



June 13, 2019

Attention:
Members of the Civic Works Committee
City of London

Re: Work Approval Permit Program Enhancements

On behalf of the members of the London Home Builders' Association, we support the city's concern for public safety on city sidewalks and roads in consideration of the increasing use by pedestrians, cyclists, transit and auto traffic. We also support the objective of the above program, as directed by Council, to ensure construction works (public or private) affecting the transportation network are carried out in an orderly and managed manner.

Renovations occur for a variety of purposes; from green upgrades to increase energy efficiency and home livability, to enhanced accessibility for aging or disabled family members or repair and remodelling of an aging structure and features. Often the front lawn needs to be temporarily fenced to store equipment and building materials and / or movement of trades vehicles.

In reviewing this report and in conversations with city staff, we understand that renovators on behalf of their homeowners would be subject to permit fees, inspections and licensing fees for use of the portion of a homeowner's front lawn that is city right-of-way, (see examples below) even when there is no use of sidewalks, boulevards or roads and thus no threat to public safety.

EXAMPLES:

For the purposes of the following examples, modest yard sizes have been used. The portion of the front lawn that is city right-of-way can vary significantly as the attached pictures indicate. Waterloo Street – 7.97m from the sidewalk; Winding Way Crescent – 1.51m from the sidewalk

Example 1 - Renovation taking 3 months:

| | Outside city core | Inside city core |
|--|--------------------------|-------------------------|
| Base permit | \$300 | \$300 |
| Inspections (3 monthly inspections @ \$75 ea.) | \$225 | \$225 |
| Licensing Fee (use 12m x 5m prorated 3 months) | | |
| Outside City core @ \$14.29 / sq. m. | | |
| Inside City Core @\$25.72 / sq. m. | \$215 | \$386 |
| TOTAL | \$740 + HST | \$911 + HST |

Example 2 - Renovation of a whole home taking 8 months:

| | Outside city core | Inside city core |
|--|--------------------------|-------------------------|
| Base permit | \$300 | \$300 |
| Inspections (8 monthly inspections @ \$75 ea.) | \$600 | \$600 |
| Licensing Fee (use 12m x 5m prorated 8 months) | | |
| Outside City core @ \$14.29 / sq. m. | | |
| Inside City Core @\$25.72 / sq. m. | \$572 | \$1029 |
| TOTAL | \$1472 + HST | \$1929+ HST |

Keeping home renovations affordable for Londoners is a challenge for our industry and on behalf of our members' homeowners, we ask that the city provide an exemption from the terms of this program, for the use of the city right-of-way, in situations where sidewalks and roads are not used and public safety is not impacted.

Yours truly,



Lois Langdon, CEO
London Home Builders' Association

Copied:

K. Scherr, Managing Director, Environmental & Engineering Services and City Engineer
G. Kotsifas, Managing Director, Development & Compliance Services & Chief Building Official
D. MacRae, Director, Roads & Transportation
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London Home Builders' Association

Mission Statement - LHBA is committed to provide a forum for its members to share information and experience; promote ethical building and business practices; be the voice of the residential construction industry in London and to work towards the betterment of our community.

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