood associations, community groups and individuals from across London.**



- We have been at the Development Charges (DC) table since the early 1990s.
- We thank staff for continuing to have us at the table. Staff have spent significant hours with the Stakeholder Group.
- The Stakeholder group works well.



- DCs are hard. Legislation keeps changing. It is a complex subject
- It's not something you have in your household budget
- It pays for significant parts of road widenings, new sewers, new buses, etc
- All Stakeholders agree that growth should pay for growth. However,



- However, there are “exemptions” (Community Improvement Plans), e.g.
 - industrial development
 - Downtown and Old East multi residential housing
- By the way, these are subsidies – the DC payment comes from the taxpayer.
- There is also a statutory 10% that is tax supported for new libraries, recreation facilities and other “soft” services



- Some London characteristics make it harder to compare our rate to other municipalities



- London has lots of road projects, surrounding rural municipalities do not. In fact, at this point \$189 M of road projects have been deferred to keep the DC rate affordable.
- You can certainly move more projects off into the future to reduce the DC. But it comes with a congestion cost.
- London also includes storm water management in the rate, many other municipalities across the province do not.



- And last but not least:
Issued City debt (bonds) are not callable – the debt cannot be paid back before its due date