London Development Institute

February 27, 2026

Ministry of Municipal Affairs and Housing
Community Planning and Development

ERO: 025-1455

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Dear Ministry Staff,

The London Development Institute (LDI) is a member-based organization representing 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 to supporting housing supply in Ontario. Your efforts will provide housing availability and affordability for all.

LDI supports the Official Plan Amendment 166 (OPA 166) as adopted by the City of London. The reasons for our support for OPA 166 are as follows:

1. The current UGB in the London Plan is over 30 years old. There is very little developable land remaining within the current UGB. This has resulted in escalating land prices, little opportunity to provide more housing and adversely affecting the affordability of homes in London. Without an increase in the land available for development, within the City of London, the housing crisis will be exasperated in our community.

2. The increase in the UGB is within the current City of London boundary limits. The OPA does not change the size of the City of London. The proposed increase in developable land abuts current urban development in London. There is no "leap frogging" of development within the City. The additional developable land being added in the new UGB does not leave gaps between urban and rural land use.

3. The industry has been actively working with the City of London staff and their consultants for over three years on the review of any proposed changes to the current 30-year-old UGB. LDI supports the proposed additional 1582 hectares as determined by the land needs assessment and methodology used by the City.

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4. LDI supports the City using the phased approach to updating its Official Plan. OPA 166 is crucial in updating the Official Plan to reflect today's current housing crisis. Without an increase in the UGB, housing development in the City of London will stagnate. This will result in fewer new homes being built at higher prices and with less choice. Without OPA 166 being approved housing affordability will not be achievable in the City of London.

LDI members would be happy to provide any further input required.

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

Sincerely,

Mike Wallace
Executive Director

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