



Why are rates changing?

The City is currently conducting a Development Charges Background Study to review growth related capital projects needed to accommodate London's growth. This information is used to update the Development Charge By-law and development charge rates at least every five years as required under the Ontario Development Charges Act.

Why are there three additional services in the draft 2019 Development Charge Rates?

Due to continued growth, there are greater demands and needs being placed on the City.

Council requested three additional services be reviewed as part of the 2019 Development Charges Background Study:



Operation Centres

Need for expanded maintenance facilities to service the growing city.



Waste Diversion

New facilities and programs required to divert waste and recover resources.



Water Supply

Growth costs associated with Master Plan updates for the Lake Huron & Elgin Area Primary Water Supply Systems.

2019



2019 Development Charges

What are Development Charges? (DCs)

A fee charged by the City to recover growth related capital costs associated with residential and non-residential growth. Development charges do not pay for operating costs or infrastructure renewal.

Growth costs are recovered to:

build new infrastructure supporting growth

pay down existing debt for past growth works

avoid taxpayers paying for costs that serve growth

Development Types

- Residential
- Institutional
- Commercial
- Industrial

Development charges are required for the construction of new buildings and expanded buildings. They are collected at the building permit stage.

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. They may only be used for the purpose for which they are collected.



2019

FEBRUARY

25

Development Charges Background Study & By-law Available

MARCH

25

Public Participation Meeting at Strategic Priorities & Policy Committee (SPPC)

MAY

6

Review & Deliberations of the Background Study & By-law at SPPC

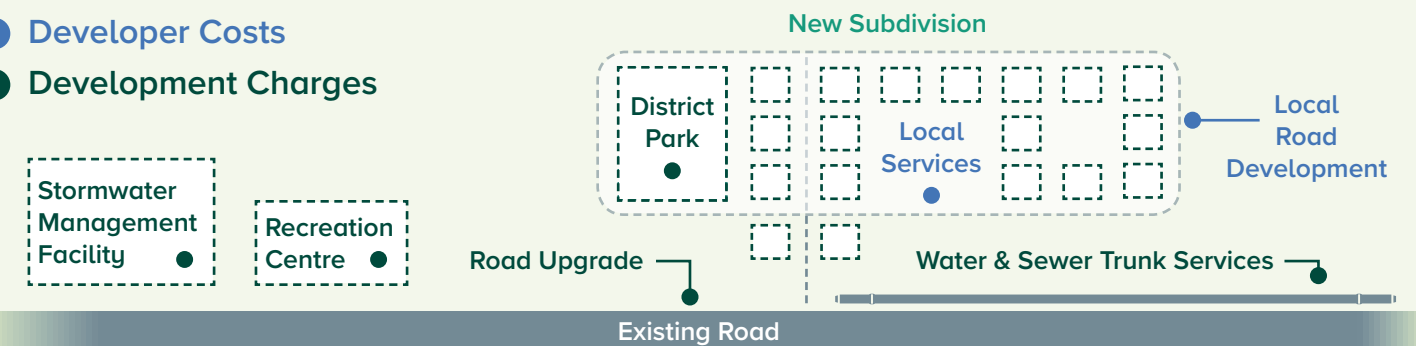
MAY

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Council Approval

How We Pay for a Growing City

- Developer Costs
- Development Charges



Learn more at getinvolved.london.ca

Contact Development Finance
519-661-CITY (2489) x 7335 or gmis@london.ca









Residential

Draft 2019 Development Charge Rates



Non-Residential

Draft 2019 Development Charge Rates

Service Component					
	Single & Semi Detached (per dwelling unit)	Multiples/ Row Housing (per dwelling unit)	Apartments with < 2 Bedrooms (per dwelling unit)	Apartments with >= 2 Bedrooms (per dwelling unit)	
Existing City Services	Roads	\$15,332	\$10,369	\$6,781	\$9,189
	Wastewater	3,818	2,582	1,689	2,288
	Stormwater	6,897	4,665	3,051	4,134
	Water Distribution	1,624	1,099	719	974
	Fire	103	69	45	62
	Police	525	355	232	314
	Corporate Growth Studies	533	360	236	319
	Library	127	86	56	76
	Parks & Recreation	3,530	2,387	1,561	2,116
	Transit	236	160	104	141
	BASE RATE	\$32,725	\$22,132	\$14,474	\$19,613
Additional City Services	Water Supply	6	4	3	4
	Waste Diversion	227	154	101	136
	Operation Centres	272	184	120	163
	TOTAL RATE	\$33,230	\$22,473	\$14,698	\$19,916

Commercial (per square metre of floor space)	Institutional (per square metre of floor space)	Industrial (per square metre of floor space)
\$158.30	\$96.64	\$66.81
24.75	14.01	48.24
64.16	38.90	69.78
18.57	11.54	17.95
0.81	0.43	0.07
3.52	1.77	0.34
4.08	2.48	2.07
-	-	-
-	-	-
2.69	1.36	0.58
\$276.88	\$167.13	\$205.84
0.06	0.04	0.03
-	-	-
2.42	1.47	1.03
\$279.36	\$168.64	\$206.90

Subject to rounding

Impact of Change on Jan. 1, 2019 Rates

