



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

To the members of PEC

June 12th 2023

I applaud the work that staff have undertaken in compiling our CIP's and offering an opportunity for us to review the effectiveness of our CIP programs. They've also done a wonderful job in offering suggestions for new CIP's that align with our strategic goals. As such, I believe given the review and the information presented to us, we could continue to refine what incentives we offer the community, to meet our targets.

In simple terms, London has provided developers and business just over \$100 million over 5 years through these programs, with varying results. Some of the most impactful have been the smaller CIP's – including facade and building code grants, which mean the difference between a small business starting or not.

The largest area of funding is \$25 million over five years for 7 buildings in the Downtown. I'll argue that these developments would likely have occurred with or without the support of the incentives. This does not include the most recent 300-320 King St which will receive around \$13.4 million in CIP funding upon completion and provide no new affordable units (to my knowledge) but will provide the community more supply.

The London Development Institute (LDI) submitted a letter stating that "*Currently, the CIP programs are not used often by our LDI members and not the significant driver of development decision making by our members.*" LDI further encourages us to "*take a stronger position that CIPs as the name indicates are drivers of development that have "community" benefits.*"

I agree with LDI and believe that our Community Improvement Plans should focus on **incentivizing the benefits we need the most for our community, which are affordable units**. By suspending the Downtown – Residential Development Charges Grant Program for 4 years, this will provide a few opportunities including;

- 1) Allow us to reallocate funding to affordable unit incentives.
- 2) Provide the opportunity for us to pilot and see if this CIP program is influencing the development community to build Downtown.
- 3) Developers will be able to access waived DC's for affordable units (Bill 23), and also receive incentives for affordable units, effectively stacking and deeply incentivizing these units.

Therefore, I seek your support to provide more opportunity for the City of London to focus our efforts on providing the community affordable housing.

Thank you,

 Councillor Skylar Franke



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b) the recommendations identified through the 5-Year Community Improvement Plans and Financial Incentives Programs Review that result in a funding reduction, or a program being suspended, BE IMPLEMENTED:

i. that funding for the Industrial Lands Corridor Enhancement Grant Program BE SUSPENDED in the 2024-2027 Multi-Year Budget, it being noted that this program will continue to be approved under the Community Improvement Plan for Industrial Land Uses;

ii. The funding for the Property Tax Assistance Grant Program in the London Community Improvement Plan for Brownfield Incentives BE SUSPENDED in the next Multi-Year Budget pending review of the impact of 2023 changes made to the Provincial Brownfield Financial Tax Incentive Program; and,

iii. that funding for the Wharncliffe Road Corridor Sign Loan Program in the Lambeth Area Community Improvement Plan BE SUSPENDED in the 2024- 2027 Multi-Year Budget, it being noted that this program will continue to be approved as part of the Lambeth Area Community Improvement Plan.

iv. that funding for the Residential Development Charges Grant Programs offered in the Downtown BE SUSPENDED in the 2024-2027 Multi-Year Budget, it being noted that this program will continue to be approved as part of the Downtown London Community Improvement Plan

c) the recommendation identified through the 5-Year Community Improvement Plans and Financial Incentives Programs Review that continues existing financial incentive programs with an existing budget BE IMPLEMENTED:

i. that, based on results from the review of the City's current Community Improvement Plans and the associated Incentive Programs, the following Programs, BE CONTINUED, noting that funding for these Programs was set to expire December 31, 2023:

- A) Residential Development Charges Grant Programs offered in ~~Downtown and~~ Old East Village Community Improvement Project Areas;
- B) Downtown, Old East Village, and SoHo Rehabilitation and Redevelopment Tax Grant Programs;
- C) Downtown, Old East Village, Hamilton Road, and SoHo Upgrade to Building Code Loan Programs;
- D) Downtown, Old East Village, and Hamilton Road Upgrade to Building Code Loan Programs, including existing provisions for forgivable loans;
- E) Downtown, Hamilton Road, Old East Village, and SoHo Façade Improvement Loan Programs;
- F) Downtown and Old East Village Façade Improvement Loan Programs, including existing provisions for forgivable loans; and,
- G) City-wide Industrial Development Charge Program that continues to distinguish between targeted and non-targeted industrial uses.