PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – Appeal of Building By-law B-6 and Proposed Building By-law B-7

- *(Councillor S. Turner recognizing that the London Development Institute submitted comments and reflected what Mr. P. Kokkoros, Deputy Chief Building Official, had said with respect to the working relationship between staff and the industry, it is helpful to note and good to hear, it certainly makes the process a lot easier when it comes to this point in the process; quick question and he brought it up recently, is the Building Permit Stabilization Reserve Fund setting it to 100%, with that it says when that is not met then they would refuse a permit fees in the same place there is a provision right now, he thinks it is between 30% and 50%, since it is a singular number, that is landing on the head of a pin, how do you adjust or have some buffer for a range that is maybe within plus or minus 5% without having to review it every single year because it will be next to impossible to keep it at exactly 100% each year.)*; P. Kokkoros, Deputy Chief Building Official, responding that this is something that they are going to be working through via policy with their stakeholders to determine if they go between 90% and 110% obviously landing on 100% is something that, as Councillor S. Turner says, land on the head of a needle sort of thing, if it ever exceeded 100%, they would be looking at reducing the fees and this is part of an annual control that they are going to be putting in place, seeing where they are in terms of revenues and costs and what is the balance of the Permit Stabilization Reserve Fund; *(Councillor S. Turner saying thanks, that makes a lot more sense.)*.
- Mike Wallace, Executive Director, London Development Institute – advising that he sent a letter to the Planning and Environment Committee regarding the process of the by-law replacement and he appreciates the effort that the Deputy Building Official put forward in terms of communicating not just with the London Home Builders Association but also with the London Development Institute; stating that it is a great combination for them to work together on this, it was a very good process and he knows that in the City of London Strategic Plan that Council has approved, that they are looking at improving relationships and processes at the City to make things smoother and better and he would point to this as one of the successes of the early success for the Strategic Plan that this organization and this way of communicating went well; advising that it was not just a communication, they actually had suggestions and some of them got implemented so that is the kind of two way street that they like to see happen and is happening at the City on a number of fronts not just on this one; commenting on the 100% threshold that has been a Council decision that was made relatively recently moving from the 30% to 50% to the 100%; appreciating staff's approach that it would be phased in over time; stating that one of the issues that the City has and they have as an industry is affordability and if any changes to fees, homeowners pay, there is no mystery behind it so it adds to the costs of development and building and so anything that they can do to help with the affordability issue in terms of this phasing process he thinks is a very positive piece; reminding Council that the law is that building fees you are not supposed to make a profit on it and you are not supposed to lose money on it; stating that the fact of the matter is that when a guy like himself walks in with a building permit for a porch or a patio or something in the back, the chances that he, as a non-professional, are as prepared as possible with the appropriate wording, the appropriate drawings, the appropriate application for a building permit is often unlikely and that in actual fact, in terms of staff time, doing the smaller projects from non-professionals probably takes up more time to get a building permit than it does from the group that he represents or the London Homebuilders group who do it on a regular basis, know exactly what they need and are professional about it in terms of having the detailed work done in advance; advising that their industry is ok with that, they just want to make sure that it is a bit of a reminder

that building permit fees are for everybody not just their industry but for those that are just doing their own do it yourself projects in their backyards or to their house or adding a garage or whatever and they are supportive of the safety that is needed with this; expressing concern that eventually, if building permit fees go so high for those things, what would happen is that those who are building patios in their backyards will not bother getting permits and that is an issue that needs to be addressed; advising that, as an industry, they are very supportive of the balance that the City has struck in their Building Department and are able to have fees that they are able to absorb with this increase and particularly the change in terms of the number of schedules and making it more efficient and more effective so that they can build more affordability issues right into the process that they have here in London; reiterating that they are fully supportive of all the recommendations in front of them and the changes.