



LONDON DEVELOPMENT INSTITUTE

May 9, 2024,

Ministry of Municipal Affairs and Housing

ERO: 019-8371

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 regarding the repeal of the five-year phase-in of development charges, reinstatement of eligible studies as a cost for DCs and the extension process for existing DC by-laws.

LDI does not agree with the proposed change to reduce the DC freeze time limit from 2 years to 18 months. LDI does not believe this change will speed up the approval process. The current 2-year freeze is needed to obtain building permits.

This change will just add uncertainty to the cost of new housing projects. This cost uncertainty will be the burden of the developer. Any cost escalations resulting from the shorter DC freeze period will be applied to the cost of new homes which will directly affect the affordability of home ownership or rent.

In this market, the financial viability of many projects could be in jeopardy if the DC freeze time limit is reduced. We believe it is not worth the risk as the change will not likely improve the speed of project approvals.

Our recommendation is to withdraw the proposed changes to the time limit of the Development Charge freeze from 2 years to 18 months.

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

Sincerely,

A handwritten signature in blue ink that reads "Mike Wallace".

Mike Wallace
Executive Director