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London Development Institute

July 19, 2013

By Email

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

Attn.: Mayor Fontana and Members of the Committee

**Re: Development Charges Policy Review, Major Policies Covering Report,
July 29, 2013**

Mayor Fontana and Members of Committee,

This letter is to confirm the LDI's agreement with the Staff recommendations in the report to the Committee before you today. The LDI has been part of the Development Charges (DC) Stakeholder Committee reviewing DC policies along with City Staff, the London Home Builders Association and the Urban League.

There has been a collaborative effort made by all parties involved with the review of the DC policies and Lyn Townsend has done an excellent job of facilitating the process with additional support and technical expertise from Gary Scandlan of C.N. Watson.

The recommendations highlight a major change in the way the development industry will operate in the future with the retirement of the Urban Works Reserve Fund (UWRF) and all future DC funded works being built under the City Services Reserve Fund (CSRF) tied to the Capital budget through the Growth Management Implementation Study (GMIS).

The success of these changes to the DC funds will be contingent on the implementation of the enhanced GMIS strategy included in the Staff recommendations. The revised strategy provides for a more collaborative approach to the annual GMIS update and the ability to monitor the DC funds to ensure that the DC rate is accurate to be able to finance the proposed works.

It is imperative that Lyn Townsend should be involved in the first GMIS update to ensure that the founding principles as set out in Appendix "A" are met and to see through to completion the recommendations in the Staff report.

The proposed Municipal Service and Financing Agreement (MSFA) Policy will provide a vehicle to allow DC funded works to be advanced through a Front Ending Agreement (FEA) to permit the industry and the City to be able to meet changing market demands or business opportunities that benefit the community. It is recognized that the need for a FEA will be limited with the proper implementation of the GMIS.

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..... developing and planning for a strong London

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I would like to commend the efforts put forward by City Staff, the Stakeholder Committee and the involvement of Lyn Townsend and Gary Scandlan in bringing this very challenging process to the recommendations in this report before you today.

I look forward to continuing work with this team as we review the remaining DC policy items identified by Council in November of 2011.

Sincerely,

London Development Institute



Jim Kennedy
President, LDI

cc LDI Members
cc Lyn Townsend, DC Facilitator
cc Martin Hayward, CFO
cc Peter Christiaans, Development Finance
cc Scott Mathers, Development Finance
cc Paul Yeoman, Development Finance

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July 19, 2013

Mayor and Members,
Strategic Priorities and Policy Committee of Council,
City of London,
300 Dufferin Avenue, London ON

**RE: Development Charges Policy Review
Major Policies Covering Report,
July 29th Committee Meeting**

Argyle
Bishop Hellmuth
Blackfriars-Petersville
Byron
Friends of Meadowlily Woods
Glanworth
Hamilton Road
Kipps Lane
Lambeth
Orchard Park-Sherwood Forest
Northridge-Grenfell
Oakridge-Hazelden
Oakridge-Riverside
Old East Village
Old Masonville
Old South
Riverforks
SoHo
St. George-Grosvenor
Stoneybrook Heights-Uplands
Thorndale
Woodfield

The Urban League of London supports the Staff recommendations in this Report. We believe that the work completed by Staff, the consultants, the London Development Institute, and our appointees to this group, as reflected in this Report, should be whole-heartedly supported by this Committee and by Council.

Sincerely,

Greg Thompson, President of the League

Sandy Levin & Gloria McGinn-McTeer,
U.L.L. Representative and Alternate to the Development Charges
Stakeholders meetings

A.C.O. (London)
Friends of the Coves
London Fuse
Nature London
ReForest London
T.R.E.A.