



LONDON DEVELOPMENT INSTITUTE

October 27, 2023

Ministry of Municipal Affairs and Housing
Municipal Finance Policy Branch

ERO: 019-7669

Dear Ministry Staff,

The London Development Institute (LDI) is a member-based organization representing most land developers in the London area. LDI has been the leading voice on development issues in our city for more than 40 years. Our goal, working with our partners in local government and the community, is to build a better London.

LDI wants to thank the Provincial Government for their commitment in supporting housing supply in Ontario. Your efforts will provide housing availability and affordability for all.

LDI is supportive of the proposed changes to the Development Charges Act, 1997, to change the definition of an affordable residential unit for the purpose of discounting and exempting these units from municipal development-related charges.

We agree with the proposed changes that apply the 60th percentile of gross household income in a municipality and the 30% of individual household income as the thresholds for both the rental and ownership housing markets.

We also agree with the use of the average market rent, in a municipality, as the benchmark to qualify for discounts and exemptions from municipal development-related charges as part of the definition of an affordable residential unit for rent.

We also support the use of 90% of the average purchase price, in a municipality, as the benchmark to qualify for discounts and exemptions from municipal development-related charges as part of the definition of an affordable residential unit for sale.

LDI members are looking forward to further clarification and direction on how and when any municipal DC discounts and exemptions can be applied based on the approved definition of affordable housing in the Development Charges Act, 1997.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Mike Wallace'. The signature is fluid and cursive.

Mike Wallace
Executive Director