

Agenda

Corporate Services Committee

10th Meeting of the Corporate Services Committee

May 27, 2024

1:00 PM

Council Chambers - Please check the City website for additional meeting detail information. Meetings can be viewed via live-streaming on YouTube and the City Website.

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

Members

Councillors H. McAlister (Chair), P. Cuddy, S. Stevenson, C. Rahman, P. Van Meerbergen

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact CSC@london.ca or 519-661-2489 ext. 2425.

	Pages
1. Disclosures of Pecuniary Interest	
2. Consent	
2.1 2023 Annual Update on Budweiser Gardens	3
2.2 Budweiser Gardens Expansion Project Memorandum of Understanding	35
2.3 Expropriation of Lands - Wellington Gateway Project - Clark's Bridge Civil Works	48
2.4 Development Charge Alternative Payment Agreement Amendments	66
2.5 2024 Reserve and Reserve Fund Monitoring and Housekeeping Report	75
2.6 2023 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring	122
2.7 2023 Parkland Reserve Fund Annual Financial Statement and Reporting of Former Section 37 Planning Act (Bonusing) Funds	170
3. Scheduled Items	
4. Items for Direction	
4.1 Request of Removal of Glass Barrier in Council Chambers - Councillor E. Pelosa	176
4.2 Application - Issuance of Proclamation - Shine the Light on Woman Abuse	177
4.3 Application - Issuance of Proclamation - Christian Heritage Month	180

5. Deferred Matters/Additional Business

6. Confidential (Enclosed for Members only.)

6.1 Labour Relations/Employee Negotiations

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation.

7. Adjournment

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Anna Lisa Barbon, CPA, CGA,
Deputy City Manager, Finance Supports

Subject: 2023 Annual Update on Budweiser Gardens

Date: May 27, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, the 2023 Annual Report on Budweiser Gardens attached as 'Appendix B' **BE RECEIVED** for information.

Executive Summary

The purpose of this report is to present the 2023 annual report for Budweiser Gardens. This report provides an overview of Budweiser Gardens, highlights from events held in 2022-2023, and a snapshot of financial highlights for the last five years.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Corporate Services Committee, March 20, 2023, Consent Item 2.4, 2022 Annual Update on Budweiser Gardens

Corporate Services Committee, May 30, 2022, Agenda item 2.2, 2021 Annual Update Budweiser Gardens

1.2 Budweiser Gardens Overview

Budweiser Gardens is a multi-purpose entertainment and sports facility. The facility strives to perform a significant role in meeting the needs of the community in its overall programming.

Budweiser Gardens completed its 21st year of operations in 2023. As a public private partnership (partnership), it is structured as follows:

- a) The City of London owns the land.
- b) The City of London leases a portion of the lands upon which the facility sits (Ground Lease) to London Arena Trust for a nominal base rent for 50 years. During the term of the lease, London Arena Trust owns the building in trust for the City.
- c) London Arena Trust leases the building (Participatory Occupancy Lease) to the London Civic Centre Limited Partnership. The partners in the Partnership are OVG360 (formerly known as Global Spectrum) and EllisDon Construction Ltd.
- d) OVG360 is the manager of the building on behalf of the Partnership. OVG360 is responsible for the sale of naming rights, advertising, attractions, sale of suites and club seats, and the operation of the facility.

Annually, the City receives a share of the net proceeds from operations, noting it is subject to a minimum \$50,000 payment from Budweiser Gardens, as well as a share of the proceeds from ticket sales. The City's share of the net proceeds from operations varies over the life of the lease. In years one to five, the City's share was 20%; years six to ten, 45% and years eleven to fifty, 70%. Note: As a result of the expansion of Budweiser Gardens, this provision will change taking effect in the year after the expansion is complete. The City's share of the net proceeds will change in accordance with the amended Participatory Occupancy Lease Agreement.

2.0 Discussion and Considerations

2.1 2022-2023 Budweiser Gardens Activity

The 2022/2023 season saw a noticeable upturn in events from what was experienced the season prior. As shown in Appendix 'A', the 2022/2023 season certainly saw a rebound in the number of events (148) and paid attendance (697,758). This represented a 41% increase in events, and an 112% increase in paid attendance. Further, in comparison to the last full year (2019), events in 2023 were up by two (148 vs. 146), and paid attendance was up by 92,659 (697,758 vs 605,099). Examples of events included, but not limited to:

- 2023 Tim Hortons Brier,
- Concerts such as Shania Twain, Lee Brice, Zach Bryan, Amanda Marchall, Luke Combs, Sting, Rod Stewart, Bryan Adams,
- Comedians such as John Mulaney, Kevin Hart, Jeff Dunham, Russel Peters,
- Broadway in London with 5 shows; Cats, The Book of Mormon, Dirty Dancing in Concert, Legally Blonde, and the Blue Man Group.
- 47 London Knights games, and
- 21 London Lightning games

For a more fulsome overview of 2022/2023 activities and events, refer to the Budweiser Gardens 2023 Annual Report (Appendix 'B').

2.2 Sustainability

During the 2022/2023, Budweiser Gardens became part of a "Founding Circle member" of the [Green Operations & Advanced Leadership](#) (GOAL) sustainability program.

"The Founding Circle members represent different sports, different geographies, and different building types of varying sizes and ages, ensuring that the input and feedback is worthy of the diversity of the live entertainment and hospitality industry. Some venues are already leading the way when it comes to climate action, and others are just beginning their respective journeys. But in all cases, these venues are action-oriented, climate-minded, and understand the urgency required to address a changing planet."

- Business Wire – A Berkshire Hathaway Company – News Release October 24, 2022.

An example of Budweiser Gardens commitment to sustainability was the implementation to move away from plastic products to products that are biodegradable and/ or compostable.

3.0 Financial Impacts/ Considerations

3.1 Financial Highlights

Appendix 'A' (attached) provides a performance summary for the Budweiser Gardens for the last five years; events, paid attendance, income, expenses, net income before

depreciation along with the City's net proceeds for both ticket fees and share of net operational income.

For 2023, the City will have recognized \$381,283 in proceeds which is comprised of \$218,573 from operations, along with \$162,710 from ticket sales. The City's proceeds from operations, as per the Participatory Occupancy Lease agreement, takes into consideration the maximum amount that Budweiser Gardens can recoup from cashflow to pay down the accumulated loss that they incurred during the years where COVID-19 restrictions were in place. The City is not required to assist in funding the financial loss in the year, however, based on the provisions of the partnership agreement, any losses incurred, are recouped against future profits that are earned by Budweiser Gardens until they are offset.

At the end of 2023 there was \$0 remaining on the outstanding debt for Budweiser Gardens. The final principal payment made was in 2023.

Conclusion

Based on the annual update received by Budweiser Gardens, the 2022-2023 season looks to have turned a corner from what was experienced during the last three seasons due to COVID-19 restrictions.

Submitted by: Ian Collins, Director Financial Services, CPA, CMA

Recommended by: Anna Lisa Barbon, CPA, CGA
Deputy City Manager, Finance Supports

Appendix A – Budweiser Garden Performance Summary

Budweiser Gardens - Key Statistics – Year Ending June 30th

	2023 Budget	2023 Actual	2022 Actual	2021 Actual	2020 Actual	2019 Actual
Events	131	148	87	2	84	146
Paid Attendance	545,018	697,758	329,586	606	372,119	605,099

Budweiser Gardens - Operations Summary - Fiscal Year Ending June 30th (000's)

	2023 Budget	2023 Actual	2022 Actual	2021 Actual	2020 Actual	2019 Actual
Total Event Income	\$2,991	\$4,420	\$1,731	\$1	\$1,601	\$3,065
Other Income ¹	\$2,717	\$3,647	\$2,232	\$338	\$2,998	\$3,755
Total Income	\$5,708	\$8,067	\$3,963	\$339	\$4,599	\$6,820
Indirect Expenses	\$5,642	\$6,942	\$4,406	\$3,048	\$5,247	\$6,613
Net Income (loss) ²	\$66	\$1,125	(\$443)	(\$2,709)	(\$648)	\$207

City's Cash Flow - Fiscal Year Ending December 31st (000's)

	2023 Budget	2023 Actual	2022 Actual	2021 Actual	2020 Actual	2019 Actual
City Proceeds from Operations	\$50	\$218 ³	\$50	\$50	\$50	\$184
City Proceeds from Ticket Sales	\$150	\$163	\$148	\$3	\$17	\$155
Total City Proceeds	\$200	\$381	\$198	\$53	\$67	\$339

¹ Other Income includes items such as Advertising, Naming/Pouring rights, Luxury Suites, etc.

² Net Operating Income before depreciation to align with cash flow calculation to City.

³ Takes into consideration maximum amount allowable in a year to be recouped by Budweiser Gardens to cover the accumulated deficit realized over during the COVID-19 restriction years.



2023
ANNUAL REPORT
Budweiser Gardens





Table of Contents

17 parts, 365 days

- 3 STATEMENT OF PURPOSE
- 4 MESSAGE FROM THE GENERAL MANAGER
- 5 VENUE TEAM
- 6 MESSAGE FROM THE CITY
- 8 EVENT SUMMARY
- 10 EVENT HIGHLIGHTS
- 12 LONDON KNIGHTS
- 14 LONDON LIGHTNING

- 15 GROUP EXPERIENCES
- 16 FACILITY FLOOR PLANS
- 18 PARTNERSHIPS
- 20 DIGITAL INITIATIVES
- 22 FINANCIAL PERFORMANCE
- 23 SUSTAINABILITY
- 24 IN THE COMMUNITY
- 26 AWARDS
- 27 FUTURE OUTLOOK



Statement of Purpose

Budweiser Gardens

2:03

4:32



Budweiser Gardens opened in October of 2002 with a seating capacity of 9,036 for hockey and ice events and over 10,000 for concerts, family shows, and other events. The venue not only strives to meet the needs of the community through diverse programming, it also stands as a landmark of civic pride and community accessibility, promoting a sense of vibrancy and culture while also providing a wide range of public sports and entertainment.

Constructed in the heart of downtown London, the exterior design of Budweiser Gardens incorporates a replica of the facade of the old Talbot Inn, a 19th Century Inn originally located where the building now stands. With a reputation and standard of excellence in the industry, Budweiser Gardens is a top stop for fans and performers alike.

Managed by OVG360, a division of Oak View Group, which is a full-service venue management and hospitality company that helps client-partners reimagine the sports, live entertainment, and convention industries for the betterment of the venue, employees, artists, athletes, and surrounding communities. With a portfolio of more than 200 client partners spanning arenas, stadiums, convention centers, performing arts centers, cultural institutions, and state fairs around the globe, OVG360 provides a set of services, resources, and expertise designed to elevate every aspect of business that matters to venue operators. Service-oriented and driven by social responsibility, OVG360 helps facilities drive value through excellence and innovation in food services, booking and content development, sustainable operations, public health, public safety, and more.

Message from the General Manager



The 2022-23 year at Budweiser Gardens was filled with exceptional sporting achievements, incredible concerts and events and the return to business as usual that our team and industry have been waiting for. I am very proud of our OVG360 team at Budweiser Gardens for all they accomplished and their dedication to delivering an exceptional experience to all who visit our venue.

The year was filled with numerous sold-out concerts, including some of the biggest names in music and comedy. London once again showed that it was a must-play stop for country artists with superstars such as Kane Brown, Thomas Rhett, Shania Twain, Chris Stapleton, Lee Brice, Zach Bryan and Luke Combs all playing to sold out crowds. Comedic heavyweights John Mulaney, Jeff Dunham and Kevin Hart brought the laughs while Sting and Bryan Adams brought the memories as they played hit after hit from their vast catalogues of music. These events not only serve to entertain our community but also reinforce our commitment to bringing top-tier entertainment to Southwestern Ontario.

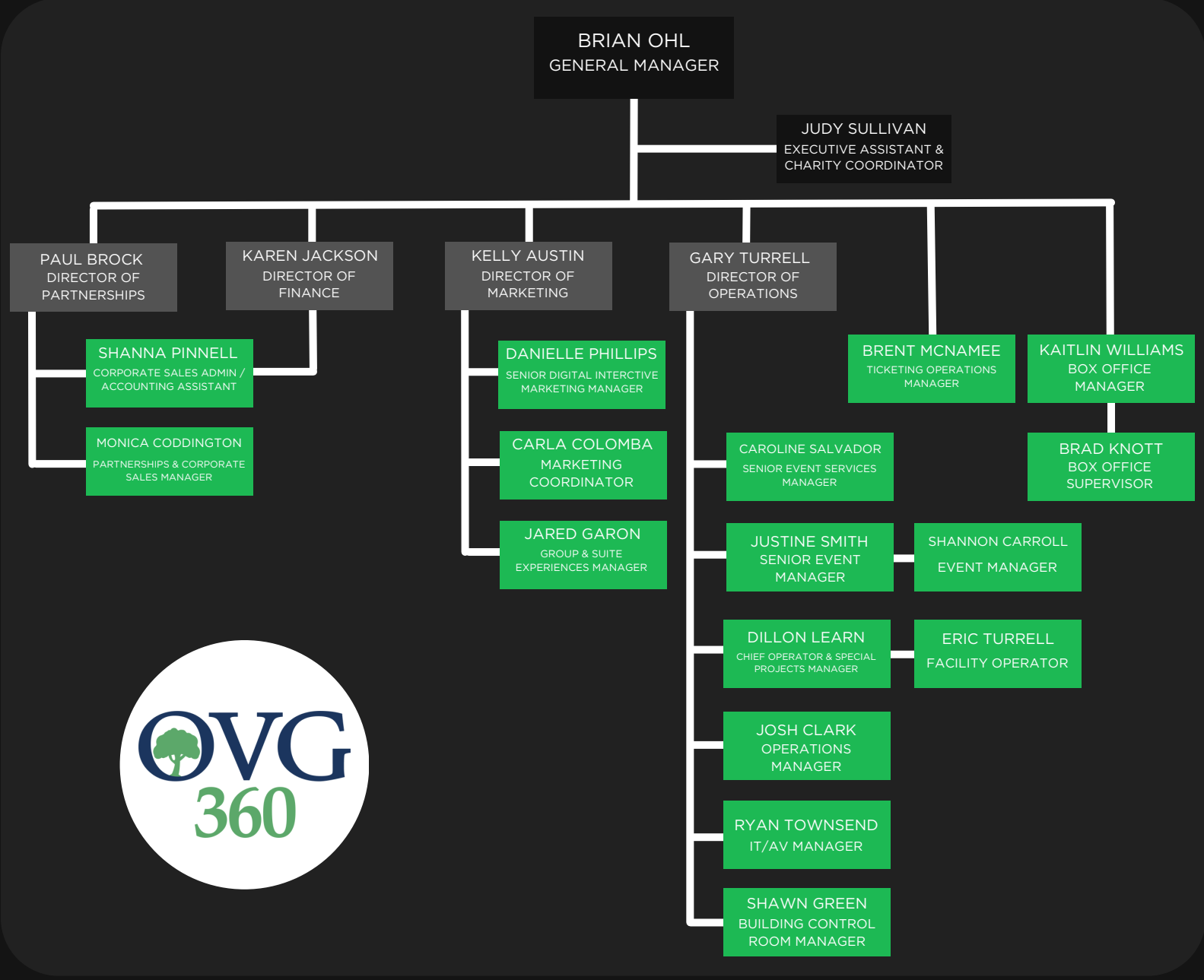
2022-23 also brought the return of the Broadway in London series, featuring a stellar lineup of shows that captivated our audiences. Anchored by the sensational 'Book of Mormon,' the series also included the beloved classic 'Cats,' the mesmerizing 'Blue Man Group,' and the hilarious 'Legally Blonde.' 'Dirty Dancing in Concert' brought a new twist to the iconic film as live singers provided the soundtrack while the movie played on a big screen behind them.

One of the standout moments of the year was our successful hosting of the 2023 Tim Horton's Brier, Canada's premier men's curling championship. The Brier not only brought 10 days of thrilling competition but also an electric atmosphere to Budweiser Gardens. We are proud to have welcomed curling enthusiasts from all over Canada, showcasing our facility as a leading venue for top-tier sporting events. In addition to the economic benefits brought to our city, the Brier also highlighted London as a vibrant hub for sports and entertainment and showcased the collaboration between many of the cities entities.

The Tim Horton's Brier wasn't the only sporting highlight of the 2022-23 year at Budweiser Gardens. The London Knights and London Lightning both enjoyed tremendous success with the Lightning winning back-to-back championships and the Knights winning their 7th Western Conference championship. The Knights coaches and players showed incredible resiliency as they overcame the tragic death of Abakar Kazbekov to go on their incredible playoff run. The outpouring of love and support from Knight's fans and the London community was truly touching and showed once again how sports can bring us all together.

On behalf of the OVG360 team at Budweiser Gardens, I would like to express our heartfelt gratitude to our dedicated event staff, community and corporate partners and all those who have supported us throughout the year. Together, we have achieved remarkable success, and we are excited about the opportunities that lie ahead.

Venue Team



Message from the City of London



On behalf of London City Council, I would like to take a moment to applaud you for your continued commitment to the preservation and promotion of live entertainment in our city.

With the recent approval of the expansion and renovation of this iconic venue, we eagerly look forward to what is sure to be an exciting year. Since its establishment, Budweiser Gardens has stood as a landmark of civic pride, community, tourism, and culture in our city. It is our hope that this recent investment will enable the venue to continue to do so for years to come.

Budweiser Gardens has long been a staple for entertainment in London, drawing hundreds of thousands of fans for over two decades. Londoners and visitors gather behind Budweiser Gardens' gates to cheer on their favourite teams, revel in the performances of their favourite artists, and bear witness to the talents of incredible athletes. Live entertainment has an ability to create community like nothing else, and when it comes to sporting events, concerts and award shows, there is no better venue than Budweiser Gardens.

City Council is proud to have a remarkable venue like Budweiser Gardens in London. Thank you for the years of incredible memories and opportunities. Your unwavering dedication to the city has helped us build a stronger, more vibrant community.

As we look ahead to the coming year, we look forward to the events, performances, and gatherings that will grace the halls of Budweiser Gardens. With renovations on the horizon, the future holds incredible opportunities, and we are excited for what's to come.

Josh Morgan
Mayor
City of London





Message from the City of London

I am pleased to congratulate OVG360 on a successful year at Budweiser Gardens.

This past year saw the return to a full year of live events once again, where Budweiser Gardens was able to continuously welcome people through the gates with world class entertainment. The City also welcomed back with excitement the full regular season of the London Knights with fans eager to cheer them on.

Events were provided that held appeal for everyone, from musical concerts by artists such as Rod Stewart, Sting, Bryan Adams, Luke Combs, Shania Twain and more. The Broadway Theater events resumed with shows such as Cats, Dirty Dancing in Concert and the always popular Blue Man Group. We also saw special events hosted such as Stars on Ice, Professional Bull Riders and many special Family Shows.

London also welcomed back the return of the hugely successful 2023 Tim Hortons Brier, one of the most famous national men's curling championships. This event was a tremendous success and created a very positive economic impact for our City.

The dedication and professionalism of the OVG360 Management Team is evident as Budweiser Gardens returned to pre-pandemic levels of entertainment with great success. We thank you for your resiliency, dedication and ability to adapt over the last few years and look forward to the many new memories and opportunities that Budweiser Gardens will continue to draw to the City of London.

Anna Lisa Barbon
Deputy City Manager
Finance Supports
City of London

A handwritten signature in black ink that reads "A Barbon".



EVENT SUMMARY

JULY



Event

Genre

Date

Russel Peters

Comedy

JULY 9

3ICE

Sports

JULY 16

Bachman Cummings

Concert

JULY 20

Rod Stewart

Concert

JULY 23

AUGUST



RuPaul's Drag Race

Drag Show

AUGUST 20

WWE Sunday Stunner

Sports

AUGUST 21

Sting

Concert

AUGUST 25

SEPTEMBER



Chris Stapleton

Concert

SEPTEMBER 10

The Price is Right Live!

Game Show

SEPTEMBER 22

OCTOBER



Tequila Expo

Exhibition

OCTOBER 1

Rumours of Fleetwood Mac

Concert

OCTOBER 8

Bryan Adams

Concert

OCTOBER 15

Showdown in the Downtown

Charity Event

OCTOBER 22

NOVEMBER



Dirty Dancing in Concert

Concert

NOVEMBER 1

John Mulaney

Comedy

NOVEMBER 6

Jeff Dunham

Comedy

NOVEMBER 17

Luke Combs

Concert

NOVEMBER 21-22

Three Days Grace

Concert

NOVEMBER 23

FMX World Tour

Sports

NOVEMBER 26

Cats

Theatre

NOV. 30 - DEC. 1

DECEMBER



Kane Brown

Concert

DECEMBER 3

Stars on Ice

Sports

DECEMBER 11

Open House Skate
& Toy Drive

Charity

DECEMBER 19

EVENT SUMMARY

09

JANUARY



Event

Blue Man Group
Disney on Ice
Old Dominion

Genre

Theatre
Family Show
Concert

Date

JANUARY 2
JANUARY 26-29
JANUARY 30

FEBRUARY



Thomas Rhett

Concert

FEBRUARY 21

MARCH



2023 Tim Hortons Brier
Blippi
The Book of Mormon

Sports
Family Show
Theatre

MARCH 3-12
MARCH 14
MARCH 20-22

APRIL



The Harlem Globetrotters
Kevin Hart
Chris de Burgh & Band
Lee Brice

Sports
Comedy
Concert
Concert

APRIL 5
APRIL 15
APRIL 24
APRIL 29

MAY



Legally Blonde: The Musical
Monster Madness
Zach Bryan
Professional Bull Riders

Theatre
Family Show
Concert
Sports

MAY 7
MAY 27
MAY 28
MAY 31

JUNE



Paw Patrol Live
Amanda Marshall
Shania Twain

Family Show
Concert
Concert

JUNE 10-11
JUNE 18
JUNE 21

Event Highlights



**BROADWAY IN LONDON
SERIES 2022/23**

Broadway in London had an amazing lineup for the 2022-2023 season with a total of 5 shows. The series included one of the most successful shows in Broadway history, *The Book of Mormon*, which had the audience in stitches with the production's raunchy, clever, and infectious humour. The Broadway series also included the hit phenomenon that is *Blue Man Group*, and the truly one-of-a-kind *Cats!* The classic *Dirty Dancing in Concert* and *Legally Blonde: The Musical* also offered a feel-good and timeless experience for subscribers and fans alike.



**CHRIS STAPLETON
SEPTEMBER 10, 2022**

No one does it quite like Chris Stapleton, one of country music's most beloved artists. His return to Budweiser Gardens on Saturday, September 10th, was highly anticipated by fans from all over. Stapleton's sold-out show left the crowd speechless with his incredible performance. Some would say his voice was as smooth as "Tennessee Whiskey," like his number one hit song, giving goosebumps to everyone around. He sang this song to his wife Morgane Stapleton on stage and it was as sweet as strawberry wine! What a magical moment to witness, the profound love of a couple captured through just one song. With Stapleton's classic country sounds and thoughtful lyrics, what more could you want? Along with his top song, he also several others including "You Should Probably Leave," "Broken Halos," "Starting Over" and "Parachute." Aside from his voice, he really knows how to captivate a crowd and make it a special night no one will forget.



**LUKE COMBS
NOVEMBER 21-22, 2022**

Luke Combs rocked Budweiser Garden with two back-to-back sold-out shows, delivering a high-energy performance that left the crowd cheering for more. The county superstar's talent and charisma, and down-to-earth personality shone through his impressive vocals and genuine connection with the audience. The show featured a mix of Combs' biggest hits, including "Beer Never Broke My Heart," "When It Rains it Pours," and "Beautiful Crazy," as well as new songs from his latest album, "What You See Ain't Always What You Get." Combs' band was on fire throughout the night, providing a perfect accompaniment to his powerful vocals. Combs' stage presence was electric, engaging the audience from start to finish with his infectious smile, humorous anecdotes, and heartfelt messages. His genuine appreciation for his fans was evident as he took time to interact with them, signing autographs and taking selfies during the show. Overall, Luke Combs' two sold-out shows were a massive success, showcasing the superstar's impressive talent, showmanship, and heartfelt connection with his fans. It's no surprise that he has become one of today's most beloved and successful country artists and we can't wait to welcome him back in the future.

Event Highlights



TIM HORTONS BRIER
MARCH 3-12, 2023

The world's most famous national men's curling championship made its return to Budweiser Gardens on March 3-12, 2023. The 2023 Tim Hortons Brier was the third Canadian men's championship contested in London and is among many other significant curling events that elevate the city's rich history with the sport. The anticipation for this week-long event was palpable. The excitement was not only felt throughout the city, but it extended nationwide. This was seen through thousands of fans in the stands, waving their teams' flags and dressed from head-to-toe in spirit wear. More than 95,000 people attended the tournament in its entirety and many of those traveled across the country to get here. Any spectator would attest to how incomparable the atmosphere was. The crowd made this event as special as it was; it was loud, busy, and phenomenal to witness. After a long, hard-fought week, the 2023 Tim Hortons Brier final was upon us between Team Canada's Brad Gushue and Manitoba's Matt Dunstone. Upwards of 6,500 fans watched the finals at Budweiser Gardens and brought the energy to match the occasion. In a packed house, Team Gushue beat Team Dunstone 7-5 winning the 2023 Tim Hortons Brier. This championship marked Gushue's fifth Brier title in seven years, and a record for skips. Altogether, it was a successful and memorable event for all who attended.



ZACH BRYAN
MAY 28, 2023

On Sunday, May 28th Budweiser Gardens welcomed country superstar, Zach Bryan and his 'Burn, Burn, Burn' tour for the first time to the venue. Utilizing the 360° set-up, Zach Bryan led the 10,000+ fans in attendance in one of the loudest sing-alongs ever heard in the building. Although relatively new to the country music scene, Bryan's rise to stardom has been nothing short of meteoric, however, he still has his humble roots as evidenced by his constant words of gratitude to the crowd in-between songs. With a setlist that included twenty of his biggest hits, the crowd matched his energy from the first chord of 'Open the Gate' until the last note of 'Burn, Burn, Burn', however, it was the 10+ minute rendition of his infamous encore song, Revival, that really brought the house down. As an artist who has bucked the traditional way of releasing music and instead shares clips with his fans on social media, his concert experience is also tailored to his fans. With the stage set-up in the round, he enters and exits the stage through his fans and works all four sides of the stage to ensure everyone has the chance to feel a connection to him. Whether standing in the first row on the floor or the last of the upper bowl, every fan came away from the show with a hoarse voice and a big smile and we can only hope that we will have the chance to sing along with him again soon.



SHANIA TWAIN
JUNE 21, 2023

On Wednesday, June 21st, the best-selling female artist in country music history, Shania Twain, took her Queen of Me Tour to Budweiser Gardens. This wasn't her first rodeo here at the venue, as Shania has played Budweiser Gardens four times since the building opened in 2002. So, after nearly a five-year break, it was time to finally have the queen back in London, Ontario. The wait was well worth it though, as she put on a rockin' performance to a sold-out crowd! The energy in the building was immaculate as almost 9,000 fans sang and danced along to her number one hit "Man! I Feel Like a Woman!" Opening for Shania was Canadian singer and songwriter Lindsay Ell, who hosted the 2021 Canadian Country Music Association (CCMA) Awards in the building. Returning to the stage just a few years later, but as a performer, she did not disappoint! Playing her hit singles, "Want Me Back," "Criminal," and "Right on Time," she got the crowd pumped up and ready for the queen. This was a summer night everyone who attended will look back on for years to come. It's true what they say, Shania will make it feel like summer forever, like only she can.



LONDON KNIGHTS

The 2022-2023 London Knights season was a year that came with some of the team's greatest and most tragic moments in franchise history. The loss of a teammate and friend, Abakar Kazbekov shook the organization and the hockey community. The players, coaches and staff came together to go on to one of the most memorable runs in recent memory playing for #15, Abakar Kazbekov.

Season Highlights



Although the team had a slow start to their regular season the addition of London born and former London Junior Knight, George Diaco added a spark to a young Knights team. Diaco brought a leadership quality and offense from a 2022 OHL Championship team and was named Co-Captain alongside fellow overager, Sean McGurn. Sean was named OHL player of the month during November, the first time a Knight held the honour since Mitch Marner.



Veteran defenseman Logan Mailloux had an impressive season leading all d-men in the OHL in scoring with 25 regular season goals and voted as the hardest shot in the western conference in the annual OHL coaches poll.



Goaltending was a highlight of the Knights this season with returning OHL goalie of the year Brett Brochu becoming second all-time in London Knights history for wins. Rookie Zach Bowen also made history as he broke the record for most wins by a rookie goaltender.



LONDON KNIGHTS

In a long and impressive playoff run the Knights captured their seventh western conference championship defeating the Attack, Rangers and Sting before playing the Peterborough Petes for the OHL title. Forward Ryan Winterton led all OHL players in playoff scoring and the energy of the loyal Knights fans was second to none. The Knights came up short losing to Peterborough in game six of the finals but many returning players look forward to the 2023-2024 season.

Community Involvement



Off the ice, the London Knights through the Alumni Foundation 50/50 program hit a new high in their support of London charitable organizations. The Foundation proudly presented their largest donation to date of \$75,000 to the Children's Health Foundation. In addition, the Knights participated in more than 40 different community based events and programs throughout the year.

NHL Draft



In the 2023 NHL entry draft London heard four names called, starting with first round pick Oliver Bonk to Philadelphia followed by the Leafs first round selection in Easton Cowan. Denver Barkey joined Bonk in Philadelphia as a third round selection and London born and raised Jacob Julien was picked by the Winnipeg Jets.

The Knights look forward to the 2023-2024 season with high expectations to once again compete for an OHL Championship.

LONDON LIGHTNING

Season Highlights



Coming off a historic 2022 campaign which saw the Lightning set multiple league records and earn their fifth championship in franchise history, their first since 2018, the Lightning looked to defend their title in 2023 and earn their third set of back-to-back championships.

Bolts faithful were treated to a healthy mix of returning favourites, including reigning Canadian Player of the Year and Finals MVP Terry Thomas Jr, Canadian Marcus Ottey and late 2022 addition, Jordan Burns, alongside newcomers like big man Cameron Lard and Canadian Mike Nuga.

After setting an NBL Canada record and going undefeated at home during the 2022 campaign, the Lightning would start off the 2023 season with a home loss on Banner Night. Fortunately for the Bolts faithful, the team would right the ship under Head Coach Doug Plumb and his staff, winning 13 of their next 14 games and regaining the top spot in the league.

Despite a mid-season slump that saw them lose their seat atop the NBL Canada standings, the team would rely heavily on their defense down the stretch to close out the season as the league's top seed. While they didn't have the record breaking season they had prior, London still put up historic numbers, holding opponents to 95.5 points per game, a league record lowest allowed of all-time.

The Lightning set a number of other defensive records during the season including the lowest amount of points allowed in a quarter (six to the Jamestown Jackals), lowest amount of points allowed in an overtime period (zero to the Newfoundland Rogues), as well as lowest total points allowed in a playoff game (69 to the KW Titans).

Culminating in their third set of back-to-back championships and their sixth overall, the London Lightning would defeat Kitchener-Waterloo and long-time rival, the Windsor Express, on their way to the 2023 crown, all while missing their leading MVP candidate, Jordan Burns, who led the team in scoring, assists, three-point field goals and steals.

A number of Bolts earned all-league honours at the end of the season. Head Coach Doug Plumb took away Coach of the Year honours while Mike Nuga was named the Canadian Player of the Year. Despite missing the final month of the season, Jordan Burns was named First Team All-NBLC with Terry Thomas Jr, Mike Nuga, Marcus Ottey, and Cameron Lard all bringing home regular season all-league honours.

The Lightning will return for a 2023-2024 season.



PLAYLIST

GROUP EXPERIENCES

Several shows to experience. Cover: Harlem Globetrotters.

[Play](#)
[Follow](#)


In many ways, 2022-23 was the Group Experiences Department's first year back to business as usual following the uncertainty of COVID-19. Therefore, it was important to continue providing the same quality products and customer service the department has been known for when crafting unforgettable experiences for our groups. As we reflect on the fiscal year, the Group Experiences Department at Budweiser Gardens has much to celebrate.

Family shows (e.g., Disney on Ice: Find Your Hero, Paw Patrol Live! Heroes Unite, Price is Right) and group sporting/thrill events (e.g., Harlem Globetrotters, Monster Madness, Professional Bull Riders, WWE Sunday Stunner) returned in a big way. In January 2023, we had the pleasure of hosting an eight-show run of Disney on Ice: Find Your Hero, spanning four days. Hosting a show like this, whose following spans generations, allowed us to reconnect with several school, scout, and nonprofit groups we had worked with in the past as well as reintroduce our Super Group/Employee Benefits Program to our corporate partners. In total, the Department sold 1,904 group tickets resulting in just under \$36,000 in overall revenue, making Disney on Ice the most profitable show of the year for the Group Experiences Department.

The Group Experiences Department has also begun prioritizing packaging to create the ultimate guest experience for our events. The first show we tried this with was Monster Madness, where customers could purchase the Horsepower Package, which included a group ticket, food voucher, merchandise, and VIP Meet & Greet with the drivers. In a limited release, 82 total packages were purchased, totaling almost \$4,000 in overall revenue. Packaging remains a sales incentive we look to continue implementing moving forward.

Dinner and show packages at the Talbot Bar & Grille continued to be in high demand and a revenue generator much like they were prior to the pandemic. A total of five dinner packages were offered in 2022-23, each selling out and being met with rave reviews for the quality of food and all-in-one night out. Nearly 500 dinner packages were sold throughout the year for Randy Bachman & Burton Cummings, Rod Stewart, Sting, Bryan Adams, and Kane Brown, generating \$83,000 in total package revenue.

We look forward to another successful season of group experiences and customer service in 2023-24.

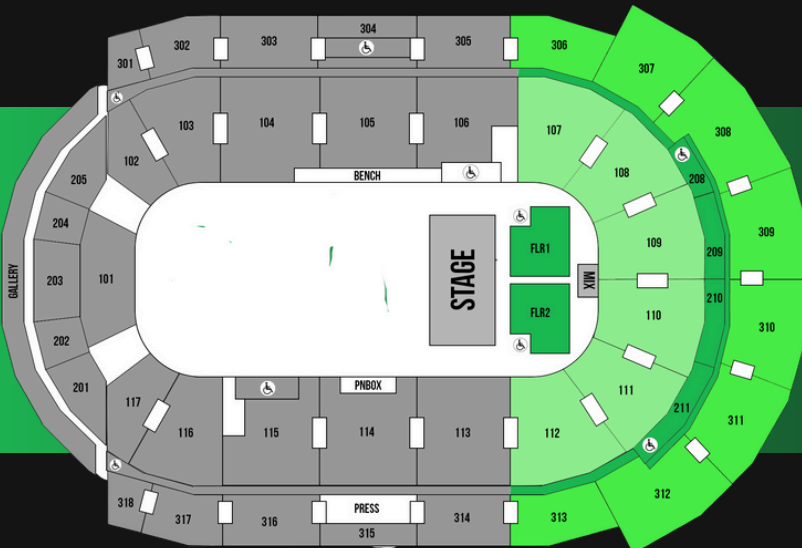
FACILITY FLOOR PLANS



END STAGE
CAPACITY: 8,000



HYBRID
CAPACITY: 6,654



SMALL CONCERT
CAPACITY: 3,933

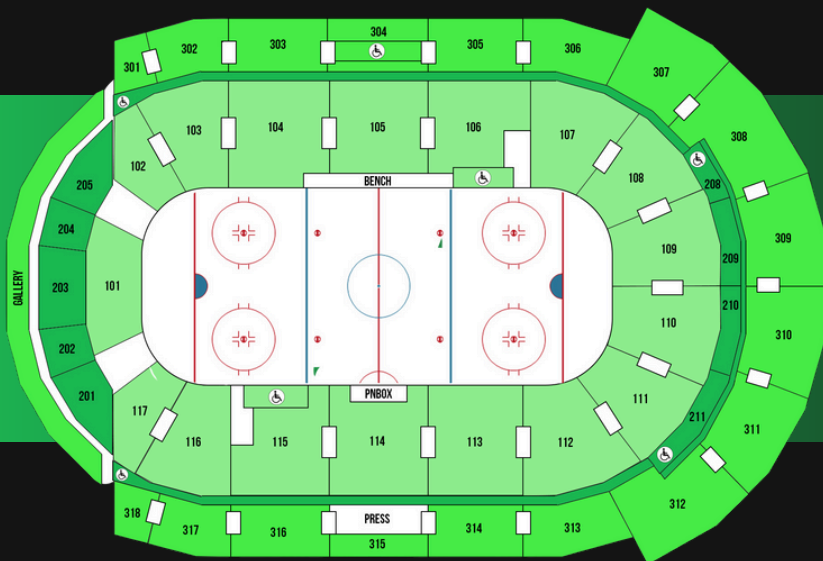
start.ca
PERFORMANCE *Stage*

FACILITY FLOOR PLANS

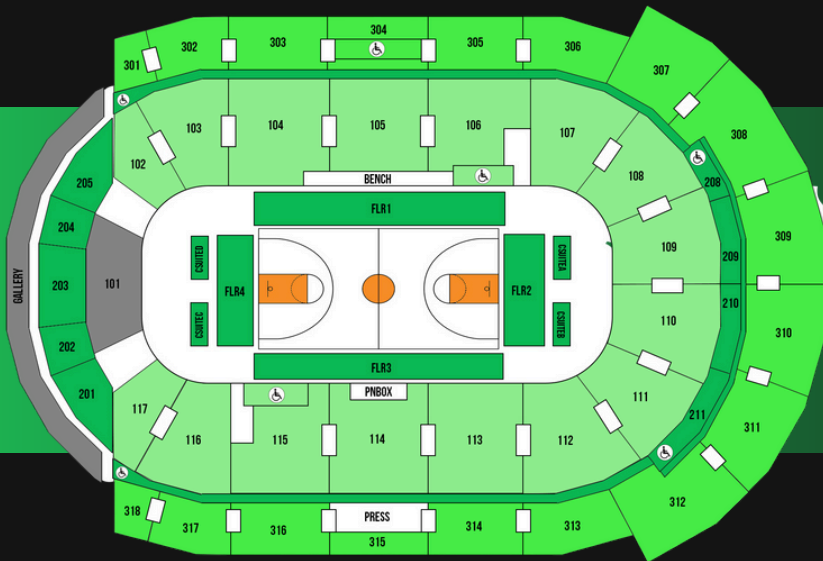


THEATRE
CAPACITY: 2,613

start.ca
PERFORMANCE *Stage*



HOCKEY
CAPACITY: 9,090



BASKETBALL
CAPACITY: 8,910

Partnerships



OVG HOSPITALITY

OVG Hospitality's award-winning culinarians and food services & hospitality teams strive to deliver the best accommodations, highest-quality amenities, and premium food and beverages to guests across North America. We know that exciting, memorable experiences lead visitors to return time and time again. Our senior leadership, whose combined experience spans over a century, has been responsible for managing events like the Olympics, World Series, NCAA Championships, and catering for the President of the United States.

Directed by general manager, Doug Kinsella, and Executive Chef, Ryan Lerch, our team has the background and experience to successfully manage events of any size or complexity as well as creating unique experiences for our fans.

From the patron attending that evening's show, to the fan at the hockey game, to individuals or acts who perform at Budweiser Gardens, OVG Hospitality creates a memorable experience for each customer through attention to detail and unsurpassed quality.

TALBOT BAR & GRILLE

From dining in the Talbot Bar & Grille to booking a private function in the Cambria Lounge or King Club, OVG Hospitality offers you the opportunity to dine where the action is. Head Chef, Ryan Lerch, continues to make delicious improvements to the menus available throughout Budweiser Gardens. OVG Hospitality is committed to giving guests an exceptional experience each time they walk through the doors and continue to exceed expectations.



JOHNSON CONTROLS SYSTEMS

Johnson Controls Incorporated provides a widespread Service Plan Agreement which is part of a 25-year term. The agreement is founded on an extensive and comprehensive service plan which includes a full time operator at Budweiser Gardens. Johnson Controls Incorporated is charged with many tasks crucial to the day-to-day building operations, including a comprehensive operation and maintenance program for all Heating Ventilation and Air Conditioning (HVAC) equipment.

I.A.T.S.E

I.A.T.S.E. Local 105 provides skilled labour necessary to undertake those functions associated with the arrival, performance, and departure of concerts, speaking engagements and/or theatrical performances. Such skilled labour includes the movement and set up of lighting and sound equipment, set up of props, sets, wardrobe, and rigging of all show-related material/equipment. Labour force requirements are governed by the size and/or specifications associated with the event. The cost of this service is dependent on the staffing requirements for each event and the number of hours employed. OVG360 is extremely pleased with the relationship, effort, and quality of work provided by I.A.T.S.E.



BEE CLEAN

Janitorial Services throughout Budweiser Gardens are provided by Bee Clean Building Maintenance. Bee Clean provides three major components which comprise the cleaning requirements of the facility. The team is comprised of two full-time weekday cleaners who address the day-to-day and preparatory cleaning requirements of the venue. Event cleaning involves a cleaning crew which, dependent on the capacity, type and demographic of the event, addresses all ongoing cleaning requirements to ensure a hygienic and safe event environment. Post-Event cleaning involves a crew which cleans the venue in its entirety upon the completion of an event. The final component is Periodic Cleaning which will clean specific items in need of attention due to ongoing (i.e., cup holders in premium seating; bowl seats after a dirt event).

RPS & STAR SECURITY

Royal Protective Services provides licensed uniformed contracted security for the venue and its events. Security needs will vary depending on the nature of the event and may include a presence in the following positions: barricade, wings, dressing rooms/back of house, parking lot, moat, mix, roamer, smoking areas, and/or other static positions in the venue.

STAR security provides staffing for the venue's gates for pat downs. For the safety and security of our fans, entertainers, players, and staff, Budweiser Gardens employs the use of walkthrough metal detectors for all public events taking place at the venue. Qualified designated security personnel will be onsite to facilitate the screening as well as any secondary searches that may be required.



20



\$72,921

In revenue from social media



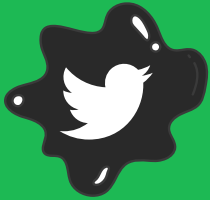
67,906

Facebook followers



33,365

Instagram followers



46,155

Twitter followers



\$4,859,629

In revenue from our website



\$1,141,149

In revenue from emails to the Bud Insider database

DIGITAL INITIATIVES

SPOTIFY ARTIST PLAYLISTS



Spotify®

As new and more established artists alike were announced in 2023, Budweiser Gardens started creating curated playlists based on previous setlists on Spotify for each of the shows announced.

This created an opportunity to listen and to get to know the artist and gave fans a chance to discover a new song.

The playlists were shared via the Bud Insider Emails that featured the pre-sale for that artist.

1,758 followers have liked and followed our playlists from artists like Chris de Burgh to Amanda Marshall, Zach Bryan and Shania Twain.

Budweiser Gardens
25 Public Playlists • 51 Followers • 3 Following

Public Playlists

- Cole Swindell: Win... (11 Followers)
- Queens of the Ston... (2 Followers)
- Jon Pardi: Mr. Satu... (78 Followers)
- Cody Johnson: The... (50 Followers)
- Lainey Wilson: Cou... (73 Followers)
- Jordan Davis: Dam... (25 Followers)
- Noah Kahan: We'll... (89 Followers)
- Morgan Wallen: O... (137 Followers)

12 DAYS OF GIVEAWAYS



In December, Budweiser Gardens launched the 12 Days of Giveaways campaign during the holiday season. This year the marketing team chose to run the campaign on Facebook as this platform was easier to share the posts to increase overall reach and participation.

The campaign saw 19,236 entries collected over the twelve-day period with 282,687 in organic reach, 39,406 engagements and 12,815 of the contest entries opting in to the Bud Insider email database.

The 2022 version of 12 Days of Giveaways saw a substantial increase in reach, engagements, entries and opt-ins with a 569% increase in reach and 670% increase in entries.

DIGITAL INITIATIVES

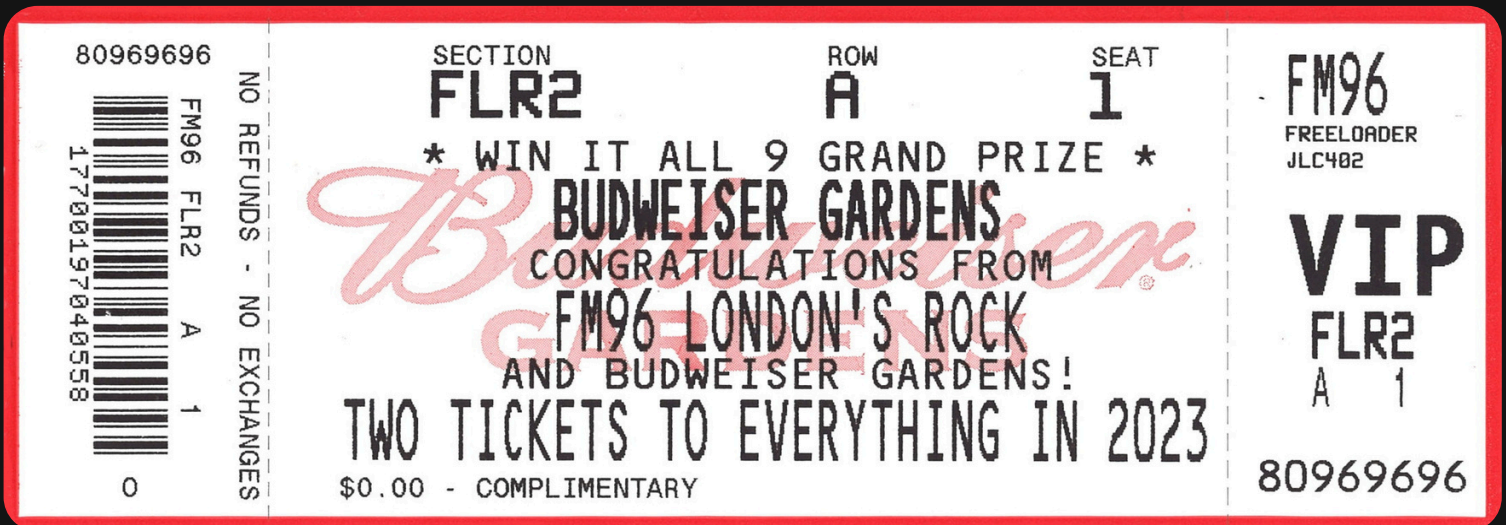
WIN IT ALL with FM96 & Budweiser Gardens



WIN IT ALL made it's return with FM96 where the winner would receive two tickets to every show at Budweiser Gardens for a year. This annual promotion helps celebrate past performers at the venue and allows a fan to experience the upcoming performers.

Each day, from September 26 until November 11, FM96 played songs from the Budweiser Gardens Artist of the Day. Any time that artist was played, listeners were invited to call in. If they were the 96th caller, they would qualify for the contest. In addition, a Bud Insider opt-in form was available online at FM96.com, where fans could sign up to get future information on upcoming events and promotions.

Sarah Atkinson was the lucky winner and will enjoy every 2023 show.



The WIN IT ALL promotion helped to further promote Budweiser Gardens with over \$222,000.00 in added promotions including:

- On-Air Announcements
- Contesting
- Custom Contest Page
- Home Page Rotator
- Social Media Inclusions
- E-Newsletter Inclusions

Financial Performance

	NUMBER OF EVENTS	EVENT INCOME	% OF TOTAL EVENT INCOME
LONDON KNIGHTS	47	\$1,108,112	25.1%
LONDON LIGHTNING	21	\$34,986	0.8%
CONCERTS	19	\$1,990,452	45%
FAMILY SHOWS	13	\$210,990	4.8%
BROADWAY IN LONDON	8	\$172,274	3.9%
MISC. SPORTS	26	\$397,254	9%
OTHER	14	\$505,804	11.4%
	148	\$4,419,872	

LONDON KNIGHTS

The London Knights played 47 games accounting for 31.8% of the total events.

LONDON LIGHTNING

The London Lightning appeared in 21 games making up for 14.2% of the total events.

CONCERTS

Budweiser Gardens hosted 19 concerts at the venue for 12.8% of the total.

FAMILY SHOWS

There were 13 family show events during the fiscal year for 8.8% of the total events.

*Family shows typically occupy the facility for multiple dates with anywhere from one to eight shows during that time. If there were three performances of the same show in one day, then this figure is calculatulated as three events.

BROADWAY IN LONDON

Broadway in London shows accounted for 5.4% with 8 shows.

MISC. SPORTS

Misc. sporting events accounted for 17.5% with 26 events.

OTHER

Other events accounted for 9.5% of the total events at Budweiser Gardens.

BUDWEISER GARDENS HOSTED A TOTAL OF 148 EVENTS DURING THE 2022-2023 FISCAL YEAR

Market Segment Results





Sustainability



Throughout the 2022-23 season, there was a conscious effort by the OVG360 and OVG Hospitality Teams at Budweiser Gardens to evaluate environmental practices and procedures in all aspects of the venue’s operation. With this, numerous changes were made that have had a positive impact on the environment and facility.

Budweiser Gardens became a founding member of Green Operations & Advanced Leadership (GOAL) sustainability program in 2022. The GOAL sustainability program, founded by Oak View Group (OVG), the Atlanta Hawks & State Farm Arena, Fenway Sports Group, and green building expert Jason F. McLennan, includes a collective of major venues from across the globe who have joined the fight for social impact, climate action, and responsible change. As a member of GOAL, we are committed to leading, learning, collaborating, and, in all cases, making a positive impact on our community and for the planet. Budweiser Gardens is also a current member of the Green Sports Alliance and are actively participating in an energy reduction program through EnerNOC for demand response in Ontario.

The OVG Hospitality team at Budweiser Gardens has also taken recent measures to reduce its footprint within the venue. One big initiative the team has implemented is making the switch from plastic products to products that are biodegradable and/or compostable. Some of these include agave and cocktail straws, pizza trays, wooden forks, food trays, cup holders, and napkins. As part of our commitment to learn and have a positive impact on the environment, the Hospitality team is continuing to search for more biodegradable and compostable products to make the switch from our remaining plastic items.

IN THE COMMUNITY



Throughout the 2022-2023 fiscal year, the OVG360 team participated in several community initiatives that included the donation of time and tickets as well as other fundraising efforts. Donations, goods, and services went to numerous charities and community initiatives throughout Southwestern Ontario. Including tickets which allowed members of the community to experience hockey, basketball, and live entertainment at Budweiser Gardens.



Some highlights of the season include participation in numerous community initiatives such as National Reconciliation Day and Orange Shirt Day, Pride Month, our Annual Open House Skate and Toy Drive, Black History Month, Tourism Week and more.



OVG 360 staff spent Earth Day taking part in two City of London initiatives which included a park cleanup day at West Lions Park. Since 2017, we have been committed to help take care of the park which includes an annual cleanup day. Another initiative, was the '20-Minute London Makeover' which had participants take 20 minutes of their day to clean up and help create safer spaces in and around London.

IN THE COMMUNITY



Top highlights in 2022/23



OPEN HOUSE SKATE



BUD'S BUDDIES



TOY DRIVE

The Annual Downtown Candy Crawl took place on Saturday, October 30th where families were able to participate in traditional trick-or-treating. The event was a collaboration with Budweiser Gardens, London Comic-Con, Dundas Place, Covent Garden Market, and Downtown London. The Candy Crawl is an annual event giving participants an opportunity to explore the city's core and businesses while collecting some sweet treats.

Each month, we have spent time with the Humane Society of London & Middlesex to highlight our 'Bud's Buddy' - this initiative has us feature a dog, cat, rabbit, or other critter that has called the Humane Society home and showcase the animals that are up for adoption or looking for a foster home. This feature has helped the Humane Society in spreading information on animals that are available for adoption as well as projects of their own including fundraising for a new home that will allow the Humane Society to grow their services in the community.

The OVG360 team at Budweiser Gardens are look forward to continuing connecting with the community within the next fiscal year!



AWARDS



Corporate Icon Award

Budweiser Gardens was honored to be a recipient of the London Chamber of Commerce Corporate Icon Award at the 39th annual Business Achievement Awards on September 27, 2022.

On October 11, 2002, the team at Budweiser Gardens officially opened the doors to the 10,000 seat sport and entertainment venue constructed in the heart of downtown London, fulfilling a vision that began in the late 90's and establishing a legacy of world-class entertainment and sports that continues twenty years later.

Throughout the last twenty years, Budweiser Gardens has welcomed over 11.5 million fans to over 2,500 events including Metallica, David Bowie, Justin Bieber, Elton John, Prince, Pearl Jam, The Tragically Hip, Bon Jovi, Foo Fighters, Jay Z, Ed Sheeran, Shania Twain, numerous Cirque du Soleil performances, and many more. In addition, the venue has played host to several prestigious national and international events such as World Figure Skating Championships, two Memorial Cups, the Tim Hortons Brier and Scott Tournament of Hearts, multiple Canadian Country Music Awards and in 2019 The Juno Awards.

The relationships that Brian Ohl and the OVG360 team have cultivated and established throughout the last twenty years, as well as the commitment to ensuring every artist, tour manager, roadie, athlete and coach feels at home when they enter the venue, has helped Budweiser Gardens to garner a reputation as a world-class venue within the entertainment industry. Nowhere is this better reflected than in the accolades that the venue has earned since opening in 2002. Throughout the last 20 years, Budweiser Gardens has consistently ranked in the top 10 amongst Canadian venues of all sizes and was twice recognized by the Canadian Music and Broadcast Industry Association as the Canadian 'Major Facility of the Year'. Additional honours were also bestowed upon the venue when Venues Today, a top entertainment industry publication, named Budweiser Gardens Canada's 'Top Stop of the Decade' in 2012 and the #3 International 'Top Stop' for the same time period. Budweiser Gardens has also been recognized locally for its success. In 2014, the venue won the prestigious 'Large Business of the Year' award at the Business Achievement Awards hosted by the London Chamber of Commerce, and in 2018 was a finalist for the 'Environmental Leadership Award'.

Budweiser Gardens is proud to be a catalyst of London's ever-growing entertainment sector and with London's recent designation as a UNESCO City of Music, we look forward to continuing our commitment to the important role music, sports, and the arts play in enhancing the quality of life and economic development of the city.



Budweiser Gardens

20 years
& many more to come

Follow Along

Matching the success of 2022-2023 will be a hard act to follow, however, the OVG360 team at Budweiser Gardens are embracing the challenge and are excited for what is to come!

As we look ahead it is clear that country music will once again be prominent on the calendar. In August, the venue will welcome country legends Alabama as they bring their Roll on 2 North America Tour to Budweiser Gardens. September promises to be electric as country royalty, The Chicks, play the venue on September 16 followed by the biggest name in country music, Morgan Wallen, on September 18th. Both shows are already sold out with the latter breaking records for the fastest sell-out and highest grossing show in venue history. Up and coming country star, Jon Pardi rounds out the fall country shows when he plays in November.

Although popular, country isn't the only genre scheduled for 2023-24. Broadway in London has announced an outstanding line-up that includes Jesus Christ Superstar, Annie and Little Women and is anchored by the award winning and critically acclaimed, Come From Away. This will be the first time that Come From Away has played Budweiser Gardens and the buzz around the show is already massive.

The London Knights will hit the ice for the 2023-24 season with high expectations following their deep playoff run this past spring. The team will rely on the leadership of Oliver Bonk, Easton Cowan and Denver Barkey as they chase their third Memorial Cup championship.

The 2023/24 fiscal year will hopefully bring with it the approval of the proposed renovation and expansion project of Budweiser Gardens by city council. The project includes renovating the existing concession stands to enhance the patron experience at events, refreshing our luxury suites and adding additional premium seating options. Also included as part of the project is expanding our current back-of-house space to allow the venue to continue hosting larger events such as the Junos, National and World Figure Skating Championships, the Memorial Cup and more. Our team is very excited about the opportunities that this project would open for the venue in the short- and long-term future.



Top Artists

- 1 Luke Combs - Nov. 21-22, 2022
- 2 Zach Bryan - May 28, 2023
- 3 Shania Twain - June 21, 2023
- 4 Chris Stapleton - Sep. 10, 2022
- 5 Lee Brice - April 29, 2023

Attendance

- 1 18,186
- 2 10,406
- 3 9,183
- 4 8,778
- 5 8,589

Top Genre

Country

Minutes Listened

11.5 Million

Budweiser
GARDENS



OVG360

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Anna Lisa Barbon, CPA, CGA
Deputy City Manager, Finance Supports

Subject: Budweiser Gardens Expansion Project Memorandum of Understanding

Date: May 27, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions **BE TAKEN**:

- a) This report entitled “Budweiser Gardens Expansion Project Memorandum of Understanding” **BE RECEIVED** for information; and,
- b) The attached by-law (Appendix “A”) **BE INTRODUCED** at the Municipal Council meeting on June 4, 2024 to execute the proposed Memorandum of Understanding (MOU) (Schedule “A”) documenting the timing and manner of contributions and disbursements for the previously approved Budweiser Gardens Expansion Project.

Linkage to the Corporate Strategic Plan

The following report supports the 2023-2027 Strategic Plan through the strategic focus area of Economic Growth, Culture and Prosperity. Specifically, this report contributes to making London a destination of choice, through the strategy: “Use existing assets in creative ways, and evaluate opportunities for new assets, that support London’s profile as a destination for arts, culture, sport and recreation.”

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

2024-2027 Multi-Year Budget, Business Case #P-43 – Budweiser Gardens Expansion Phase 2

<https://london.ca/sites/default/files/2023-12/DRAFT%202024-2027%20Multi-Year%20Budget.pdf>

Corporate Services Committee, October 3, 2023, Budweiser Gardens Proposed Expansion – Additional Information and Proposed Amending Agreement

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=103306>

Corporate Services Committee, May 23, 2023, Budweiser Gardens Expansion and Renovation Proposal

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=99328>

1.2 Budweiser Gardens Expansion Project

On May 23, 2023, the Corporate Services Committee received a report regarding a proposed expansion and renovation project for Budweiser Gardens that was brought forward by OVG360. This proposal reflected a \$33.3 million project split into two phases. The intention of the project is to enhance the patron and performer experience at the facility, while also expanding back of house space to address current limitations.

On June 6, 2023, Council directed Civic Administration to report back with further information related to the proposal, prepare an amending agreement to the Participatory Occupancy Lease and provide a source of financing for Phase 1 of the proposed Expansion Project. A follow-up report was provided to the Corporate Services Committee on October 3, 2023 providing the requested information. On October 17, 2023, Council approved the source of financing for Phase 1 of the Project as well as the amending agreement to the Participatory Occupancy Lease.

Due to the more significant municipal contribution required for Phase 2 of the Project, a business case to secure funding for this phase was brought forward and approved as part of the City's 2024-2027 Multi-Year Budget process, with deemed approval of the budget on March 1, 2024.

2.0 Discussion and Considerations

2.1 Memorandum of Understanding (MOU)

While amendments to the Participatory Occupancy Lease have been previously approved which outlined the basic terms of the Expansion Project, this Memorandum of Understanding is required to document the manner of contributions by the partners in the Partnership (OVG360, EllisDon) and the City to the Expansion Project as well as the manner of disbursement of such contributions to pay the project costs.

Significant elements of the MOU intended to safeguard the City's contribution to the Project include:

- The ability for the City to approve the form of fixed price construction contracts to be entered into for the Project;
- The requirement for the City to approve disbursements of funds from the Project bank account;
- The requirement to provide the City with supporting documentation (invoices) for any proposed disbursements.

This MOU is ultimately intended to establish clear expectations between all parties as the Project is constructed.

3.0 Financial Impact/Considerations

The City's total contribution to the Budweiser Gardens Expansion project is \$26.7 million, split between Phase 1 (\$9.0 million) and Phase 2 (\$17.7 million). Funding for both phases has been previously approved as follows:

- Phase 1 was approved by Council on October 17, 2023 with the funding source being debt serviced through the Tourism Infrastructure Reserve Fund; and,
- Phase 2 was approved through the 2024-2027 Multi-Year Budget (Business Case P-43), with funding coming from a combination of a drawdown from the Economic Development Reserve Fund (\$2.0 million), a drawdown from the Tourism Infrastructure Reserve Fund (\$3.0 million) and debt serviced through the Tourism Infrastructure Reserve Fund (\$12.7 million).

Conclusion

This report seeks Council's approval for a Memorandum of Understanding between The Corporation of the City of London, Royal Trust Corporation of Canada as Trustee of the City of London Area Trust, London Civic Centre Limited Partnership, EllisDon Construction Limited and CSLP London LLC (OVG360) outlining the manner of contributions of OVG360, EllisDon and the City to the Budweiser Gardens Expansion Project and the manner of disbursement of such contributions to pay Project costs. This MOU is intended to ensure clear expectations are set between all parties at the outset of the Project.

Submitted by: **Kyle Murray, CPA, CA**
Director, Financial Planning & Business Support

Recommended by: **Anna Lisa Barbon, CPA, CGA**
Deputy City Manager, Finance Supports

Appendix A – By-law for Memorandum of Understanding

Bill No.

By-law No.

A by-law to authorize and approve a Memorandum of Understanding with respect to the Budweiser Gardens Expansion Project and to authorize the Mayor and the City Clerk to execute the Memorandum of Understanding.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

WHEREAS the City owns the land on which the Budweiser Gardens was built and leases the land to the Royal Trust Corporation of Canada, as Trustee for The City of London Arena Trust pursuant to a ground lease dated June 18, 2001 (the “Ground Lease”);

AND WHEREAS the Royal Trust Corporation of Canada, as Trustee for The City of London Arena Trust (the “Landlord”) owns the building (“Budweiser Gardens”) for the term of the Ground Lease;

AND WHEREAS the Landlord, the City and the London Civic Centre Limited Partnership (“LCCLP”) entered into a Participatory Occupancy Lease dated June 20, 2011, as amended by an Amendment to Participatory Occupancy Lease dated May 24, 2017 and as further amended by an Amendment to Participatory Occupancy Lease dated February, 2024 (collectively, the “POL”)

AND WHEREAS in May 2023, LCCLP submitted the Budweiser Gardens Proposed Renovation Plan (the “Budweiser Gardens Expansion Project”) to the City, funding for which was subsequently approved by Council in October 2023 and March 2024;

AND WHEREAS the POL Amendment dated February, 2024 set out the basic commercial and financial terms and conditions for the Budweiser Gardens Expansion Project;

AND WHEREAS the parties desired to further document the manner of contributions of OVG360, EllisDon and the City to the Budweiser Gardens Expansion Project and the manner of disbursements of such contributions to pay the Budweiser Gardens Expansion Project Costs;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Memorandum of Understanding between The Corporation of the City of London, The Royal Trust Corporation of Canada as Trustee of the City of London Area Trust, London Civic Centre Limited Partnership, EllisDon Construction Ltd. and CSLP London LLC (OVG360), attached hereto as Schedule “A”, is hereby authorized and approved.

2. The Mayor and the City Clerk are authorized to execute the Memorandum of Understanding authorized and approved in section 1.

3. This by-law comes into effect on the day it is passed subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Passed in Open Council on June 4, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading -
Second Reading -
Third Reading -

Schedule A – Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT (the “**Agreement**”) made as of the 4th day of June, 2024

A M O N G :

THE ROYAL TRUST CORPORATION OF CANADA, AS TRUSTEE OF THE CITY OF LONDON ARENA TRUST (the “**Landlord**”)

- and -

THE CORPORATION OF THE CITY OF LONDON (the “**City**”)

- and -

LONDON CIVIC CENTRE LIMITED PARTNERSHIP (“LCCLP”)

- and -

ELLISDON CONSTRUCTION LTD. (“EllisDon”)

- and -

CSLP LONDON, LLC (“OVG360”)

each a “**Party**” and collectively the “**Parties**”

WHEREAS the Landlord, LCCLP and the City and certain other parties entered into a Participatory Occupancy Lease dated June 20, 2001, as amended by an Amendment to Participatory Occupancy Lease dated May 24, 2017, and as further amended by an Amendment to Participatory Occupancy Lease dated as of February, 2024 (the “**February 2024 POL Amendment**”) (collectively the “**POL**”);

AND WHEREAS the City owns the Land and leases the Land to the Landlord pursuant to a Ground Lease dated as of June 18, 2001 (the “**Ground Lease**”). Pursuant to the Ground Lease, the Landlord owns the Building for the term of the Ground Lease;

AND WHEREAS pursuant to the POL, the Landlord demised and subleased the Land and leased the Building to LCCLP for a period of forty-nine years and eleven months to facilitate LCCLP’s use, operation and maintenance of the Building, now know as “Budweiser Gardens”;

AND WHEREAS the current partners in LCCLP are London Civic Centre Corporation, as general partner, and EllisDon Construction Ltd. (“**EllisDon**”) and CSLP London, LLC (“**OVG360**”) as limited partners;

AND WHEREAS in May 2023, LCCLP submitted the “Budweiser Gardens Proposed Renovation Plan” (the “**LCCLP Proposal**”) to the City. The LCCLP Proposal described a multi-phase expansion and renovation of Budweiser Gardens (being the “**Expansion Project**” and “Phase 1” of the Expansion Project as defined in the February 2024 POL

Amendment being hereinafter referred to as “**Phase 1**” or the “**Phase 1 Project**”, and “Phase 2” of the Expansion Project as defined in the February 2024 POL Amendment being hereinafter referred to as “**Phase 2**” or the “**Phase 2 Project**”);

AND WHEREAS the February 2024 POL Amendment set out the basic commercial and financial terms and conditions for the Expansion Project;

AND WHEREAS the Parties now desire to further document the manner of contributions of OVG360, EllisDon and the City to the Expansion Project and the manner of disbursement of such contributions to pay Expansion Project Costs (as defined in the February 2024 POL Amendment, and hereinafter referred to as the “**Expansion Project Costs**”).

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties hereto, the Parties agree as follows:

SECTION 1.0 - GENERAL PROVISIONS

- 1.1 Capitalized terms used in this Agreement and not otherwise defined in this Agreement shall have the meaning given to such terms in the POL.
- 1.2 Other than the amendment to the POL which was effected by the February 2024 POL Amendment, to the knowledge of LCCLP and the City, none of the other closing documents entered into on or about June 20, 2001 respecting the lease, sublease, construction, development, use, operation or maintenance of the Building (the “Budweiser Gardens Closing Date Documents”) need to be amended in any material respect in order for the Expansion Project, the Phase 1 Project or the Phase 2 Project to be funded and implemented in the manner contemplated by the February 2024 POL Amendment or this Agreement. In the event that there is any inconsistency or conflict between the terms of this Agreement and the terms of any of the Budweiser Gardens Closing Date Documents, the Parties shall proceed in good faith and reasonably co-operate to amend any of such Budweiser Gardens Closing Date Documents, so that there is no inconsistency or conflict between them and the terms of this Agreement.
- 1.3 This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.

SECTION 2.0 - PHASE 1 PRIVATE SECTOR CONTRIBUTIONS AND PHASE 1 DISTRIBUTIONS

- 2.1 The Parties acknowledge and agree that the respective private sector capital contributions of OVG360 and EllisDon to the Expansion Project Costs for Phase 1 are as follows:

- (a) Contribution by OVG360 – CDN \$5,181,363.00
- (b) Contribution by EllisDon - CDN \$965,537.00

The Phase 1 contributions of OVG 360 and EllisDon are collectively referred to as the “**Phase 1 Private Sector Contributions**”. Subject to Section 6(a) and 6(c) of the February 2024 POL Amendment, the contributions by the City to the Expansion Project Costs for Phase I (the “**Phase I City Contributions**”) will not exceed CDN \$9,000,000.00 plus applicable taxes. The Phase 1 Private Sector Contributions and the Phase 1 City Contributions are collectively referred to as the “**Phase 1 Expansion Project Contributions**”.

- 2.2 The Parties have designated a bank account (the “**Bank Account**”) into which the Phase 1 Private Sector Contributions and the Phase 1 City Contributions shall be deposited in accordance with Section 2.3 and 2.4 hereof.
- 2.3 Notwithstanding anything to the contrary in this Agreement, the Parties agree and acknowledge that OVG360 and EllisDon have contributed, or have caused to be contributed, portions of the Phase 1 Private Sector Contributions to the Bank Account prior to the execution of this Agreement. Such contributions have been mutually agreed to between OVG360 and EllisDon and have been made in proportion to their respective total Phase 1 Private Sector Contributions amounts. The advancement of said funds was to account for design and preconstruction costs incurred prior to execution of this Agreement. Where portions of the Phase 1 Private Sector Contributions have been made prior to the execution of this Agreement, such funds shall be applied toward the amount of the Phase 1 Private Sector Contributions as described in Section 2.1 above and were or shall be used in accordance with Sections 2.6 and 2.7 below. The City acknowledges that the Phase 1 Private Sector Contributions may be made through LCCLP and/or by OVG360 or EllisDon directly.
- 2.4 OVG360 and EllisDon shall pay, or cause to be paid, to the Bank Account the entirety of their remaining portions of the Phase 1 Private Sector Contributions as described in Section 2.1 of this Agreement by wire transfer and the City shall pay to the Bank Account the total amount of the Phase 1 City Contribution by wire transfer on or before the execution of this Agreement unless otherwise mutually agreed to by the Parties.
- 2.5 As set out in Section 5 of the February 2024 POL Amendment, any and all construction contracts entered into for the Phase 1 Project shall be entered into by LCCLP and shall be Fixed Price Construction Contracts and shall be in a form approved by the City.

- 2.6** Subject to this Section 2.6, funds in the Bank Account may only be disbursed for the Phase 1 Project upon the written agreement of both LCCLP and the City. At the time of execution of this Agreement, LCCLP and the City shall each designate a representative for it, who shall be the person to approve any disbursement of monies from the Bank Account on behalf of LCCLP or the City, as the case may be. For clarity, no monies can be distributed from the Bank Account without the written approval, evidenced by signatures, of both representatives (or in the case of deemed approval of the City representative under this Section 2.6, by the written approval, evidenced by signatures, of the representative of LCCLP) and the Bank Account documentation shall include this requirement. LCCLP and the City may replace their designated representative from time to time upon written notice to the other party. LCCLP shall provide the City representative supporting evidence of invoices pertaining to the Phase 1 Project for their review and approval at least three (3) business days in advance of the date that the invoices are to be paid. The City representative shall review said invoices and provide a written response to the LCCLP representative within three (3) business days of receipt. During the three (3) business day period, LCCLP shall respond promptly to any questions raised by the City respecting the invoices or the supporting evidence of invoices, so that the City can provide its written response to LCCLP within the said three (3) business day period. Failure by the City to provide a written response by 18:00h EST within the said three (3) business days shall be deemed written approval by the City representative of the invoice amounts contained therein.
- 2.7** Requests for disbursement of funds from the Bank Account for the Phase 1 Project must be accompanied by invoices and/or other backup documentation supporting the request for such disbursement of funds. Funds may only be disbursed from the Bank Account to fund Phase 1 design, pre-construction, construction and consultant costs incurred pursuant to the terms and conditions of contracts approved by the City pursuant to Section 2.5 hereof and otherwise in compliance with Section 2.6 hereof and this Section 2.7.
- 2.8** Upon payment of the Phase 1 Expansion Project Contributions to the Bank Account, disbursements out of the Bank Account, provided Sections 2.6 and 2.7 hereof are complied with, shall be made on a two-to-one (2:1) basis (that is disbursement shall be on the basis of Two Dollars (\$2.00) of Phase 1 City Contributions for every One Dollar (\$1.00) of Phase 1 Private Sector Contributions until the entirety of the Phase 1 City Contributions have been disbursed), following which disbursements for the remaining Expansion Project Costs for Phase 1 will be made on a one hundred (100%) per cent basis from the Phase 1 Private Section Contributions until the entirety of the Phase 1 Private Sector Contributions have been disbursed. Subject to Sections 6(a) and 6(c) of the February 2024 POL

Amendment, any Expansion Project Costs for Phase 1 in excess of CDN \$15,146,900.00 shall be the sole responsibility of OVG 360 and/or EllisDon.

SECTION 3.0 - PHASE 2 PRIVATE SECTOR CONTRIBUTIONS AND PHASE 2 DISTRIBUTIONS

- 3.1 The Parties acknowledge that Section 9 of the February 2024 POL Amendment applies to the terms of this SECTION 3.0. The Parties agree that until City Council authorizes and approves Phase 2, neither the City nor LCCLP has any obligation to proceed with Phase 2 and none of the City, OVG360 or EllisDon has any responsibility to fund the costs of Phase 2 work. If City Council fails to authorize and approve Phase 2, this SECTION 3.0 and any other terms of this Agreement related to Phase 2 shall be null and void.
- 3.2 The Parties acknowledge and agree that the respective private sector capital contributions of OVG360 and EllisDon to the Expansion Project Costs for Phase 2 are as follows:
- (a) Contribution by OVG360 - CDN \$347,137.00
 - (b) Contribution by EllisDon - CDN \$173,543.00

The Phase 2 contributions of OVG360 and EllisDon are collectively referred to as the “**Phase 2 Private Sector Contributions**”. Subject to Sections 6(b) and 6(c) of the February 2024 POL Amendment, the contributions by the City to the Expansion Project Costs for Phase 2 (the “**Phase 2 City Contributions**”) will not exceed CDN \$17,670,320.00 plus applicable taxes. The Phase 2 Private Sector Contributions and the Phase 2 City Contributions are collectively referred to as the “**Phase 2 Expansion Project Contributions**”.

- 3.3 The Phase 2 Private Sector Contributions and the Phase 2 City Contributions shall be deposited by wire transfer into the Bank Account. For clarity, the Bank Account for Phase 2 may be a separate bank account designated by the Parties specifically for Phase 2.
- 3.4 As set out in Section 5 of the February 2024 POL Amendment, any and all construction contracts entered into for the Phase 2 Project shall be entered into by LCCLP and shall be Fixed Price Construction Contracts and shall be in a form approved by the City.
- 3.5 Subject to this Section 3.5, funds in the Bank Account may only be disbursed for the Phase 2 Project upon the written agreement of both LCCLP and the City. The designated representatives under Section 2.6 of this Agreement, as may be replaced from time to time in accordance with Section 2.6, shall be the persons to approve any disbursement of monies from the Bank Account for the Phase 2 Project on behalf of LCCLP or the City, as the case may be. For clarity, as was the

case for Phase 1, no monies can be distributed from the Bank Account without the written approval, evidenced by signatures, of both representatives (or in the case of deemed approval of the City representative under this Section 3.5, by the written approval, evidenced by signatures, of the representative of LCCLP) and the Bank Account documentation shall include this requirement. LCCLP shall provide the City representative supporting evidence of invoices pertaining to the Phase 2 Project for their review and approval at least three (3) business days in advance of the date that the invoices are to be paid. The City representative shall review said invoices and provide a written response to the LCCLP representative within three (3) business days of receipt. During the three (3) business day period, LCCLP shall respond promptly to any questions raised by the City respecting the invoices or the supporting evidence of the invoices, so that the City can provide its written response to LCCLP within the said three (3) business day period. Failure by the City to provide a written response by 18:00h EST within the said three (3) business days shall be deemed written approval by the City representative of the invoice amounts contained therein.

- 3.6** Requests for disbursement of funds from the Bank Account for the Phase 2 Project must be accompanied by invoices and/or other backup documentation supporting the request for such disbursement of funds. Funds may only be disbursed from the Bank Account to fund Phase 2 design, pre-construction, construction and consultant costs incurred pursuant to the terms and conditions of contracts approved by the City pursuant to Section 3.4 hereof and otherwise in compliance with Section 3.5 hereof and this Section 3.6.
- 3.7** Upon payment of the Phase 2 Expansion Project Contributions to the Bank Account, disbursements out of the Bank Account, provided that Sections 3.5 and 3.6 hereof are complied with, shall be made on a two-to-one (2:1) basis (that is disbursement shall be on the basis of Two Dollars (\$2.00) of Phase 2 City Contributions for every One Dollar (\$1.00) of Phase 2 Private Sector Contributions until the entirety of the Phase 2 Private Sector Contributions have been disbursed), following which disbursements for the remaining Expansion Project Costs for Phase 2 will be made on a one hundred (100%) per cent basis from the Phase 2 City Contributions until the entirety of the Phase 2 City Contributions have been disbursed. Subject to Sections 6(b) and 6(c) of the February 2024 POL Amendment, any Expansion Project Costs for Phase 2 in excess of CDN \$18,191,000.00 shall be the sole responsibility of OVG 360 and/or EllisDon.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement as of the date first set forth above.

**ROYAL TRUST CORPORATION OF CANADA, AS
TRUSTEE OF THE CITY OF LONDON ARENA
TRUST**

By: _____
Name:
Title:

By: _____
Name:
Title:

**LONDON CIVIC CENTRE LIMITED PARTNERSHIP
by its General Partner, LONDON CIVIC CENTRE
CORPORATION**

By: _____
Name:
Title:

By: _____
Name:
Title:

THE CORPORATION OF THE CITY OF LONDON

By: _____
Name:
Title:

By: _____
Name:
Title:

ELLISDON CONSTRUCTION LTD.

By: _____
Name:
Title:

By: _____
Name:
Title:

CSLP LONDON, LLC

By: _____
Name:
Title:

By: _____
Name:
Title:

Public Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager
Environment and Infrastructure

Subject: Expropriation of Lands - Wellington Gateway Project
Clark's Bridge Civil Works

Date: May 27, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, approval **BE GIVEN** to the expropriation of land as may be required for the Wellington Gateway Project, and that the following actions **BE TAKEN** in connection therewith:

- a) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority, for the approval to expropriate the land required for the Wellington Gateway project Clark's Bridge Civil Works;
- b) the Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the *Expropriations Act*;
- c) the Corporation of the City of London forward to the Chief Inquiry Officer any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and
- d) the attached Bylaw (Schedule "B") **BE INTRODUCED** at the Council meeting on June 4, 2024 to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

Executive Summary

The purpose of this report is to seek Municipal Council approval for the expropriation of lands required by The Corporation of the City of London for the Wellington Gateway project Clark's Bridge Civil Works.

Multiple property needs have been identified to accommodate the project design and legal possession is required prior to advancing utility work and awarding the construction contract.

Five (5) properties remain outstanding. Realty Services will continue to negotiate with the outstanding property owners in parallel the expropriation process.

Linkage to the Corporate Strategic Plan

The following report supports the Strategic Plan through the strategic focus area of Building a Sustainable City by building new transportation infrastructure as London grows. The improvements to this corridor will enhance safe and provide convenient mobility choices for transit, automobiles, pedestrians and cyclists.

1.0 Background Information

1.1 Previous Reports Related to this Matter

- Civic Works Committee – June 19, 2012 – London 2030 Transportation Master Plan;
- Civic Works Committee – July 21, 2014 – Rapid Transit Corridors Environmental Assessment Study Appointment of Consulting Engineer;
- Strategic Priorities and Policy Committee – July 24, 2017 – Rapid Transit Master Plan and Business Case;
- Strategic Priorities and Policy Committee – April 23, 2018 – Bus Rapid Transit Environmental Assessment Initiative;
- Civic Works Committee – March 14, 2019 – History of London’s Rapid Transit Initiative; and
- Strategic Priorities and Policy Committee – March 25, 2019 – Investing in Canada Infrastructure Program, Public Transit Stream, Transportation Projects for Submission;
- Strategic Priorities and Policy Committee – October 28, 2019 – Investing in Canada Infrastructure Program, Public Transit Infrastructure Stream, Approved Projects;
- Civic Works Committee – January 7, 2020 – Downtown Loop and Municipal Infrastructure Improvements Appointment of Consulting Engineer
- Civic Works Committee – August 11, 2020 – East London Link Transit and Municipal Infrastructure Improvements – Appointment of Consulting Engineer
- Civic Works Committee – August 11, 2020 – Wellington Gateway Transit and Municipal Infrastructure Improvements – Appointment of Consulting Engineer
- Corporate Services Committee – November 28, 2022 – Expropriation of Lands – Wellington Gateway Project Phase 1
- Corporate Services Committee – April 23, 2023 – Expropriation of Lands – Wellington Gateway Project Phase 1
- Corporate Services Committee – April 23, 2023 – Expropriation of Lands – Wellington Gateway Project Phase 1
- Corporate Services Committee – May 23, 2023 – Expropriation of Lands – Wellington Gateway Project Phase 3&4
- Corporate Services Committee – July 25, 2023 – Expropriation of Lands – Wellington Gateway Project Phase 3 & 4
- Corporate Services Committee – July 25, 2023 – Expropriation of Lands – Wellington Gateway Project Phase 3 & 4

2.0 Discussion and Considerations

2.1 Background

The Wellington Gateway Project will revitalize approximately six kilometres of key arterial road between Downtown and Highway 401. The project will widen Wellington Road to add continuous transit-only lanes. The goal is to improve traffic capacity and increase transit frequency and reliability while also addressing necessary underground work, including replacing aging sewers and underground infrastructure.

The project has received Provincial approval of the Environmental Assessment (EA) which identified requirements for property acquisitions.

The full limits of the Wellington Gateway project are Figure 1 below.

Figure 1: Wellington Gateway project limits

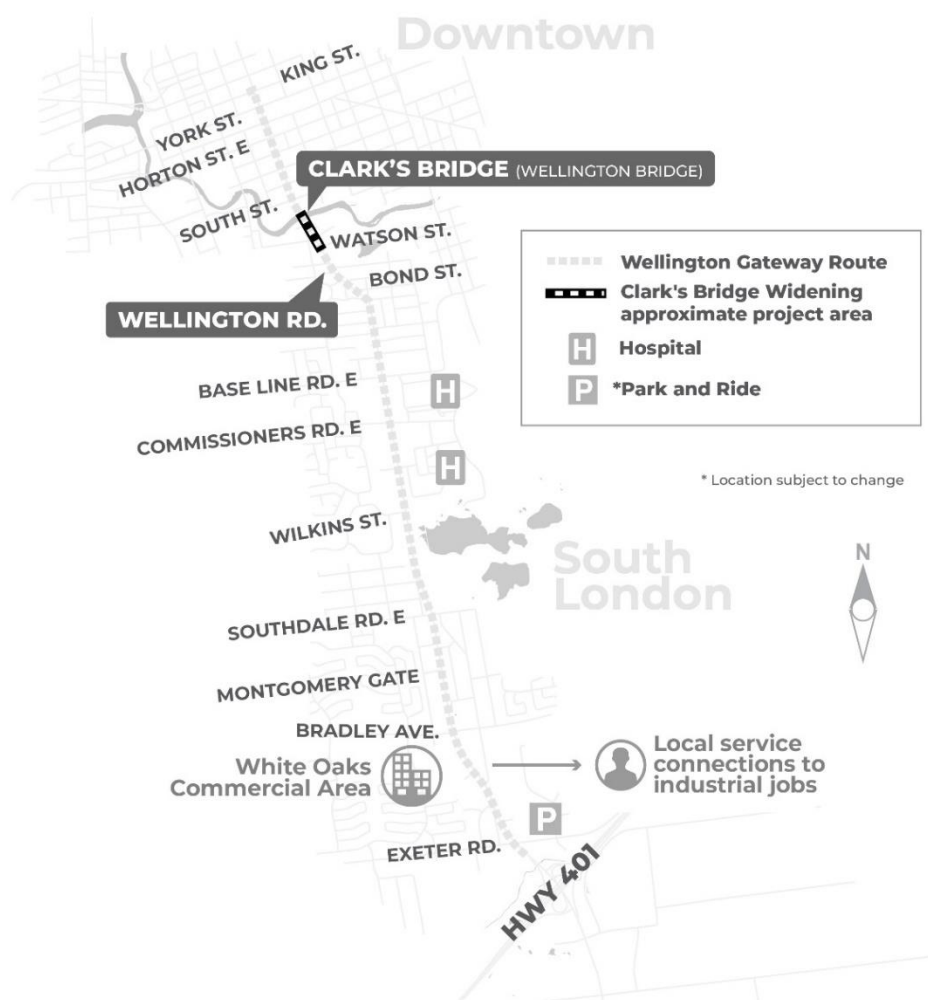


Due to the growing use of these roads and developments in the area, combined with operational needs to improve safety and support for all travel modes, the Wellington Gateway Project was identified as a priority to deliver a critical component of London’s rapid transit system, a central component of London’s land use and transportation policy while also addressing necessary underground work, including replacing aging sewers and underground infrastructure.

2.2 Anticipated Construction Timeline

The Wellington Gateway Project is planned for construction from 2023 and 2027 with a phased approach as shown above in Figure 1. The second phase of Wellington Gateway construction will rebuild Wellington Road from Wilkins Street to Grand Avenue. The portion of Phase 2 Civil Works from Grand Avenue to Watson Street is being advanced at this time for 2025 construction as part of the Clark’s Bridge construction contract as depicted in the Figure 2 below.

Figure 2: Limits of Clark’s Bridge Construction contract including Civil Works to Watson Street



Construction is subject to property acquisition and other approvals. Some utility relocations and tree removals will be completed prior to capital construction.

Negotiations with all property owners have been ongoing since Fall of 2023 and there are five properties outstanding. As legal possession of all property requirements will be needed to commence utility work and construct the 2025 civil works identified in the Clark’s Bridge contract, the expropriation of all outstanding property is necessary.

Realty Services continues to negotiate with the outstanding property owners in parallel with the Council approval to proceed with the expropriation process to meet the project construction timelines.

Location Maps and legal descriptions of outstanding property requirements are included as Schedule A.

3.0 Financial Implications and Considerations

3.1 Compensation for Land Acquisition

Impacted property owner’s compensation is protected through the expropriation legislation and Council Property Acquisition Policy. If negotiated property compensation settlements can not be achieved on an amicable basis, the compensation may be arbitrated through the Ontario Land Tribunal.

There is budget available for Wellington Gateway land acquisition costs.

Conclusion

Construction of Wellington Gateway Clark's Bridge Civil Works is scheduled for 2025, subject to property acquisition and other approvals. Property acquisitions need to be secured prior to commencing advance utility work and this component of the Clark's Bridge construction contract.

Commencement of the expropriation process is recommended at this time to ensure project timelines are achieved.

Realty Services will continue to negotiate with the outstanding property owners in parallel with the expropriation process.

Prepared by: Bryan Baar, Manager II, Realty Services

Submitted by: Bill Warner, AACI, Director, Realty Services

Concurred by: Jennie Dann, P. Eng., Director, Construction and Infrastructure Services

Recommended by: Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager, Environment and Infrastructure

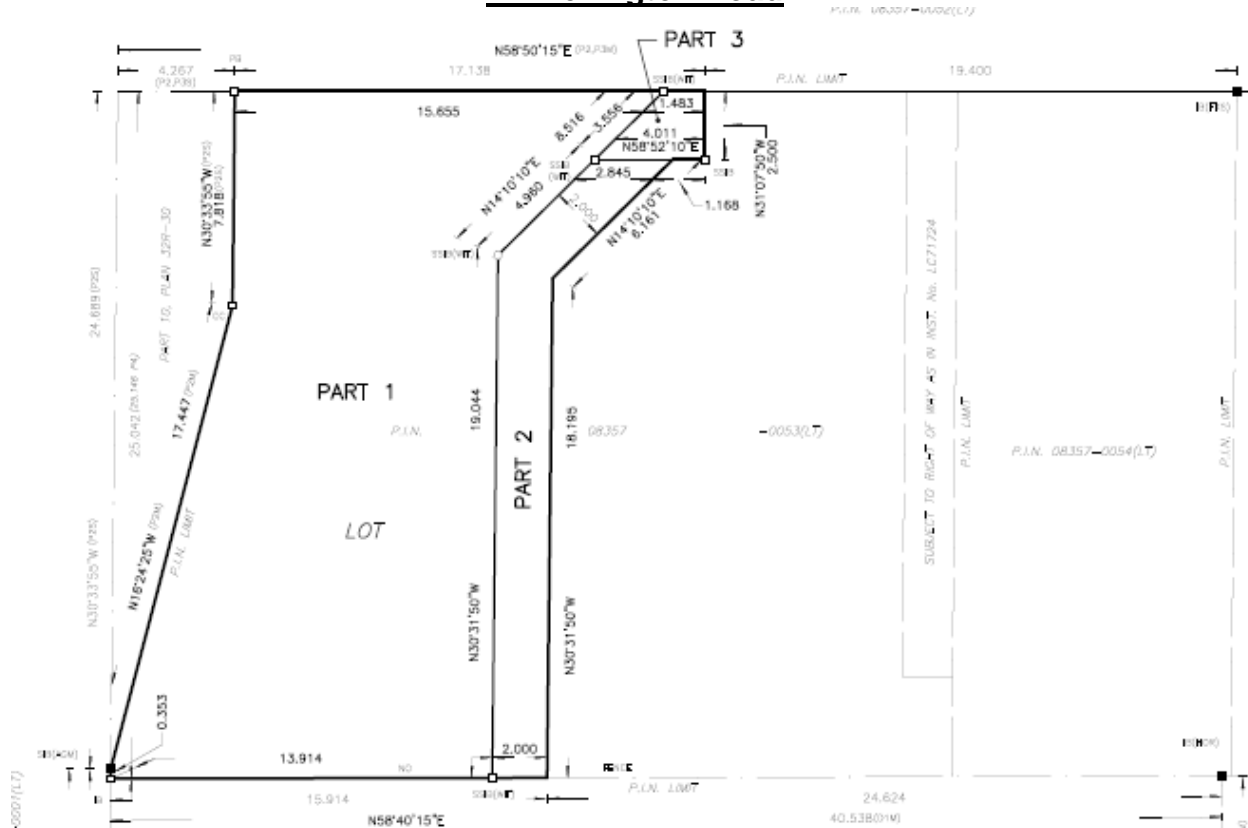
May 16, 2024

Schedule A - Location Maps and Legal Descriptions



PARCEL 1

22 Wellington Road



Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Parts 1, 2, and 3 on Plan 33R-21868 being part of PIN 08357-0053(LT)

Fee Simple:

Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-21868 being part of PIN 08357-0053(LT)

Limited Interest (Temporary Easement):

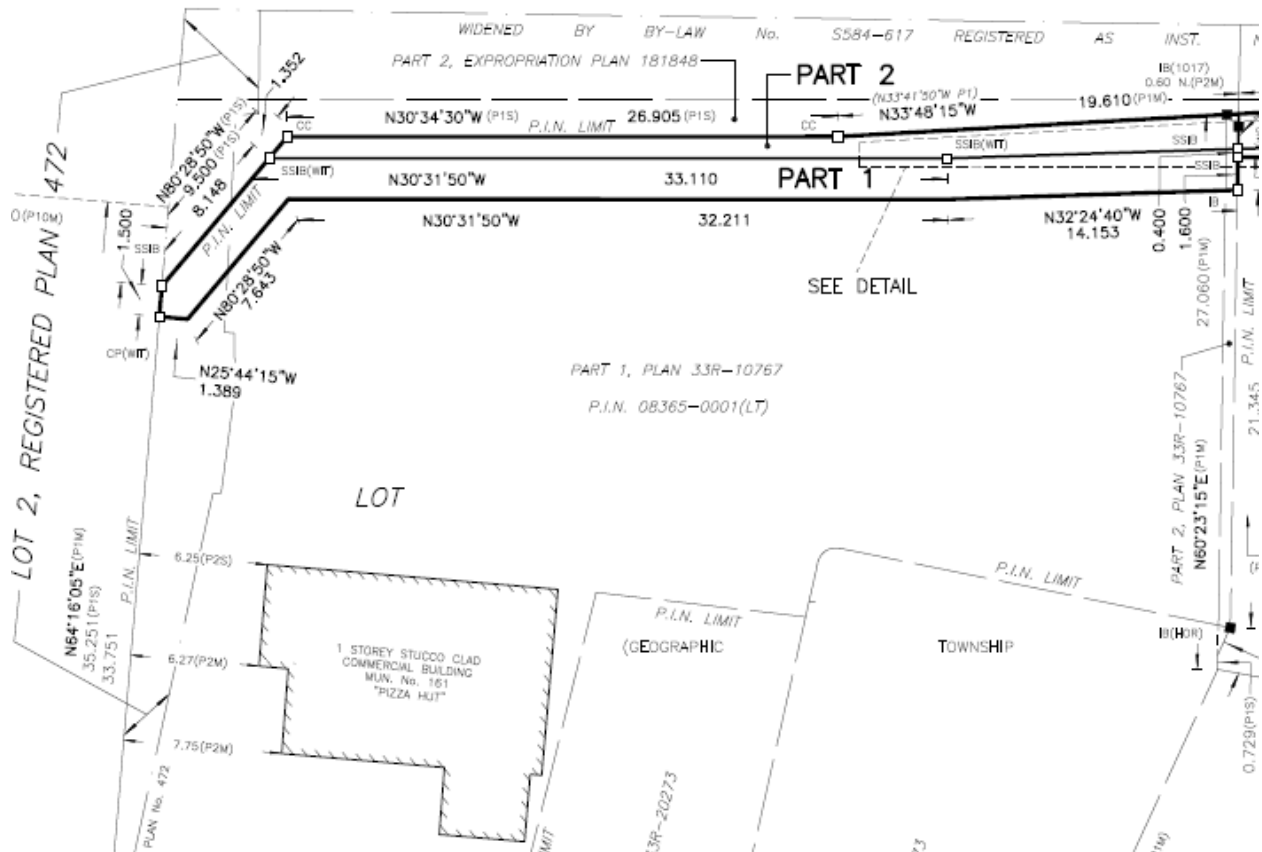
Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-21868 being part of PIN 08357-0053(LT)

Limited Interest (Permanent Easement):

Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-21868 being part of PIN 08357-0053(LT)

PARCEL 2

161 Grand Avenue



Part of Lot 2, Plan 472 in the City of London, County of Middlesex, designated as Parts 1 and 2 on Plan 33R-21870 being part of PIN 08365-0001(LT)

Fee Simple:

Part of Lot 2, Plan 472 in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-21870 being part of PIN 08365-0001(LT)

Limited Interest (Temporary Easement):

Part of Lot 2, Plan 472 in the City of London, County of Middlesex, designated as Parts 1 on Plan 33R-21870 being part of PIN 08365-0001(LT)

PARCEL 3

57 Wellington Road



Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Parts 3 and 4 on Plan 33R-21870 being part of PIN 08365-0005(LT)

Fee Simple:

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-21870 being part of PIN 08365-0005(LT)

Limited Interest (Temporary Easement):

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-21870 being part of PIN 08365-0005(LT)

PARCEL 4

63 Wellington Road



Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Parts 5 and 6 on Plan 33R-21870 being part of PIN 08365-0008(LT)

Fee Simple:

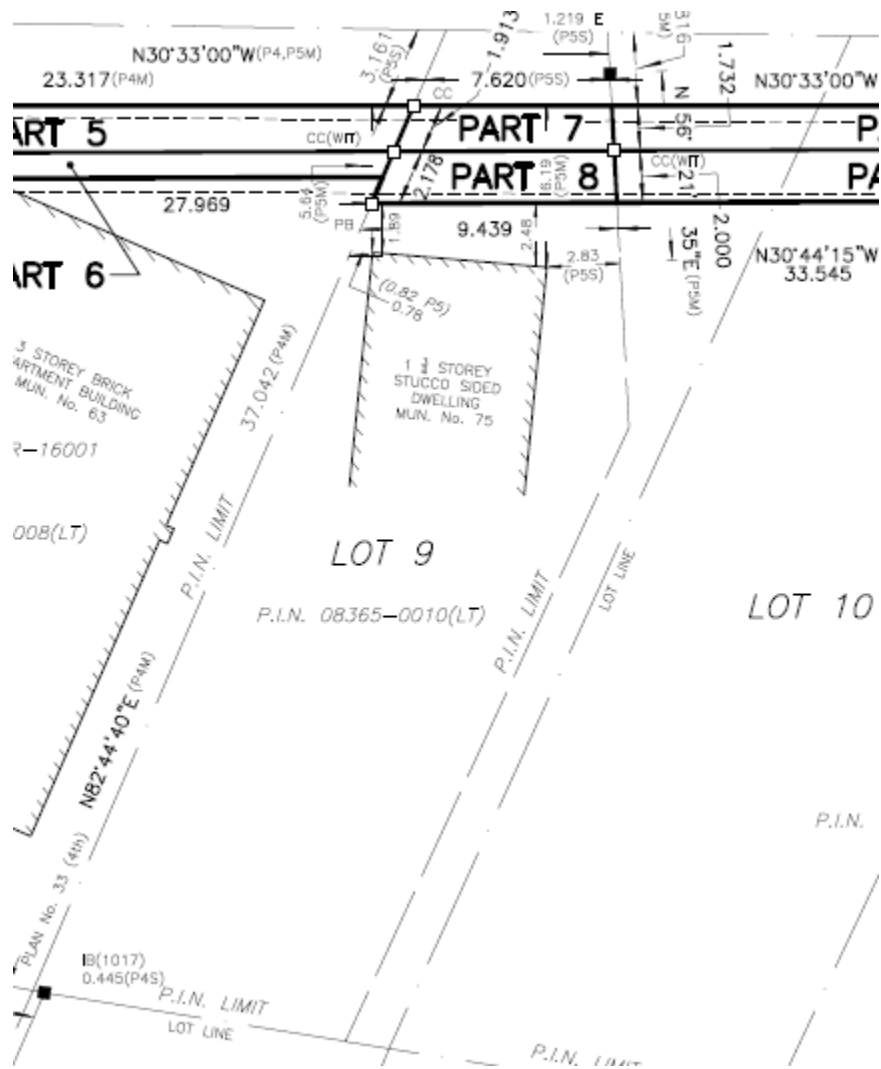
Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 5 on Plan 33R-21870 being part of PIN 08365-0008(LT)

Limited Interest (Temporary Easement):

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-21870 being part of PIN 08365-0008(LT)

PARCEL 5

75 Wellington Road



Part of Lot 9, Plan 33 (4th) in the City of London, County of Middlesex, designated as Parts 7 and 8 on Plan 33R-21870 being part of PIN 08365-0010(LT)

Fee Simple:

Part of Lot 9, Plan 33 (4th) in the City of London, County of Middlesex, designated as Part 7 on Plan 33R-21870 being part of PIN 08365-0010(LT)

Limited Interest (Temporary Easement):

Part of Lot 9, Plan 33 (4th) in the City of London, County of Middlesex, designated as Part 8 on Plan 33R-21870 being part of PIN 08365-0010(LT)

Schedule B - By-law

Bill No.
2021

By-law No. L.S.P.-

A By-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Wellington Gateway Project Clark's Bridge Civil Works.

WHEREAS The Corporation of the City of London has made application to the Council of The Corporation of the City of London for approval to expropriate lands for the Wellington Gateway Project Clark's Bridge Civil Works;

THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An application be made by The Corporation of the City of London as Expropriating Authority, to the Council of The Corporation of the City of London as approving authority, for approval to expropriate lands for the Wellington Gateway Project Clark's Bridge Civil Works; which land is more particularly described in attached Appendix "A" of this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Chief Enquiry Officer, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on

Josh Morgan, Mayor

Michael Schulthess, City Clerk

First Reading
Second Reading
Third Reading

APPENDIX "A"

To By-law L.S.P.-_____

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE WELLINGTON GATEWAY PROJECT

Fee Simple:

22 Wellington Road

Parcel 1:
Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-21868 being part of PIN 08357-0053(LT)

161 Grand Avenue

Parcel 2:
Part of Lot 2, Plan 472 in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-21870 being part of PIN 08365-0001(LT)

57 Wellington Road

Parcel 3:
Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-21870 being part of PIN 08365-0005(LT)

63 Wellington Road

Parcel 4:
Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 5 on Plan 33R-21870 being part of PIN 08365-0008(LT)

75 Wellington Road

Parcel 5:
Part of Lot 9, Plan 33 (4th) in the City of London, County of Middlesex, designated as Part 7 on Plan 33R-21870 being part of PIN 08365-0010(LT)

Limited Interest (Temporary Easement):

22 Wellington Road

Parcel 1:
Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-21868 being part of PIN 08357-0053(LT)

161 Grand Avenue

Parcel 2:
Part of Lot 2, Plan 472 in the City of London, County of Middlesex, designated as Parts 1 on Plan 33R-21870 being part of PIN 08365-0001(LT)

57 Wellington Road

Parcel 3:

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-21870 being part of PIN 08365-0005(LT)

63 Wellington Road

Parcel 4:

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-21870 being part of PIN 08365-0008(LT)

75 Wellington Road

Parcel 5:

Part of Lot 9, Plan 33 (4th) in the City of London, County of Middlesex, designated as Part 8 on Plan 33R-21870 being part of PIN 08365-0010(LT)

Limited Interest (Permanent Easement):

22 Wellington Road

Parcel 1:

Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-21868 being part of PIN 08357-0053(LT)

APPENDIX "B"

To By-law L.S.P.-_____

EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26

NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND
Expropriations Act

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Parts 1, 2, and 3 on Plan 33R-21868 being part of PIN 08357-0053(LT); Part of Lot 2, Plan 472 in the City of London, County of Middlesex, designated as Parts 1 and 2 on Plan 33R-21870 being part of PIN 08365-0001(LT); Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Parts 3 and 4 on Plan 33R-21870 being part of PIN 08365-0005(LT); Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Parts 5 and 6 on Plan 33R-21870 being part of PIN 08365-0008(LT); Part of Lot 9, Plan 33 (4th) in the City of London, County of Middlesex, designated as Parts 7 and 8 on Plan 33R-21870 being part of PIN 08365-0010(LT) for the purpose of the Wellington Gateway Project.

NOTICE IS HEREBY GIVEN that application has been made for approval to expropriate the following lands described as follows:

Fee Simple:

22 Wellington

Parcel 1:

Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-21868 being part of PIN 08357-0053(LT)

161 Grand Avenue

Parcel 2:

Part of Lot 2, Plan 472 in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-21870 being part of PIN 08365-0001(LT)

57 Wellington Road

Parcel 3:

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-21870 being part of PIN 08365-0005(LT)

63 Wellington Road

Parcel 4:

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 5 on Plan 33R-21870 being part of PIN 08365-0008(LT)

75 Wellington Road

Parcel 5:

Part of Lot 9, Plan 33 (4th) in the City of London, County of Middlesex, designated as Part 7 on Plan 33R-21870 being part of PIN 08365-0010(LT)

Limited Interest (Temporary Easement):

22 Wellington Road

Parcel 1:

Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-21868 being part of PIN 08357-0053(LT)

161 Grand Avenue

Parcel 2:

Part of Lot 2, Plan 472 in the City of London, County of Middlesex, designated as Parts 1 on Plan 33R-21870 being part of PIN 08365-0001(LT)

57 Wellington Road

Parcel 3:

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-21870 being part of PIN 08365-0005(LT)

63 Wellington Road

Parcel 4:

Part of Lot 25, Broken Front Concession (Geographic Township of Westminster), in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-21870 being part of PIN 08365-0008(LT)

75 Wellington Road

Parcel 5:

Part of Lot 9, Plan 33 (4th) in the City of London, County of Middlesex, designated as Part 8 on Plan 33R-21870 being part of PIN 08365-0010(LT)

Limited Interest (Permanent Easement):

22 Wellington Road

Parcel 1:

Part of Lot 18, Plan 11 (4th) in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-21868 being part of PIN 08357-0053(LT)

Any owner of land in respect of which notice is given who desires an inquiry into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;
- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London
City Hall
300 Dufferin Avenue
P.O. Box 5035
London ON N6A 4L9

The expropriating authority is:

THE CORPORATION OF THE CITY OF LONDON

MICHAEL SCHULTHESS
CITY CLERK

Notes:

1. The *Expropriations Act, R.S.O. 1990, c. E.26*, provides that:
 - (a) where an inquiry is requested, it shall be conducted by an Inquiry Officer appointed by the Attorney General;
 - (b) the Inquiry Officer,
 - i) shall give every party to the inquiry an opportunity to present evidence and argument and to examine and cross-examine witnesses, either personally or by his counsel or agent, and
 - ii) may recommend to the approving authority that a party to the inquiry be paid a fixed amount for his costs of the inquiry not to exceed \$200 and the approving authority may in its discretion order the expropriating authority to pay such costs forthwith.

2. "Owner" and "Registered Owner" are defined in the *Act* as follows:

"Owner" includes a mortgagee, tenant, execution creditor, a person entitled to a limited estate or interest in land, a guardian of property, and a guardian, executor, administrator or trustee in whom land is vested;

"Registered Owner" means an owner of land whose interest in the land is defined and whose name is specified in an instrument in the proper land registry or sheriff's office, and includes a person shown as a tenant of land on the last revised assessment roll;

3. The Expropriating Authority, each owner who notifies the approving authority that he desires a hearing in respect of the lands intended to be expropriated and any owner added as a party by the inquiry officer are parties to the inquiry.

This notice first published on the _____ day of _____, 2024.

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee
From: Anna Lisa Barbon, Deputy City Manager, Finance Supports
Subject: Development Charge Alternative Payment Agreement
Amendments
Date: May 27, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, the following action be taken:

- a) The attached proposed by-law (Appendix “A”) **BE INTRODUCED** at the Municipal Council meeting to be held on June 4, 2024 to amend By-law No. A.-7956-84, as amended, being “A by-law to approve and authorize a Development Charges Alternative Payment Agreement template to provide for the alternative payment of Development Charges for developments that qualify for deferred Development Charge payments made under Section 27 of the Development Charges Act, 1997 S.O. 1997, c. 27, as amended; and to delegate the authority to enter into such Agreements to the City Treasurer or delegate”, to repeal and replace Schedule “1” to the by-law.

Executive Summary

The purpose of this report is to recommend changes to the Council approved Alternative Payment Agreement (APA) template, which provides applicants that are required to defer a development charge (DC) over six annual installments under the Development Charges Act (DCA), the option to pay at an earlier point in time. Currently, the only APA option available is payment at building permit issuance.

This report recommends amending the APA template to add two additional payment options, which are at building occupancy and one year after building occupancy. These changes are recommended based on experience gained to-date and feedback received from the development and building industry.

Linkage to the Corporate Strategic Plan

This report supports the 2023-2027 Strategic Plan for the City of London through the Climate Action and Sustainable Growth and Economic Growth, Culture, and Prosperity strategic areas of focus by ensuring infrastructure is built to support future development.

Analysis

1.0 Background Information

Since 2019, the DCA has gone through some significant legislative changes, including amendments to the timing of when DCs are calculated, paid and to provide for certain development types to pay DCs over an extended period of time. More specifically, rental housing that is not non-profit and certain Institutional developments are required to pay DCs in 6 annual instalments.

Section 27 of the DCA allows municipalities to enter into agreements with a person who is required to pay a DC either before or after it would otherwise be payable. In order to provide greater flexibility for developments subject to deferred DC payments, the City has an APA where DCs can be paid at building permit issuance (the same time as non-deferred developments).

Through experience gained to-date and through feedback received from the development and building industry, civic administration is recommending adding two additional APA options:

1. Payment in full at building occupancy; and,
2. Payment in full one year after building occupancy.

These additional APA options have been incorporated into section 3 of the APA template.

Maintaining the APA option at building permit issuance will provide developments subject to deferred payment with enhanced flexibility to determine if their financial projections and funding would be better served by paying DCs through installments or paying the full cost of DCs upfront. However, adding the two additional payment options may provide an even greater degree of flexibility. More specifically, these additional payment options will benefit some DC ratepayers by alleviating cashflow constraints created due to the timing of construction mortgages that are not transferred to the Canada Mortgage and Housing Corporation (CMHC) until building occupancy. Also, the rental housing revenue stream does not start until after building occupancy.

Section 6 of the agreement has been added to allow for the municipality to collect any remaining amounts owing plus interest. This section is now required to ensure a collection mechanism for APA options beyond permit issuance.

Section 7 of the agreement addressing interest on the amount of DCs owing before the due date is also recommended to be changed. Since the APA provides for payment options that are not prescribed in the DCA, the reference to the section of the DCA that addresses interest is not relevant. Rather, the language in the section has been simplified to state the interest rate and the interest period that will be applied.

The methodology that will be applied by civic administration for the purposes of establishing an interest rate in the APA will be based on the lowest average prime rate from major Canadian banks plus 1% for the respective interest period, noting that the interest rate will be adjusted on January 1, April 1, July 1 and October 1. Interest will be applied and calculated using the lowest rate in effect at any point during the frozen DC period. If the frozen DC period has lapsed, then the interest rate will be the average prime rate from major Canadian banks plus 1% in effect at building permit issuance.

2.0 Financial Impact/Considerations

There are no direct financial expenditures associated with this report.

Conclusion

The DCA allows for municipalities to enter into agreements with a person who is required to pay a DC either before or after it would otherwise be payable. The City currently has an APA in place with a payment option at building permit issuance. This report recommends adding two additional payment options, at building occupancy and one year after building occupancy, to provide DC ratepayers with additional flexibility.

Prepared & Submitted by: Jason Senese, CPA, CGA, MBA
Director, Capital Assets and Projects

Recommended by: Anna Lisa Barbon, CPA, CGA
Deputy City Manager, Finance Supports

APPENDIX 'A'

Bill No.
2024

By-Law No.

A by-law to amend By-Law No. A.-7956-84, as amended, being a by-law “to approve and authorize a Development Charges Alternative Payment Agreement template to provide for the alternative payment of Development Charges for developments that qualify for deferred Development Charge payments made under Section 27 of the Development Charges Act, 1997 S.O. 1997, c. 27, as amended; and to delegate the authority to enter into such Agreements to the City Treasurer or delegate” to repeal and replace Schedule 1

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS sections 8, 9 and 10 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorize a municipality to pass by-laws necessary or desirable for municipal purposes and, in particular, paragraph 3 of subsection 10(2) authorizes by-laws respecting the financial management of the municipality;

AND WHEREAS section 23. 1 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorizes a municipality to delegate its authority;

AND WHEREAS subsection 23.2(2) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorizes a municipality to delegate quasi-judicial powers under the *Municipal Act, 2001* to an individual who is an officer, employee, or agent of the municipality;

AND WHEREAS the Municipal Council of The Corporation of the City of London deems it appropriate to pass a by-law to delegate an alternative payment agreement template for developments that qualify for deferred Development Charge payments made under Section 27 of the *Development Charges Act, 1997* S.O. 1997, c.27, as amended;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law No. A.-7956-84, as amended, is hereby amended by repealing and replacing Schedule “1” with the new attached Schedule “1”.
2. The City Treasurer, or delegate, is hereby authorized to enter into and execute Development Charges Alternative Payment Agreements authorized and approved in section 1 above.

3. This by-law comes into force on the day it is passed.

PASSED in Open Council on February June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading –
Second Reading –
Third Reading –

SCHEDULE 1

**DEVELOPMENT CHARGES ALTERNATIVE PAYMENT
AGREEMENT**

THIS AGREEMENT made this day of , 20xx.

BETWEEN:

APPLICANT NAME

(hereinafter referred to as the "Applicant")

-and-

THE CORPORATION OF THE CITY OF LONDON

(hereinafter referred to as the "City")

WHEREAS the Applicant has represented to the City that the lands described in Schedule "A" hereto (the "Lands") are owned by it;

AND WHEREAS pursuant to the City's Development Charge By-law, a development charge is payable by the Applicant to the City for 'Rental Housing that is not non-profit in 6 annual instalments / certain Institutional Development in 6 annual instalments';

AND WHEREAS the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended provides that a municipality may enter into an agreement with persons who are required to pay a development charge, to authorize that all or a portion of the development charge be paid before or after it would otherwise be payable;

NOW THEREFORE IN CONSIDERATION OF the foregoing, the parties agree as follows:

RECITALS

1. The Recitals are confirmed by the Applicant and the City (the "Parties") to be correct and to constitute the basis for this Agreement.

REQUEST TO ADVANCE PAYMENT OF DEVELOPMENT CHARGE

2. The Applicant acknowledges its obligation to pay a development charge in accordance with Section 26 of the *Development Charges Act, 1997*, as amended. The Applicant has requested that it be permitted, pursuant to Section 27 of the *Development Charges Act, 1997*, as amended, to pay the development charge for the ‘Rental Housing that is not non-profit / Institutional development’ before it would otherwise be payable.

“DUE DATE” FOR PAYMENT PURSUANT TO THIS AGREEMENT

3. The Applicant hereby covenants and agrees to pay the applicable development charge to the City with interest OR without interest, on MM DD YYYY (the “Due Date”), which is on or prior to the date of initial permit issuance for the development OR the date the building is first occupied and the first annual DC instalment would otherwise be payable OR the one year anniversary from the date the building is first occupied and the second annual DC instalment would otherwise be payable [executed agreement will contain only one of the above scenarios and this explanation and the alternatives will be deleted].

ANTICIPATED DEVELOPMENT CHARGE

4. The anticipated amount of the development charge payable by the Applicant has been calculated on the basis of the following information:

Type	Units / m2 of Gross Floor Area (A)	Development Charges Rate (B)	Development Charges Payable (A) * (B)
Single & Semi-Detached			
Multiples / Row Housing			
Apartments < 2 Bedrooms			
Apartments >= 2 Bedrooms			
Institutional			
Credits			
Exemptions / Discounts			
Interest Charge			
TOTAL			

TIMING OF DEVELOPMENT CHARGE CALCULATION

5. The actual amount of the development charge will be determined on the basis of prevailing rates and rules in accordance with Section 26 of the *Development Charges Act, 1997*, as amended. If, before any building permit is issued, the City's Development Charge By-law is amended or is repealed and replaced or the information set out above is revised, the applicable development charge will be revised to reflect these changes and the Parties agree that this Agreement will apply to that revised information and amount. Once any building permit has been issued, the amount of the applicable development charge shall be calculated in accordance with Section 26 of the *Development Charges Act, 1997*, as amended.

COLLECTION OF CHARGES

6. The Applicant acknowledges that if any amount owing to the City under this Agreement remains unpaid after the Due Date, the City may, in addition to any other rights it may have, add the unpaid amount plus applicable interest to the tax roll for the Lands, without notice, and collect such amount in the same manner as property tax.

INTEREST

7. The Applicant agrees to pay interest to the City at the rate of ____% on the amount of the development charge for the period noted below:
 - I. Date of complete application received to date of initial permit issuance,
OR
 - II. Date of complete application received to date the building is first occupied,
OR
 - III. Date of complete application received to one year anniversary from the date the building is first occupied, OR
 - IV. Date of first building permit issuance to date the building is first occupied,
OR
 - V. Date of first building permit issuance to one year anniversary from the date the building is first occupied.

NOTICE

8. Any notices required or permitted to be given pursuant to the terms of this Agreement shall be given in writing sent by prepaid registered post, addressed in the case of notice given by the City, to:

City Clerk
The Corporation of the City of London
P.O. Box 5035
300 Dufferin Avenue
London, ON N6A 4L9

And in the case of notice given by the Applicant, to:

Applicant Name
Applicant Address

WARRANTY

9. The Applicant represents and warrants to the City as follows:

9.1. The Applicant is a corporation validly subsisting under the laws of Ontario and has full corporate power and capacity to enter in this Agreement; and

9.2. All necessary corporate action has been taken by the Applicant to authorize the execution and delivery of this Agreement.

BINDING ON SUCCESSORS

10. It is agreed by and between the Parties hereto that this Agreement shall be enforceable by and against the Parties hereto, their heirs, executors, administrators, successors and assigns and that the Agreement and all the covenants by the Applicant herein contained shall run with the Lands for the benefit of the City.

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their corporate seals duly attested by the hands of their proper signing officers in that behalf.

SIGNED, SEALED AND
DELIVERED

)
) APPLICANT NAME
)
) _____ c/s
) Name:
) Title:
) I have authority to bind the corporation.
)
)
) THE CORPORATION OF THE CITY OF
) LONDON
)
) _____
) City Treasurer or Delegate

SCHEDULE "A"

DESCRIPTION OF "LANDS"

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Subject: 2024 Reserve and Reserve Fund Monitoring and Housekeeping Report

Date: May 27, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken:

- a) the 2024 Reserve and Reserve Fund Monitoring and Housekeeping Report **BE RECEIVED** for information; and
- b) the reserve fund by-laws attached as “Appendix C” **BE INTRODUCED** at the Municipal Council meeting to be held on June 4, 2024.

Executive Summary

This report was prepared to provide an update regarding the City’s reserve and reserve fund portfolio, in accordance with the reporting requirements of the Reserve and Reserve Fund Policy. This report provides an overview of each fund including its intended use, current balance and associated targets. This report also seeks Council approval for by-law updates that govern the respective reserve funds, where required.

Linkage to the Corporate Strategic Plan

Council’s 2023 to 2027 Strategic Plan for the City of London identifies “Well-Run City” as one of eight strategic areas of focus. This report supports this strategic area of focus via the outcome “Londoners experience good stewardship, exceptional and valued service” which includes maintaining London’s finances in a transparent, sustainable and well-planned manner, incorporating intergenerational equity, affordability and environmental, social, and governance considerations.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter:

Strategic Priorities and Policy Committee, October 10, 2023, Agenda Item #2.1, City of London Strategic Financial Framework <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=103646>

Corporate Services Committee, September 11, 2023, Agenda Item #2.1, Contingencies/Stabilization and Risk Management Reserve Fund Rationalization Report <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=102348>

Corporate Services Committee, September 11, 2023, Agenda Item #2.2, Capital Asset Growth Reserve Fund Rationalization Report <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=102347>

Corporate Services Committee, June 20, 2022, Agenda Item #2.2, Special Projects and New Initiatives Reserve Fund Rationalization Report <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=93234>

Corporate Services Committee, September 8, 2020, Agenda Item #2.1, Capital Asset Renewal and Replacement Reserve Fund Rationalization Report <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=74168>

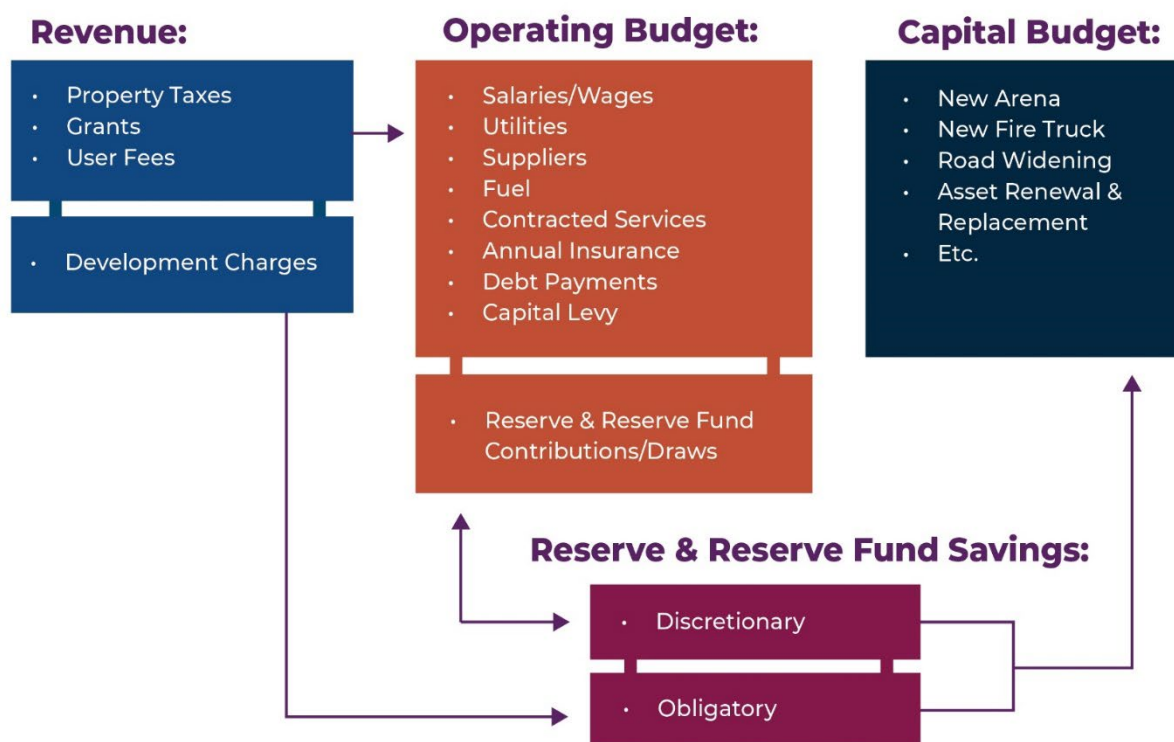
Corporate Services Committee, September 25, 2018, Agenda Item #2.2, Reserves Rationalization Report <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=50269>

Corporate Services Committee, July 17, 2018, Agenda Item #2.4, Reserve and Reserve Fund Policy Report <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=47669>

1.2 Reserves and Reserve Funds Overview

Reserves and reserve funds are an important element of the City’s financial management as they allow the City to set aside funds (savings) for known and unknown future events. Examples of future events include but are not limited to; provisions for the replacement and rehabilitation of existing assets, funds for new capital assets (growth or service improvement), funding long term contingencies and potential liabilities, and providing a buffer for anticipated and unanticipated expenditures (social or economic investment opportunities) or loss of revenues beyond the control of the City (changes in senior government funding).

Reserves and reserve funds also play an important role in the City’s budgeting process. The following diagram illustrates how reserves and reserve funds are connected to the various components of the City’s budget.



The potential consequences of not having adequate reserve and reserve fund levels are:

- **Increased cost of short-term borrowing** – A lack of sufficient reserves and reserve funds available to meet operational needs may require the City to potentially seek short term financing from external sources at an increased cost to the City.
- **Loss of Aaa credit rating** – Moody’s, the City’s credit rating agency, has outlined that maintaining reserve and reserve fund levels assist the City in achieving its credit rating. A drop in this rating would increase the overall cost of borrowing resulting in a direct impact to the City’s budget.
- **Reduced capital plan** – Reserve and reserve fund balances assist in financing the capital plan of the City. A reduction in balances would require the City to reduce the capital plan, if all else remained equal.

- **Inability to invest in strategic priorities** – A lack of sufficient reserves and reserve funds may lead to missed opportunities to spur economic and social growth beneficial to the long-term success of the City’s various internal services and external community partners.
- **Improper intergenerational equity** – By not setting aside funds now to pay for costs that are going to occur in the future (examples include unfunded liabilities and capital asset renewal and replacement), the burden to pay is passed to future generations who did not receive the benefits associated with the cost.

The above noted purposes and potential consequences associated with reserves and reserve funds highlight the importance of regular review to assess the adequacy of reserve and reserve fund balances and the appropriateness of tax supported and non-tax supported contributions and draws. These financial planning exercises ensure the City’s reserve and reserve fund portfolio is justified and supports the objectives of:

- Minimizing fluctuations in taxes,
- Reducing tax supported debt,
- Assisting the City in achieving a strong credit rating,
- Investing in capital infrastructure,
- Achieving Strategic Plan priorities, and
- Supporting intergenerational equity.

For clarity, the City defines reserves and reserve funds as follows:

Reserve: An appropriation from net revenue and/or cost savings at the discretion of Council, after the provision for all known expenditures. Reserves have no reference to any specific asset and do not require the physical segregation of money or assets as in the case of a reserve fund. Council may set up reserves for any purpose for which they have the authority to spend money and they are generally used to mitigate the impact of fluctuations in operating or capital costs and revenues. Currently, the City maintains two property tax supported reserves (Operating Budget Contingency Reserve and Operating Efficiency, Effectiveness and Economy Reserve) to mitigate budgetary fluctuations.

Reserve Fund: Funds that have been set aside by a by-law of the City. As a result, reserve funds are either “discretionary”, being those set up by Council or “obligatory”, being those set up by virtue of senior government statute or agreement. The use of reserve funds is restricted to a specific purpose. Reserve fund balances are segregated from general cash balances managed by the City. Like reserves, Council may set up reserve funds for any purpose for which they have the authority to spend money. For the tax supported budget, the City maintains many reserve funds, examples include - City Facilities Reserve Fund, Economic Development Reserve Fund, Unfunded Liability Reserve Fund, etc.

The following chart outlines the various categories of reserves and reserve funds maintained by the City of London:

Classification	Type	Description
Obligatory	City Services	City Services reserve funds are legislated by the Development Charges (DC) Act, 1997, as amended; a separate reserve fund exists for each service upon which a DC is levied; contributions fund future growth-related projects.
Obligatory	Canada Community-Building Fund	Canada Community-Building Fund Reserve Fund is maintained under the Agreement for Transfer of Federal Gas Tax Revenues under the New Deal for Cities and Communities between Canada-Ontario-AMO-City of Toronto made as of June 17, 2005.

Classification	Type	Description
Obligatory	Parkland	Parkland Reserve Fund is legislated by the Planning Act, R.S.O. 1990, as amended; monies standing in the reserve fund represent contributions from developers for payments in lieu of providing parkland and the reserve fund is restricted to supporting related park or other recreational purposes.
Discretionary	Capital Asset Renewal and Replacement	Established to provide funding for the repair and maintenance of existing City assets to ensure city-owned assets do not deteriorate over time.
Discretionary	Capital Asset Growth	Established to provide funding to new capital initiatives while allowing the City to stabilize the cost of purchasing major capital assets by spreading the cost over multiple years.
Discretionary	Special Projects and New Initiatives	Planned savings within the budget to fund projects or expenses either identified at the time the reserve or reserve fund is set-up or after, which allows the City to save for planned or unanticipated projects or expenses that may arise and do not have another funding source.
Discretionary	Contingencies / Stabilization and Risk Management	Designed to fund future obligations which are based on calculated estimates and to mitigate unforeseen events or one-time unanticipated revenue losses and expenses.

1.3 Linkage to Strategic Financial Framework

The City of London’s Strategic Financial Framework outlines financial principles and practices that govern the long-term financial management of the Corporation. Included in the Framework are core financial principles with respect to Reserve Fund Management, including:

Ensure that reserves and reserve funds are kept at an adequate level to ensure the Corporation maintains sufficient liquidity for current and future obligations.

Reserves and reserve funds represent important savings for future planned or unplanned events. In most cases, reserves and reserve funds are maintained for very specific, defined purposes, noting however that the City does maintain some funds that have broader applicability. Civic Administration regularly monitors contributions, drawdowns and investment income for the City’s various reserves and reserve funds to ensure that sufficient balances are maintained to fulfill the future obligations of the reserve or reserve fund, in accordance with the defined mandate of that fund. It is important to note that, while some reserves or reserve funds may hold what appears to be a significant balance, in most cases those funds are earmarked for a specific purpose. As such, future uncommitted reserve and reserve fund balances (net of approved and forecasted commitments) are often a more relevant consideration than simply the total amount in a particular reserve or reserve fund at any given time.

Target balances will be established and monitored for all reserves and reserve funds (with limited exceptions).

For most reserves and reserve funds, the City will establish a long-term target balance for the fund, considering the nature, characteristics and anticipated future requirements of the fund. These target balances will be established by the City Treasurer under the authority outlined in the Reserve and Reserve Fund Policy. The targets will be regularly communicated through a variety of materials, including reserve & reserve fund rationalization reports, budget materials, etc.

It should be noted that maximum target balances may not be appropriate for some reserves and reserve funds. For example, some reserve funds are used to hold funding received from non-property tax supported sources (e.g. user fees, funding from other levels of government, etc.). In these cases, it may not be appropriate to establish an upper cap on the reserve or reserve fund. Instead, a lower threshold may be established (e.g. “balance not to fall below \$0”) in these instances.

It is also important to note that reserve and reserve fund target balances need to be considered from a long-term perspective. Due to the inherent nature of fluctuating contributions to and drawdowns from reserves and reserve funds, their balances will naturally increase and decrease over time. Balances may fall below target, just as they may climb above target, from year-to-year. However, the longer-term trends relative to the target balances remains the more important consideration when reviewing the sufficiency of the fund’s balance. As such, a reserve fund dropping below, or climbing above, its target balance will not automatically necessitate an immediate action (e.g. adjusted contribution, transfer between funds, etc.).

Reserve and reserve fund holdings will be reviewed regularly to ensure they continue to meet their intended purpose and that the target balances established remain appropriate.

Civic Administration is committed to regularly reviewing all reserves and reserve funds to ensure they continue to meet the intended purpose of the fund, are reflective of the associated service area’s needs and that the target balance remains appropriate based on current and anticipated requirements. The results of these reviews will generally be communicated through periodic reserve and reserve fund “rationalization” reports to committee and Council.

As previously mentioned, the use of reserves and reserve funds are an important tool that helps maintain the City’s Aaa credit rating. The City’s credit rating agency, Moody’s, consistently refers to the levels of debt and liquidity (primarily in the form of reserves and reserve funds) as primary contributing factors to the City’s credit rating.

1.4 Reserve and Reserve Fund Rationalization

Over the course of 2018 to 2023, Civic Administration undertook a reserve and reserve rationalization exercise for all categories of the City’s reserve and reserve fund portfolio. This process, the results of which were outlined in a series of five reports to Council (links included in section 1.1 above), was intended to assess the ongoing need for the City’s various reserves and reserve funds, create new and terminate old funds where required, consolidate funds where appropriate and ensure consistent administrative processes for the management of reserves and reserve funds to the extent possible. This process also established target balances for most of the City’s reserves and reserve funds. The outcome of this work is reflected in the current City of London reserve and reserve fund portfolio and is the foundation for the ongoing maintenance, monitoring and management of the City’s suite of reserves and reserve funds. With the rationalization process now complete, Civic Administration intends to prepare annual Reserve and Reserve Fund Monitoring and Housekeeping reports to provide regular updates on the reserve and reserve fund portfolio.

The purpose of this report is to provide information regarding the current holdings of the City’s reserve and reserve fund portfolio, provide an overview of each fund including its intended use, report on targets, tax supported contributions and balances of the funds, and receive Council approval for by-law updates that govern said funds, where required.

2.0 Discussion and Considerations

2.1 Reserve and Reserve Fund Monitoring

A full list of the current reserves and reserve funds and their forecasted 2024 uncommitted balances as at March 31, 2024 is provided in Appendix A.

Appendix A also provides a summary of the City’s discretionary reserve and reserve fund targets. It further includes the City’s obligatory Canada Community-Building Fund (formerly Federal Gas Tax) reserve fund as this is the only obligatory reserve fund held by the City that does not have its own separate statutory reporting. Public reporting of the CCBF funds is conducted annually by AMO. The City Services (Development Charges) and Parkland reserve fund reports are separate agenda items.

The Reserve and Reserve Fund Policy delegates the authority for setting reserve and reserve fund targets to the City Treasurer or designate, with the requirement that targets are reported to Council periodically.

Currently Civic Administration has established 48 targets for its discretionary reserves and reserve funds that encompass 51 funds. Some of these targets encompass multiple funds, e.g. the tax supported Capital Asset Renewal and Replacement RF target covers 20 reserve funds in aggregate. The table below illustrates a very high-level picture of the status of the City’s holdings relative to their respective target balances after the adoption of the 2024-2027 Multi-Year Budget. For a more detailed breakdown by reserve/reserve fund, please refer to Appendix A.

	Number of Reserve / Reserve Fund Targets	Total Amount Above / (Below) Target ¹
Number of Balances Below Target	15	(\$330,829,567)
Number of Balances at or Above Target	7	\$23,351,562
Number of Balances with “Balance not to be Reduced Below Zero” Target	26	N/A

1. This is calculated based upon the forecasted uncommitted balance in the funds as of March 31, 2024

It is important to note that target balances are viewed with a long-term perspective and that, despite being below target on many reserves and reserve funds, significant short-term action is not necessarily warranted provided that the City continues to work towards achieving reserve and reserve fund targets over time. A similar long-term perspective is employed for those reserves and reserve funds that are currently at or above target; it is important to assess long-term trends to determine whether any adjustments are warranted.

Civic Administration is not recommending any changes to reserve or reserve fund targets at this time. All reserves and reserve funds will continue to be regularly reviewed ensuring that the financial resources contained within each fund are being utilized for their intended purpose and that the target balance justification and amount remain appropriate. Adjustments to the target balances may be considered in the future.

2.2 Impacts of the 2024-2027 Multi-Year Budget

The 2024-2027 Multi-Year Budget was the first significant opportunity to adjust for the economic realities coming out of the global pandemic. During budget development, Civic Administration made considerable effort to work within existing financing that was established during the 2020-2023 Multi-Year Budget to fund the base capital plan in the 2024-2027 Multi-Year Budget. With the addition of approved business cases, the impacts on the City’s savings (reserve / reserve funds) are material.

The table below (presented in thousands) illustrates the cumulative impact of tax supported contributions to the discretionary funds, and the associated drawdowns from those funds.

Reserve Fund Category	2024	2025	2026	2027
Total Tax Supported Contributions to Funds	\$91,236	\$97,341	\$99,525	\$101,139

Total Drawdowns from Tax Supported Funds	\$212,820	\$93,788	\$101,105	\$82,892
Net Impact to Funds - Increase / (Decrease)	(\$121,584)	\$3,553	(\$1,580)	\$18,247
Four-Year Total				(\$101,364)

The City is forecasted to drawdown \$101 million more than it will contribute to its savings over the four-year budget period. This leads to reserve fund balances drifting further from their targets, which warrants close monitoring and consideration when making future financial decisions.

2020-2023 MYB vs 2024-2027 MYB Comparison

Notwithstanding the fact that the economic circumstances surrounding the creation of the 2020 MYB and the 2024 MYB were drastically different, the 2024-2027 MYB includes significantly increased reliance on reserve funds than was witnessed in the 2020-2023 MYB period. Part of this is borne out of sheer necessity to help manage the property tax and utility rate impacts of the post-pandemic world that we are still experiencing in many respects. The table below (millions) illustrates some key differences between the last two multi-year budgets.

Reserve Fund Impacts	2020-2023 MYB + Budget Updates	2024-2027 MYB	Increase / (Decrease)	Increase / (Decrease) %
Tax Supported Contributions	\$285M	\$389M	\$104M¹	36%
RF Budgeted Drawdowns Operating	(\$36M)	(\$45M)	\$9M	25%
RF Budgeted Drawdowns Capital	(\$237M)	(\$446M)	\$209M	88%
Total Drawdowns	(\$273M)	(\$491M)	\$218M	80%
Increase/(Decrease) to RF Balances	\$12M	(\$102M)	\$114M	

***Subject to Rounding**

Note 1: *The increase in the 2024-2027 MYB tax supported contributions is associated with approximately \$60M of additions through business cases.*

Tax supported contributions increased by 36%, where drawdowns from the funds increased by 80%, this indicates a change from a position of saving to a position of investing.

2.3 Reserve and Reserve Fund Housekeeping and By-Law Updates

This report also recommends updates to several reserve fund by-laws, and the creation of new reserve funds identified via the 2024-2027 Multi-Year Budget (Climate Change Reserve Fund, Development Charges Exemptions Reserve Funds).

Appendix B provides a summary of the updates required to the impacted by-laws.

Appendix C provides the full updated by-laws to be enacted as a result of the recommendations of this report.

Conclusion

The City's reserve and reserve funds are an important element of the City's long-term Strategic Financial Framework and a key component of the City's financial stability. This report presents an update on the current reserve and reserve fund portfolio and requests approval for several updates to reserve fund by-laws to ensure the reserve and reserve fund portfolio is kept current.

Prepared by: Ken Clarke, CPA, MBA, Manager II, Accounting and Reporting, Financial Planning and Policy

Reviewed by: Jason Davies, CPA, CMA, Manager III, Financial Planning and Policy

Submitted by: Kyle Murray, CPA, CA, Director, Financial Planning and Business Support

Recommended by: Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Cc: Ian Collins – Director, Financial Services

APPENDIX A – RESERVES / RESERVE FUNDS FORECASTED UNCOMMITTED BALANCES AND TARGET BALANCES

Obligatory Reserve Funds

Fulsome updates of the **Parkland Reserve Fund** and the **City Services (Development Charges) Reserve Funds** are presented to Council annually in accordance with applicable legislation that governs these funds. These reports are typically provided to the Corporate Services Committee in mid to late May depending on the Committee meeting calendar.

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Canada Community- Building Fund	The Canada Community-Building Fund Reserve Fund is maintained under the Agreement for Transfer of Federal Gas Tax Revenues under the New Deal for Cities and Communities between Canada-Ontario-AMO-City of Toronto made as of June 17, 2005.	17,294,310 ¹	N/A	N/A

¹ Balance in this reserve fund is forecasted to be drawn down and used in the City’s capital plan over the mid-term for budgeted, CCBF eligible, capital projects. This balance represents a fluctuation simply due to the timing of this report.

Capital Asset Growth Reserves / Reserve Funds

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
DC Incentive Program – Property Tax Supported	<p>The monies standing in the Fund shall be used by The Corporation of the City of London (the “Corporation”) to fund the Obligatory City Services Reserve Fund(s) with amounts equal to the development charges incented so that required infrastructure projects, when started later, can be funded through the City Services Reserve Fund.</p> <p>Target: Target balance range is a minimum of 1 year and maximum of 3 years of average annual incentives paid (over the immediately preceding 3-year period). Updated every four years with the Multi-Year Budget.</p>	\$16,127,954 ²	\$6,500,000 to \$19,550,000	\$9,627,954
Industrial Land	The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the purpose of acquisition and servicing industrial land including funding industrial land debt charges.	\$8,037,175	Balance not to be reduced below \$0	N/A
Industrial Oversizing – General	<p>The monies standing in the Funds shall be expended, pledged or applied only for the purpose of:</p> <p>(a) the payment of authorized claims for oversizing of services for industrial developments, in accordance with the adopted policies of the Municipal Council; and</p> <p>(b) the construction and major repairs of sewer, water and other municipal works servicing industrial developments, or for the purpose of financing any part thereof.</p>	\$1,689,623	Amount of remaining debt obligations (currently \$330,000)	1,359,623

² Balance in this reserve fund, and the associated target, are significant due to the generally unknown amount and timing of DC incentives. This reserve fund represents the entirety of the City’s savings to address multiple Council approved development charges incentive programs; residential, affordable housing, institutional, industrial.

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
	<p>Note: This reserve fund is a candidate for future termination once the existing debt obligations of the fund are repaid in 2024. Any remaining balance would be transferred to the Industrial Land Reserve Fund.</p>			
Industrial Oversizing – Sewer	<p>The monies standing in the Funds shall be expended, pledged or applied only for the purpose of:</p> <p>(a) the payment of authorized claims for oversizing of services for industrial developments, in accordance with the adopted policies of the Municipal Council; and</p> <p>(b) the construction and major repairs of sewer, water and other municipal works servicing industrial developments, or for the purpose of financing any part thereof.</p> <p>Note: This reserve fund is a candidate for future termination once the existing debt obligations from the general fund are repaid in 2024. Any remaining balance would be transferred to the Sewage Works Renewal Reserve Fund.</p>	\$1,852,085	Balance not to be reduced below \$0	N/A
Industrial Oversizing – Water	<p>The monies standing in the Funds shall be expended, pledged or applied only for the purpose of:</p> <p>(a) the payment of authorized claims for oversizing of services for industrial developments, in accordance with the adopted policies of the Municipal Council; and</p> <p>(b) the construction and major repairs of sewer, water and other municipal works servicing industrial developments, or for the purpose of financing any part thereof.</p> <p>Note: This reserve fund is a candidate for future termination once the existing debt obligations from the general fund are repaid in 2024. There is no balance or commitments remaining in this RF.</p>	\$0	Balance not to be reduced below \$0	N/A

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Industrial DC Incentive Program Water	<p>The monies standing in the Fund shall be used by The Corporation of the City of London (the ‘Corporation’) to fund the City Services Reserve Fund with amounts equal to the development charges incented so that these development projects, when started later, can be funded through the City Services Reserve Fund.</p> <p>Target: Target balance range is a minimum of 1 year and maximum of 3 years of average annual incentives paid (over the immediately preceding 3-year period). Updated every four years with the Multi-Year Budget.</p>	\$4,851,056 ³	\$600,000 to \$1,800,000	\$4,251,056
Industrial DC Incentive Program Wastewater	<p>The monies standing in the Fund shall be used by The Corporation of the City of London (the ‘Corporation’) to fund the City Services Reserve Fund with amounts equal to the development charges incented so that these development projects, when started later, can be funded through the City Services Reserve Fund.</p> <p>Target: Target balance range is a minimum of 1 year and maximum of 3 years of average annual incentives paid (over the immediately preceding 3-year period). Updated every four years with the Multi-Year Budget.</p>	\$2,108,059 ³	\$3,450,000 to \$10,300,000	(\$1,341,941)

³ Balance in this reserve fund, and the associated target, are significant due to the generally unknown amount and timing of DC incentives.

Capital Asset Renewal and Replacement Reserves / Reserve Funds

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Property Tax Supported Capital Asset Renewal and Replacement (CARR) RFs ⁴	A category of reserve funds established to provide funding for the repair and maintenance of existing City assets to ensure city-owned assets do not deteriorate over time. Target: Set at one year average of the 10-year 2024-2033 Lifecycle Renewal Budget as set from the 2024-2027 MYB.	\$104,876,322	\$146,888,998	(\$42,012,676)
Sewage Works Renewal	This reserve fund was established to provide a source of funds to be expended, pledged or applied only for the construction and major repair and maintenance of sewage works. Target: Set at one year average of the WWT 10-year 2024-2033 Lifecycle Renewal Budget as set from the 2024-2027 MYB.	\$33,257,018	\$71,940,985	(\$38,683,967)
Water Works Renewal	This reserve fund was established to set aside funds designated for the purpose of constructing waterworks facilities. Target: Set at one year average of the Water 10-year 2024-2033 Lifecycle Renewal Budget as set from the 2024-2027 MYB.	\$27,108,222	\$53,549,636	(\$26,441,414)

⁴ This category of twenty (20) funds is covered by one tax supported reserve fund target as discussed in the Corporate Services Committee report dated, September 8, 2020, Agenda Item #2.1, Capital Asset Renewal and Replacement Reserve Fund Rationalization Report.

Special Projects and New Initiatives Reserves / Reserve Funds

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Affordable Housing	<p>The monies standing in the Fund shall be used by The Corporation of the City of London to provide for:</p> <ul style="list-style-type: none"> a. Municipal incentives for new affordable housing development programs such as capital grants, funds to offset cost of development charges and building permit fees, additional rent supplement and property tax incentives. b. Capital funding support for not-for-profit housing providers, private sector housing providers, the City of London and partnerships between not-for-profit housing providers, private sector organizations, the City of London for the development of housing for low income and special needs households. c. The cost of acquiring land and property in advance of projected housing needs; including provision for any operating costs associated with maintaining the subject land and property until the future housing use is determined. Proceeds from the sale of any land acquired via this reserve fund for the purposes of housing needs shall be recontributed to this fund. 	\$11,372,311	Balance not to be reduced below \$0	N/A
Animal Services	The monies standing in the Fund shall be used by The Corporation of the City of London to provide for animal care and control programs and initiatives including but not limited to; the cost of construction of new off-leash dog parks, the maintenance of existing off-leash dog parks, etc.	\$269,225	Balance not to be reduced below \$0	N/A
Automated Enforcement	The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of the Red-Light Camera Program, Automated Speed Enforcement Program and other road safety initiatives.	\$8,011,943	Balance not to be reduced below \$0	N/A
Child Care and Early Childhood Development	The monies standing in the Fund shall be used by The Corporation of the City of London as the service system manager responsible for the prescribed services as mandated under the Child Care and Early Years Act to provide for the development of sustainable	\$5,130,137	Balance not to be reduced below \$0	N/A

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
	child care and early childhood development services through investments in local priorities that address unmet child care service needs in the geographic area of the City of London and the County of Middlesex.			
Civic Investment	The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the costs of projects identified in the "Downtown Millennium Plan" adopted by the Municipal Council on March 1, 1999, such costs to include capital budget related expenditures for projects identified in the said Plan, operating budget related expenditures for projects identified in the said Plan and the costs of servicing debt for capital projects identified in the said Plan when such projects are financed by the issuing of debentures by the City of London.	\$532,630	Balance not to be reduced below \$0	N/A
Community Improvement Program	<p>The monies standing in the Fund shall be used by the Corporation of the City of London for Municipal Council adopted financial incentive programs available in Community Improvement Project Areas approved pursuant to Section 28 of the Planning Act.</p> <p>Note: Unpredictable nature of the CIP Grant program expenditure timing necessitates a minimum balance be maintained in the fund. Upper limit established to ensure flexibility but maintain affordability and guide future reviews of the City's tax supported reserve fund contributions.</p> <p>Funds exceeding the upper limit of the target balance to be transferred to the Economic Development Reserve Fund; conversely the Economic Development Reserve Fund may be drawn upon in the event of insufficient funds in this Reserve Fund.</p> <p>Target: Target balance range of a minimum of 3 years and maximum of 5 years of average annual expenditures (over the immediately preceding 5-year period). Updated every four years with the Multi-Year Budget.</p>	\$4,261,306	\$5,400,000 to \$9,000,000	(\$1,138,694)

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Community Investment	The monies standing in the Fund shall be used by The Corporation of the City of London (the "Corporation") to fund: <ul style="list-style-type: none"> i. One-time initiatives/projects; or ii. Initiatives/projects that require a temporary source of financing not to exceed four years. Should Council choose to deliver an initiative/project on a permanent basis, transition plans must identify permanent sources of financing to commence no later than the fifth year. 	\$355,918 ⁵	Balance not to be reduced below \$0.	N/A
Cultural Prosperity	The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the implementation of London's Cultural Prosperity Plan and applicable policies including but not limited to; municipal heritage, culture, art, and inclusion initiatives including activities, events, programs, and assets.	\$1,545,946	Balance not to be reduced below \$0	N/A
Dearness Home Gift	The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of Dearness Home operations, or as otherwise stipulated by donor agreements.	\$771,535	Balance not to be reduced below \$0	N/A
Economic Development	The monies standing in the Fund shall be used by The Corporation of the City of London to fund initiatives/projects that support economic development, including but not limited to creation of long-term employment, within the City of London as well as Municipal Council's approved Strategic Plan as follows: <ul style="list-style-type: none"> a. One-time initiatives/projects; or b. Initiatives/projects that require a temporary source of financing not to exceed four years. Should Municipal Council choose to deliver an initiative/project on a permanent basis, transition plans must identify permanent sources of financing to commence no later than the fifth year. 	\$4,816,681	\$22,600,000 to \$37,700,000	(\$17,783,319)

⁵ This balance does not reflect year-end activity that made a significant contribution to this reserve fund in April 2024.

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
	Target: Target balance range of a minimum of 3 years and maximum of 5 years of average annual expenditures (over the immediately preceding 5-year period). Updated every four years with the Multi-Year Budget.			
Golf Course	The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the development and redevelopment of golf courses owned and operated by The Corporation of the City of London and for the acquisition and replacement of vehicles and equipment required for the operation of said golf courses.	\$1,698,883	Balance not to be reduced below \$0	N/A
Horton Street Environmental	The monies standing in the Fund shall be used by The Corporation of the City of London for the purposes of investigation, remediation, restoration and any other related costs with respect to the coal tar affected lands held by the City of London. Note: <i>The balance in this RF is 100% committed to future remediation of the coal tar affected lands so the actual balance is displayed here for target comparative purposes.</i> Target: Estimated cost of investigation, remediation and restoration of the coal tar affected lands, adjusted for inflation from the Residential Building Construction Price Index.	\$84,144,104 (Actual)	\$138,530,000 to \$178,110,000	(\$54,385,896)
Housing Support Services (Rent Bank Program and Thaw Program)	Funds from the Housing Support Services (Rent Bank Program and THAW Program) Reserve Fund will be spent on the Rent Bank Program and The Heat and Warmth (THAW) Program. Note: <i>This reserve fund is a candidate for future termination once the potential future use of the provincial funding held in this fund is determined.</i>	\$562,515	Balance not to be reduced below \$0	N/A
Land Acquisition	The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the following: a. The cost of acquiring land and property in advance of projected need; and	\$10,727,613	\$25,000,000	(\$14,272,387)

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
	<p>b. For the operating costs associated with maintaining the land and property until the future use of the land and property is determined by Municipal Council.</p> <p>Target: The target balance is set at \$ 25 million, to provide flexibility to address strategic priorities with due consideration given to the current supply of available land, competitiveness of the real estate market and appreciation of land prices, etc.</p>			
Municipal Affordable Homeownership Revolving Loan	<p>The monies standing in the Fund shall be used by The Corporation of the City of London (the "Corporation") for the purpose of providing loans under an affordable housing program (AHP) to eligible purchasers with repayment of such loans to be made over a period of 15 years.</p> <p>Note: <i>This reserve fund is a candidate for future termination once the potential future use of the provincial funding held in this fund is determined.</i></p>	\$2,882,694	Balance not to be reduced below \$0	N/A
Municipal Election	<p>The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of municipal elections.</p> <p>Target: The target balance has been established at one and a half times the cost of the most recent municipal election.</p>	\$3,430,949	\$2,700,000	\$730,949
Social Housing	<p>The monies standing in the Fund shall be used by The Corporation of the City of London to provide for major capital repairs and upgrades to maintain existing social housing units managed by non-profit and co-op housing providers.</p>	\$4,286,375	Balance not to be reduced below \$0	N/A
Social Services	<p>The monies standing in the Fund shall be used by The Corporation of the City of London for local priorities that address unmet human services needs in London through initiatives that support employment, homelessness, health, life stabilization, social services improvements and that supplement outcomes mandated under the Ontario Works program.</p>	\$1,633,869	Balance not to be reduced below \$0	N/A

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Tourism Infrastructure	The monies standing in the Fund shall be used by The Corporation of the City of London to fund tourism related infrastructure projects of the City and its related agencies, boards or commissions, including but not limited to; creating or improving venue capacity and sustainability, and leveraging private sector and other government capital investment.	\$7,312,253 ⁶	Balance not to be reduced below \$0	N/A
Sump Pump, Sewage Ejector and Storm PDC Grant Program	The monies standing in the Fund shall be used by The Corporation of the City of London to fund the Grant Program for Sump Pump, Sewage Ejector, and Storm Private Drain Connection or other mechanisms or capital works to fund protection from basement flooding, once the balance of the capital project for the current year has been exhausted. Target: Set at the maximum amount allowed in the Reserve Fund as per the by-law, excess funds are to be transferred into the Sewage Works Reserve Fund.	\$517,500	\$500,000	\$17,500
Lead Service Extension Replacement Loan Program	The monies standing in the Fund shall be used by the Corporation of the City of London to provide financial assistance in the form of loans to property owners under the terms of the Lead Service Extension Replacement Loan Program.	\$126,165	Balance not to be reduced below \$0	N/A
Water Customer Assistance	The monies standing in the Fund shall be used by The Corporation of the City of London for the Customer Assistance Program; including but not limited to the Crisis Support Program, the Crisis Prevention Program, the Leak Allowance Program. Note: Contributions to be reviewed if balance reaches \$1 million.	\$789,127	Balance not to be reduced below \$0	N/A

⁶ This balance does not include future year commitments made through the 2024 Multi-Year budget that will drawdown from this reserve fund.

Contingency Stabilization and Risk Management Reserves / Reserve Funds

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Operating Budget Contingency Reserve (OBCR)	<p>This reserve covers tax supported budget contingencies to mitigate unforeseen events or one-time unanticipated revenue losses and expenses in order to stabilize the tax rate and contributes to the necessary working funds required for operating expenditures incurred prior to the collection of taxes.</p> <p>Target: Set at two months of the current years tax supported net budget (combined with EEE)</p>	\$69,722,770	\$135,457,104	(\$57,597,324)
Operating – Efficiency, Effectiveness and Economy Reserve (EEE)	<p>This reserve provides funding for opportunities that create efficiency, effectiveness and economy within the City's tax supported operations. Returns can range from increased future revenues, decreased future expenditures, increased service levels, improved service quality, etc. Also, this reserve provides funding for contingency costs in excess of funds available in the contingency reserve.</p> <p>Target: Set at two months of the current years tax supported net budget (combined with OBCR)</p>	\$8,137,010		
Building Permit Stabilization	<p>The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of building code administration and enforcement costs in excess of building permit revenue.</p> <p>Target: Set at the estimated annual cost of administration and enforcement + estimated inflation as per the prior years Annual Report on Building Permit Fees.</p>	\$3,204,781	\$8,509,974	(\$5,305,193)

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Debt Substitution	<p>The monies standing in the Fund shall be used by The Corporation of the City of London to reduce the amount of authorized but unissued tax supported debt as a source of financing in the capital plan or as a temporary funding source to manage fluctuations in debt servicing costs.</p> <p>Note: <i>These funds have been fully committed to debt financed capital projects in the life-to-date capital budget.</i></p>	\$0	Balance not to be reduced below \$0	N/A
London and Middlesex Housing Corporation (LMHC) Employee Entitlement	<p>The monies standing in the Fund shall be used to provide for the cost of vacation, sick leave credits and other LMHC employee entitlements for former LMHA employees, based on each employee's entitlement and the timing of their termination from the London & Middlesex Housing Corporation.</p> <p>Note: <i>This Reserve Fund is proposed for termination in this report</i></p>	\$0	Balance not to be reduced below \$0	N/A
London Police Service	<p>The monies standing in the Fund shall be used by the London Police Service Board to fund any initiatives that support Police Services, including tax supported budget contingencies to mitigate unforeseen events or one-time unanticipated revenue losses and expenses resulting in budgetary deficits or fluctuations in the Police budget. This Fund may also be utilized for operating or capital expenditures related to:</p> <ul style="list-style-type: none"> a. One-time initiatives/projects; or b. Initiatives/projects that require a temporary source of financing not to exceed four years. Should the London Police Service Board wish to deliver an initiative/project on a permanent basis, transition plans must identify permanent sources of financing to commence no later than the fifth year. 	\$879,068	\$8,276,385 to \$16,552,771	(\$7,397,317)

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
	Target: Set at 5% to 10% of net Police Services Operating Budget.			
London Police Service Employment Benefits	The London Police Service Employment Benefits Reserve Fund is established and will be maintained for funds received by the London Police Service Board as a result of surpluses in the Administrative Services Only area of employee benefit plans and the demutualization of the insurance industry.	\$3,105,836	Balance not to be reduced below \$0	N/A
London Police Force Sick Leave	The monies standing in the reserve fund shall be expended, pledged or applied only for the purpose of the payment of vested sick leave benefits in accordance with the policies of the Board of Commissioners of Police and the terms of the Working Agreements between the Board and the London Police Association; and the Executive Agreements between the Board and the Chief of Police and Deputy Chief of Police. Note: <i>This reserve fund is 100% committed to individuals who were with the Police before 1989 and will be closed once remaining legacy employees retire. Any remaining balance will be transferred to an appropriate fund.</i>	\$44,047 (Actual)	Balance not to be reduced below \$0	N/A
London Public Library Sick Leave	The monies standing in the reserve fund shall be expended, pledged or applied only for the purpose of the payment of vested sick leave benefits in accordance with the policies of the London Public Library Board. Note: <i>This reserve fund is 100% committed and will be closed once remaining legacy employees retire and any remaining balance will be transferred to an appropriate fund.</i>	\$29,636 (Actual)	Balance not to be reduced below \$0	N/A
Self Insurance	The monies standing in the reserve fund shall be expended, pledged, or applied only for the purposes of: (a) The funding of expenditures within the deductibles of any City insurance policies;	\$20,302,038	\$14,520,707	\$5,781,331

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
	<p>(b) The funding of expenditures relative to claims in any area of risk that the City has decided to self-insure;</p> <p>(c) The funding of claims-related expenditures relative to amounts in excess of any City insurance policies;</p> <p>(d) The funding of expenditures for investigations, outside legal counsel, or adjusting costs relative to those items in (a), (b), or (c) above;</p> <p>(e) The funding of contracted actuarial reviews of reserve fund levels as required from time to time, or</p> <p>(f) The funding of additional insurance-related expenditures as approved by the Municipal Council.</p> <p>Note: <i>The minimum target is considered the committed amount from this RF, full balance has been displayed here for target comparative purposes.</i></p> <p>Target: Target set at the estimated amount of open claims at year-end.</p>			
Sick Leave	<p>The monies standing in the reserve fund shall be expended, pledged, or applied only for the purpose of the payment of vested sick leave benefits in accordance with the policies of the Council and the Collective Agreements between the Corporation and its employee groups.</p> <p>Note: <i>This reserve fund is 100% committed and applies to individuals who were with the City before 1989 and will be closed once remaining legacy employees retire.</i></p>	\$72,199 (Actual)	\$926,000	(\$853,801)

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Unfunded Liability	<p>The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the employee benefits payable, <u>excluding</u> WSIB claims in excess of \$250,000, landfill closure and post-closure liabilities, and other liabilities for which there is no identified source of financing as reported in the annual consolidated financial statements.</p> <p>Note: <i>The balance in this RF is 100% committed to unfunded liabilities.</i></p> <p>Target: Target set at 85% of employee benefits payable, landfill closure and post-closure payable, and contaminated sites payable as per the Audited Financial Statements.</p>	\$176,627,962 (Actual)	\$209,863,443	(\$33,235,481)
Workplace Safety and Insurance Board (WSIB)	<p>The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of Workplace Safety and Insurance Board (WSIB) claims in excess of \$250,000.</p> <p>Note: <i>The balance in this RF is 100% committed to WSIB obligations the actual balance is displayed here for target comparative purposes.</i></p> <p>Target: Set at 50% of the WSIB obligation as per the Audited Financial Statements.</p>	\$19,022,692 (Actual)	\$35,013,000	(\$15,990,308)
Wastewater Budget Contingency Reserve (WWBCR)	<p>This reserve covers wastewater rate supported budget contingencies to mitigate unforeseen events or one-time unanticipated revenue losses and expenses in order to stabilize the wastewater rate and contributes to the necessary working funds required for operating expenditures incurred prior to the collection of rates.</p>	\$3,901,034	\$21,504,012	(\$14,389,849)

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
	Target: Set at two months of the current years rate supported net Wastewater Budget (combined with WWEEE)			
Wastewater – Efficiency, Effectiveness and Economy Reserve (WWEEE)	This reserve provides funding for opportunities that create efficiency, effectiveness and economy within the City's wastewater operations. Returns can range from increased future revenues, decreased future expenditures, increased service levels, improved service quality, etc. Also, this reserve provides funding for contingency costs in excess of funds available in the contingency reserve. Target: Set at two months of the current years rate supported net Wastewater Budget (combined with WWBCR)	\$3,213,129		
Wastewater and Treatment Debt Substitution	The monies standing in the Fund shall be used by The Corporation of the City of London to reduce the amount of authorized but unissued rate supported debt as a source of financing in the Wastewater and Treatment capital plan or as a temporary funding source to manage fluctuations in debt servicing costs. Note: <i>These funds have been fully committed to debt financed capital projects in the life-to-date capital budget.</i>	\$0	Balance not to be reduced below \$0	N/A
Water Budget Contingency Reserve (WBCR)	This reserve covers water rate supported budget contingencies to mitigate unforeseen events or one-time unanticipated revenue losses and expenses in order to stabilize the water rate and contributes to the necessary working funds required for operating expenditures incurred prior to the collection of rates. Target: Set at two months of the current years rate supported net Water Budget (combined with WEEE)	\$16,446,997	\$17,228,527	\$1,583,150

Reserve Fund	Purpose (From By-laws)	2024 Forecasted Uncommitted Balance (As of March 31, 2024)	Target Value	Variance Over / (Under) Minimum Target
Water – Efficiency, Effectiveness and Economy Reserve (WEEE)	<p>This reserve provides funding for opportunities that create efficiency, effectiveness and economy within the City's water operations. Returns can range from increased future revenues, decreased future expenditures, increased service levels, improved service quality, etc. Also, this reserve provides funding for contingency costs in excess of funds available in the contingency reserve.</p> <p>Target: Set at two months of the current years rate supported net Water Budget (combined with WBCR)</p>	\$2,364,679		
Water Debt Substitution	The monies standing in the Fund shall be used by The Corporation of the City of London to reduce the amount of authorized but unissued rate supported debt as a source of financing in the Water capital plan or as a temporary funding source to manage fluctuations in debt servicing costs.	\$0	Balance not to be reduced below \$0	N/A

APPENDIX B - Actions to be taken with Respect to Reserve Fund By-laws

Table 1 - By-laws to be Repealed and Reserve Funds Terminated

Reserve Fund	By-Law	Rationale	Funding Notes
London & Middlesex Housing Corporation (LMHC) Employee Entitlement	A.-6147-12	This reserve fund was established to provide for the cost of vacation, sick leave credits and other LMHC employee entitlements for former LMHA employees, based on each employee's entitlement and the timing of their termination from the London & Middlesex Community Housing Corporation. In early 2024 the remaining funds in the reserve fund were spent.	There are no funds remaining in the reserve fund, thus it will be closed with a zero balance. Future employee entitlements will be paid from the LMHC operating budget.

Table 2 - By-laws to be Repealed and Replaced with Updated By-laws

Reserve Fund	By-Law	Rationale
Capital Asset Renewal and Replacement	A.-8010-184	Updated by-law language to standard wording; updated by-law for emerging items that need to be considered, e.g. contributions from non-tax program revenues (i.e. saving net lease payments from the Material Recovery Facility for future maintenance work), creation of the Municipal Affordable Housing Renewal Reserve Fund (i.e. to save for maintenance of City owned affordable housing developments like Baseline and Thompson).
Civic Investment	A.-5634-94	The funding requirements of the projects identified in the Downtown Millennium Plan (1999) have run their course and thus this reserve fund can be repurposed as a vehicle to save for future needs of existing assets that the plan created (e.g. Western Fair, Downtown Arena), or to fund future strategic civic investments per Council.
Automated Enforcement	A.-8267-188	Updated by-law language to allow for deposits with approval of a designate for administrative ease.

Table 3 – New Reserve Fund By-laws to be Created

Reserve Fund	Rationale
Climate Change	Created per direction included in 2024 to 2027 Multi-Year Budget business case #P-56 – <i>Climate Emergency Action Plan (CEAP) Implementation Support</i> .
Development Charges Statutory Exemptions Tax	Creation of this fund will facilitate the funding of costs of legislatively required development charge exemptions that must be paid by the City of London to the City’s Obligatory City Services (Development Charges) reserve funds. This follows approval of funding for #P-L3 – <i>More Homes Built Faster Act, Bill 23 – Statutory Exemptions</i> .
Development Charges Statutory Exemptions Water	Creation of this fund will facilitate the funding of costs of legislatively required development charge exemptions that must be paid by the City of London to the City’s Obligatory City Services (Development Charges) reserve funds. This follows approval of funding for #W-L1 – <i>More Homes Built Faster Act, Bill 23 – Statutory Exemptions</i> .
Development Charges Statutory Exemptions Wastewater	Creation of this fund will facilitate the funding of costs of legislatively required development charge exemptions that must be paid by the City of London to the City’s Obligatory City Services (Development Charges) reserve funds. This follows approval of funding for #WWT-L3 – <i>More Homes Built Faster Act, Bill 23 – Statutory Exemptions</i> .

APPENDIX C - Reserve Fund By-Laws

Bill No. _____
2024

By-law No. A.- _____

A by-law to repeal by-law No. A.-6147-12 being “A by-law to establish the London and Middlesex Housing Corporation (LMHC) Employee Entitlement Reserve Fund.”

WHEREAS section 5(3) of the Municipal Act, 2001, as amended, S.O. 2001, c.25, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the Municipal Act, 2001, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS subsection 10(2) of the Municipal Act, 2001, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law No. A.-6147-12 being “A by-law to establish the London and Middlesex Housing Corporation (LMHC) Employee Entitlement Reserve Fund” is hereby repealed.
2. This by-law comes into force on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

PASSED in Open Council on June 4, 2024, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading - June 4, 2024
Second Reading - June 4, 2024
Third Reading - June 4, 2024

Bill No. _____
2024

By-law No. A.- _____

A by-law to establish the Capital Asset Renewal and Replacement Reserve Funds by-law and to repeal and replace by-law No. A.-8010-184 being "A by-law to establish the Capital Asset Renewal and Replacement Reserve Funds Bylaw and to govern the administration and management of said funds"

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

AND WHEREAS it is desirable to establish a consolidated bylaw governing the management and administration of capital asset renewal and replacement reserve funds;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts the following:

SHORT TITLE

CAPITAL ASSET RENEWAL AND REPLACEMENT (CARR) RESERVE FUNDS BYLAW

1. By-law Statement

1.1 A by-law governing the management and administration of CARR reserve funds.

2. Capital Asset Renewal and Replacement Funds

a. The bylaws establishing reserve funds listed in Schedule B are hereby repealed.

b. The reserve funds listed in Schedule A are hereby established or continued.

3. Definitions

In this by-law,

“budget” means an estimated financial plan of revenue and expenditure for a set period of time.

“By-law” means the Capital Asset Renewal and Replacement Reserve Funds By-law

“CARR reserve funds” means the Capital Asset Renewal and Replacement Reserve Funds listed in Schedule A and defined as a category of reserve funds established to provide funding for the lifecycle renewal (major repair and maintenance) and replacement (including disposition) of existing and newly acquired City assets to ensure city-owned assets do not deteriorate over time.

“City” means The Corporation of the City of London

“Corporate Asset Management Plan” means the City’s multi-disciplinary management techniques (technical and financial) over the lifecycle of municipal infrastructure assets to provide a specific level of service in the most cost effective manner and manage risks associated with municipal infrastructure assets. This typically includes plans to invest, design, construct, acquire, operate, maintain, renew, replace, and decommission assets.

“Council” means the Municipal Council of The Corporation of the City of London

“infrastructure asset” means all or part of physical structures and associated facilities that form the foundation of development, and by or through which a public service is provided, such as roadways, bridges, bicycle paths, drinking water systems, social housing, parks, recreation facilities and community centres as well as any other thing by or through which a public service is provided.

“level of service” means the statement that describes the output or objectives the City intends to deliver to its customers.

“lifecycle renewal” means capital expenditures pertaining to the maintenance, renewal and replacement of the City’s existing and newly acquired assets.

“Municipal Act, 2001” means the *Municipal Act, 2001*, S.O. 2001 c. 25 as may be amended.

4. Applicability

4.1 The By-law applies to all CARR reserve funds administered by the City, including those established for any of the City’s Agencies, Boards and Commissions (ABC) as outlined in Schedule “A”.

4.2 Furthermore, the By-law applies to all City employees who are responsible for the establishment, monitoring, administration and management of the City’s reserve funds.

5. Purpose of CARR Reserve Funds

5.1 The general purpose of CARR reserve funds shall be:

- a) To fund lifecycle renewal (major repair and maintenance) and replacement (including disposition) costs of existing and newly acquired City-owned infrastructure assets, including the infrastructure assets of the City's agencies, boards, and commissions, to ensure these infrastructure assets do not deteriorate over time and continue to meet the desired level of service.

5.2 Where specified in the documented purpose of each CARR reserve fund, funding contained within each fund may also be used to fund improvement initiatives in the absence of other funding sources, and in the interests of the Corporation to administer as few reserve funds as possible.

5.3 The individual purpose of each CARR reserve fund is set out in Schedule A.

6. Contributions

6.1 In general the following contributions shall be deposited into the CARR reserve funds by the City Treasurer or their designate:

- a) Council approved tax/rate supported multi-year budget contributions;
- b) Other tax supported contributions per Council approved policies
- c) City Treasurer approved tax supported Assessment Growth contributions;
- d) Other tax/non-tax or rate/non-rate supported contributions as approved by Council, or ABC board.

6.2 In addition to the general contributions allowable to each CARR reserve fund noted in 6.1, the following individual reserve funds are also permitted contributions from specific non-tax program revenues:

- a) Material Recovery Facility Renewal – Annual contribution from operator rental revenue as approved by the City Treasurer or designate.
- b) Solid Waste Renewal – Annual tipping fees and internal recovery revenue surplus as approved by the City Treasurer or designate.
- c) Public Art Renewal – Third party donations for the general upkeep, maintenance, or improvement of existing public art installations.
- d) Dearness Home Renewal – Third party donations for the general upkeep, maintenance, or improvement of facility infrastructure.

7. Drawdowns

7.1 Before any monies are expended from the CARR reserve funds for the purposes outlined in section 5 of the By-law, approval shall be given by:

- a) the City Treasurer, or their designate for expenses less than \$100,000 for City-owned infrastructure assets, and Municipal Council for expenses equal to or greater than \$100,000 for City-owned infrastructure assets.
- b) ABC Boards' for ABC-owned infrastructure assets through the multi-year budget process, or by other Board approved report(s), subject to the approval of the City Treasurer or their designate.

8. Investment of Reserve Fund Balances

8.1 The City Treasurer or their designate, may invest the monies standing in any CARR reserve fund in such securities as are permitted under subsection 418(1), of the *Municipal Act, 2001*, and in so doing, may consolidate the monies standing in a CARR reserve fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the CARR reserve fund shall be accrued to and form part of the CARR reserve fund as permitted under sections 418(3) and 418(4) of the *Municipal Act, 2001*.

9. Maintenance of Reserve Funds

9.1 Notwithstanding that provision may not be made by the Council in the budget estimates of the current or any subsequent year for contributions, or drawdowns to

the CARR reserve funds, they shall continue and be maintained, and the Council shall always be taken as considering the CARR reserve funds as necessary so long as this By-law continues in force.

10. Administration

- 10.1 The administration of this By-law, including the establishment of CARR reserve funds, is delegated to the City Treasurer or their designate.
- 11. By-law No. A.-8010-184 being “A by-law to establish the Capital Asset Renewal and Replacement Reserve Funds Bylaw and to govern the administration and management of said funds”, passed by Municipal Council on September 15, 2020, is hereby repealed.
- 12. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

SCHEDULE “A” – CARR Reserve Funds

CARR Reserve Fund Name	Purpose
Capital Infrastructure Gap	To mitigate growth in the infrastructure gap as identified in the CAM Plan and to provide a buffer against unforeseen lifecycle renewal capital expenditures.
City Facilities Renewal	To provide for renewal, replacement, and improvement expenditures of all City facility assets such as corporate facilities, culture facilities, etc.
Public Art Renewal	To provide for renewal and replacement expenditures of public art in accordance with the Public Art Program.
Dearness Home Renewal	To provide for renewal, replacement and improvement expenditures of the Dearness Home and associated equipment.
Recreation Renewal	To provide for renewal and replacement expenditures of recreation assets, such as arenas, aquatics, community centers, attractions, recreation sites, senior centres, etc., excluding golf.
Parking Facilities Renewal	To provide for renewal and replacement expenditures of parking infrastructure assets such as pay stations, parking meters and surface lots, etc.
Fire Facilities, Vehicle and Equipment Renewal	To provide for renewal and replacement expenditures of fire assets such as fire stations and facilities, vehicles and equipment, etc.
Material Recovery Facility Renewal	To provide for renewal and replacement expenditures of the City owned material recovery facility.
Solid Waste Renewal	To provide for renewal, replacement, and improvement expenditures of solid waste assets, excluding the material recovery facility.
Information Technology (IT) Renewal	To provide for renewal and replacement expenditures of IT assets such as applications and software, end user devices and applications, etc. in accordance with the City of London Information Technology Strategy.
Fleet Vehicle and Equipment Renewal	To provide for renewal and replacement expenditures of fleet assets such as vehicles and equipment, refueling stations, fuel storage tanks, etc.
Transportation Renewal	To provide for renewal and replacement expenditures of transportation assets such as roadways, sidewalks, bike lanes, structures, traffic signals, streetlights, etc.
Parks Renewal	To provide for renewal and replacement expenditures of parks assets such as Thames Valley Parkway (including footbridges), play structures, sport fields and courts, parks facilities, etc.
Corporate Security & Emergency Management Renewal	To provide for renewal and replacement expenditures of corporate security and emergency management assets such as communication system infrastructure and equipment, emergency equipment, etc.
Urban Forestry Renewal	To provide for renewal, replacement, and improvement expenditures of Urban Forestry assets such as street trees, park trees, woodlands, etc.
Library Facilities, Vehicle And Equipment Renewal	To provide for renewal and replacement expenditures of London Public Library assets such as facilities, vehicles and equipment, etc.
RBC Place London Renewal	To provide for renewal, replacement and improvement expenditures of RBC Place London assets such as facilities, equipment, etc.
Police Facilities, Vehicle and Equipment Renewal	To provide for renewal and replacement expenditures of London Police Service assets such as facilities, vehicles and equipment, etc.
Public Housing (LMCH) Renewal	To provide for renewal and replacement expenditures of London Middlesex Community Housing assets such as facilities, equipment, etc.
Municipal Affordable Housing Renewal	To provide for renewal and replacement expenditures of affordable housing units owned by the City of London.

CARR Reserve Fund Name	Purpose
Sewage Works Renewal	To provide for renewal, replacement, and improvement expenditures of wastewater sanitary and stormwater assets such as sewers, pollution treatment plants, equipment, stormwater management facilities, etc.
Water Works Renewal	To provide for renewal, replacement, and improvement expenditures of water assets such as watermains, pumping stations, reservoirs, meters, equipment, etc.

Bill No.
2024

By-law No.

A by-law to establish the Automated Enforcement Reserve Fund and to repeal and replace By-law No. A.-8267-188 being "A by- law to establish the Automated Enforcement Reserve Fund."

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts the following:

1. A reserve fund is hereby established entitled the "Automated Enforcement Reserve Fund" (hereinafter called the "Fund").
2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of the Red Light Camera Program, Automated Speed Enforcement Program and other road safety initiatives.
3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
 1. Municipal Council approved tax supported multi-year budget contributions;
 - ii. Municipal Council approved annual surplus contributions, if any;
 - iii. City Treasurer approved tax supported Assessment Growth contributions; and
 - iv. Other non-tax supported contributions as approved by The City Treasurer or their designate, and/or Municipal Council, e.g. annual red light camera net revenues, automated speed enforcement net revenues.
4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Environment and Infrastructure, or designated shall be given.
5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.
6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided

that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.- 8267-188 being "A by-law to establish the Automated Enforcement Reserve Fund.", passed by Municipal Council on July 5, 2022, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading - June 4, 2024
Second Reading - June 4, 2024
Third Reading - June 4, 2024

Bill No. _____
2024

By-law No. A.- _____

A by-law to establish the Civic Investments Reserve Fund and to repeal and replace by-law No. A.-5634-94 being “A by-law to establish the Civic Investments Reserve Fund”

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts the following:

1. A reserve fund is hereby established to be known as the “Civic Investments Reserve Fund” (hereinafter called the “Fund”).
2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the costs of significant strategic Civic Investments, e.g. Western Fair, the Downtown Arena, etc. Such costs may include;
 - a) Construction costs of new infrastructure or assets;
 - b) Costs related to the rehabilitation, or replacement of existing infrastructure or assets;
 - c) Costs of significant improvements or betterment of existing infrastructure or assets;
 - d) Operating budget expenditures related to capital financing needs for a) through c) above, e.g. debt servicing payments that include principal and interest.
3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
 - i. Municipal Council approved tax supported multi-year budget contributions;
 - ii. Municipal Council approved annual surplus contributions, if any;
 - iii. City Treasurer approved tax supported Assessment Growth contributions; and

iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council. e.g. net revenues from the downtown arena.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and City Manager, or their designates shall be given for expenses less than \$100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than \$100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

8. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

9. By-law No. A.-5634-94 being "A by-law to establish the Civic Investments Reserve Fund", passed by Municipal Council on March 22, 1999, is hereby repealed.

10. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading - June 4, 2024
Second Reading - June 4, 2024
Third Reading - June 4, 2024

Bill No. _____
2024

By-law No. A.- _____

A by-law to establish the Climate Change Reserve Fund.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts the following:

1. A reserve fund is hereby established entitled the "Climate Change Reserve Fund" (hereinafter called the "Fund").
2. The monies standing in the Fund shall be used by The Corporation of the City of London to fund any initiatives that support the Climate Emergency Declaration adopted by Council, April 23, 2019, including operating or capital expenditures related to:
 - a. One-time initiatives/projects; or
 - b. Initiatives/projects that require a temporary source of financing not to exceed four years. Should The Corporation of the City of London wish to deliver an initiative/project on a permanent basis, transition plans must identify permanent sources of financing to commence no later than the fifth year.
3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
 - i. Municipal Council approved tax supported multi-year budget contributions;
 - ii. Municipal Council approved annual surplus contributions, if any;
 - iii. City Treasurer approved tax supported Assessment Growth contributions; and

iv. Other tax or non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Environment and Infrastructure, or their designates shall be given for expenses less than \$100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than \$100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

Bill No. _____
2024

By-law No. A.- _____

A by-law to establish the Development Charges
Statutory Exemptions Tax Reserve Fund

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS section 417 of the *Municipal Act, 2001*, as amended, provides that a municipality may establish a reserve fund for any purpose for which it has authority to spend money;

AND WHEREAS it is desirable to establish a reserve fund to provide a source of funding for legislative development charge exemptions and discounts;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts the following:

1. A reserve fund is hereby established entitled the "Development Charges Statutory Exemptions Reserve Fund" (hereinafter called the "Fund").
2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the costs of development charge exemptions and discounts that are enshrined by provincial legislation and thus mandated to reimburse the City's obligatory City Services (Development Charges) reserve funds.
3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
 - i. Municipal Council approved tax supported multi-year budget contributions;
 - ii. Municipal Council approved annual surplus contributions, if any;
 - iii. City Treasurer approved tax supported Assessment Growth contributions; and
 - iv. Other tax or non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.
4. Before any monies are transferred to the Obligatory City Services Reserve Fund(s)

from the Fund for the purposes outlined in section 2 of this by-law, the approval of the City Treasurer or designate shall be given.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

Bill No. _____
2024

By-law No. A.- _____

A by-law to establish the Development Charges
Statutory Exemptions Water Reserve Fund

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS section 417 of the *Municipal Act, 2001*, as amended, provides that a municipality may establish a reserve fund for any purpose for which it has authority to spend money;

AND WHEREAS it is desirable to establish a reserve fund to provide a source of funding for legislative development charge exemptions and discounts;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts the following:

1. A reserve fund is hereby established entitled the "Development Charges Statutory Exemptions Water Reserve Fund" (hereinafter called the "Fund").
2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the costs of development charge exemptions and discounts that are enshrined by provincial legislation and thus mandated to reimburse the City's obligatory City Services (Development Charges) Water reserve fund.
3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
 - i. Municipal Council approved rate supported multi-year budget contributions;
 - ii. Municipal Council approved water budget annual surplus contributions, if any; and
 - iii. Other rate or non-rate supported contributions as approved by The City Treasurer, and/or Municipal Council.
4. Before any monies are transferred to the Obligatory City Services Water Reserve Fund(s) from the Fund for the purposes outlined in section 2 of this by-law, the approval of the

City Treasurer or designate shall be given.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

Bill No. _____
2024

By-law No. A.- _____

A by-law to establish the Development Charges
Statutory Exemptions Wastewater Reserve Fund

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS section 417 of the *Municipal Act, 2001*, as amended, provides that a municipality may establish a reserve fund for any purpose for which it has authority to spend money;

AND WHEREAS it is desirable to establish a reserve fund to provide a source of funding for legislative development charge exemptions and discounts;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts the following:

1. A reserve fund is hereby established entitled the "Development Charges Statutory Exemptions Wastewater Reserve Fund" (hereinafter called the "Fund").
2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the costs of development charge exemptions and discounts that are enshrined by provincial legislation and thus mandated to reimburse the City's obligatory City Services (Development Charges) Stormwater and Wastewater reserve funds.
3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
 - i. Municipal Council approved rate supported multi-year budget contributions;
 - ii. Municipal Council approved water budget annual surplus contributions, if any; and
 - iii. Other rate or non-rate supported contributions as approved by The City Treasurer, and/or Municipal Council.
4. Before any monies are transferred to the Obligatory City Services Stormwater and Wastewater Reserve Fund(s) from the Fund for the purposes outlined in section 2 of this by-law,

the approval of the City Treasurer or designate shall be given.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Subject: 2023 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring

Date: May 27, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports:

- a) the 2023 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring **BE RECEIVED** for information in accordance with section 43 (1) of the Development Charges Act, 1997, which requires the City Treasurer to provide a financial statement relating to development charge by-laws and associated reserve funds; and,
- b) the Deputy City Manager, Finance Supports **BE DIRECTED** to make the 2023 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring available to the public on the City of London website to fulfill Council's obligation under section 43 (2.1) of the Development Charges Act, 1997.

Linkage to the Corporate Strategic Plan

Council's 2023 to 2027 Strategic Plan for the City of London identifies "Well-Run City" as one of eight strategic areas of focus. The 2023 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring supports this strategic area of focus by contributing towards the following strategic outcome: "The City of London is trusted, open, and accountable in service of the community".

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Corporate Services Committee, May 23, 2023, Agenda Item 2.1, 2022 Annual Report on Development Charges Reserve Funds <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=99326>

Strategic Priorities and Policy Committee, April 18, 2023, Agenda Item 2.3, Financial Implications of the More Homes Built Faster Act, 2022 (formerly known as Bill 23) <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=98711>

Strategic Priorities and Policy Committee, October 20, 2020, Agenda Item 2.1, 2021 Development Charges Update Covering Report and Proposed By-law <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=75631>

1.2 Legislative DC Reporting Requirements

Section 43 of the Development Charges Act (DCA) (Statement of Treasurer) requires that the City Treasurer provide an annual financial statement to Council relating to DC reserve funds and that the Council shall ensure the annual financial statement is made available to the public.

Applicable excerpts from the DCA are as follows:

Statement of Treasurer

43. (1) The Treasurer of a municipality shall each year on or before such date as the council of the municipality may direct, give the council a financial statement relating to development charge by-laws and reserve funds established under section 33. 1997, c. 27, s. 43 (1).

Requirements

- (2) A statement must include, for the preceding year,
- (a) statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds;
 - (b) statements identifying,
 - (i) all assets whose capital costs were funded under a development charge by-law during the year,
 - (ii) for each asset mentioned in subclause (i), the manner in which any capital cost not funded under the by-law was or will be funded;
 - (c) a statement as to compliance with subsection 59.1(1); and
 - (d) any other information that is prescribed in the regulations. 2015, c.26, s.7(1).

Statement available to public

- (2.1) The council shall ensure that the statement is made available to the public,
- (a) by posting the statement on the website of the municipality or, if there is no such website, in the municipal office; and
 - (b) in such other manner and in accordance with such other requirements as may be prescribed. 2022, c. 12, Sched. 2, s. 1.

Copy to Minister

- (3) The treasurer shall give a copy of a statement to the Minister of Municipal Affairs and Housing on request. 1997, c. 27, s. 43 (3); 2015, c. 26, s. 7 (2).

As part of this report, Civic Administration further notes that the City of London is also in compliance with subsection 59.1(1) of the DCA as described below.

No additional levies

- 59.1 (1) A municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by this Act or another Act. 2015, c.26, s.8.

Appendix A of this report meets the requirements as prescribed under section 43 above and, subject to Council direction, will be made available to the public on the City of London website. This appendix includes a brief description of the works that may be funded from each reserve fund along with a summary of each reserve fund's revenues, expenses, and balances for the year, including the following:

- The cumulative approved budget including both total financing from DC funds and total financing from all other sources (total DC funding is determined each year in advance of tabling capital budgets and takes into account growth/non-growth splits assigned in the DC Background Study);
- The amount of the 2023 draws from the reserve fund (if any) for each active capital project that involves a commitment from a particular City Services Reserve Funds (CSRF); and,
- Approved debt needed to finance the growth portion where the growth portion cannot be funded from CSRF cash balances on hand (details concerning both issued and unissued debt are provided) as well as any inter-fund loans and interest thereon, for each CSRF service component. This debt represents future

commitments against the respective reserve funds.

For the 2023 annual report on development charges (DC) reserve funds, and for future reports, Civic Administration has introduced additional information on development charges revenue and expenditures to serve as a DC rate monitoring tool and to enhance public transparency.

1.3 Development Charges Monitoring

DCs provide a method for municipalities to recover the capital costs of providing infrastructure and services associated with growth. In Ontario, the Development Charges Act (DCA) governs the calculation of rates and the collection of Development Charges (DC). As required by the DCA, the City of London conducts a DC Background Study to forecast the City's future residential and non-residential growth to determine infrastructure needs and costs. This information is used to calculate the amount of money that new development needs to pay to support growth infrastructure and services.

An important relationship exists between the projected amount of residential and non-residential growth and the City's investment in infrastructure projects. DC rate calculations are based on growth projections that determine servicing needs, which in turn establish DC rates. With the legislative changes to the DCA, through Bill 23 More Homes Built Faster Act, 2022, the DC rate setting process is now required to be completed at least every ten years (previously five years). This change will result in an even higher degree of regular monitoring of growth revenues and growth spending. This will be essential to ensure that sufficient funds are collected to facilitate the timely construction of growth infrastructure as well as maintain the financial health of the City Services Reserve Funds.

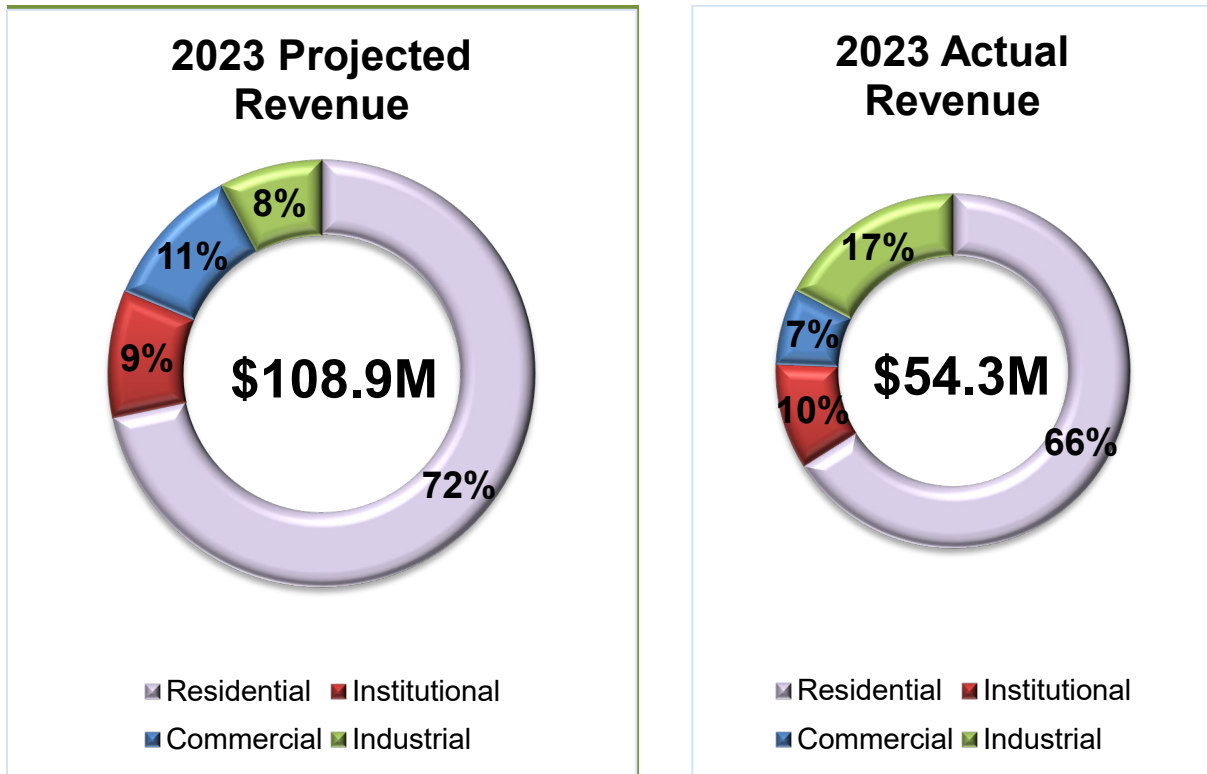
In order to establish DC rates and cost recovery for growth-related infrastructure, a DC Background Study contains hundreds of assumptions about future conditions. As development occurs and infrastructure projects are constructed, realized expenditures become available to compare to the initial assumptions. Once available, this comparison helps determine if sufficient revenues are being collected to fund associated growth projects and to assess variances in construction costs.

Through the information contained in this report, Council will be able to determine if actions are required to address significant unmet revenue targets and/or substantially increased project costs. Actions available may include growth capital budget adjustments or the initiation of a new DC Background Study in advance of regularly planned updates (which would facilitate collecting additional revenues to maintain the planned growth infrastructure forecast). If Civic Administration is significantly concerned with the observations gleaned from monitoring, recommendations will be made to Council for adjustments during the annual Growth Management Implementation Strategy (GMIS) review.

Revenue Analysis

Figure 1 shows the distribution of the 2023 projected and actual revenues between residential and non-residential development. Residential development accounts for the largest proportion of actual DC revenues accounting for 66% of the total. A further breakdown of residential revenues by Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) is shown in Figure 2.

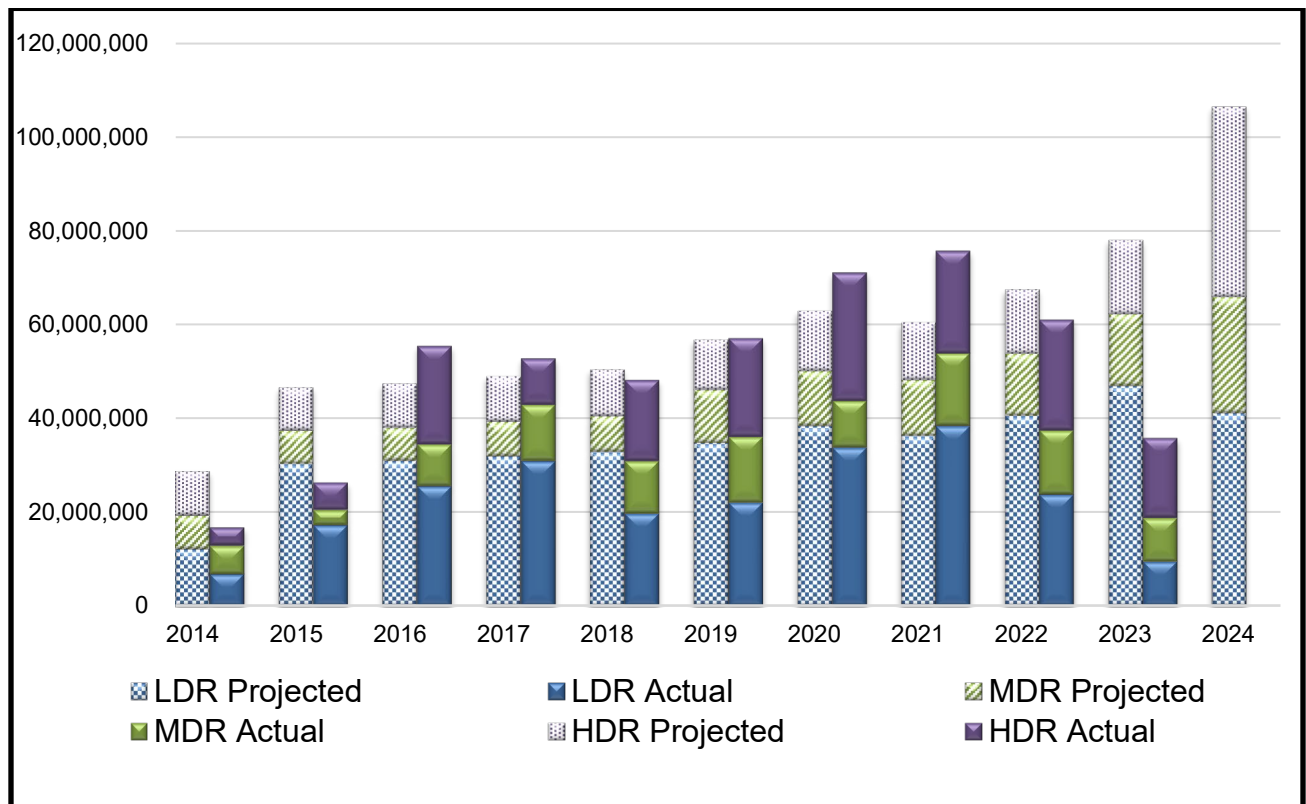
Figure 1 - 2023 Projected and Actual Growth Revenues by Development Type



NOTE 1: The 2023 projected revenue is based on the City of London population, housing and employment growth forecast prepared by Watson and Associates and approved by Council for inclusion in the 2021 DC Study.

NOTE 2: The \$54.3 million of actual revenue is broken down as follows, \$32 million in Development Charges, \$16.8 million from tax and rate supported DC Exemptions and \$5.5 million in tax and rate supported DC Incentives.

Figure 2 – Residential Projected and Actual Revenues (\$000's)



The following observations related to 2023 growth revenues are noted below:

- Challenging market conditions, including high inflation and cost of borrowing, negatively impacted development across the City. A large decline in residential building permits issued and non-residential floor space had a direct impact on lower-than-expected revenues.

- Actual revenues were below projected revenues resulting in a \$54.6 million revenue shortfall. Approximately 77% of the revenue shortfall was driven by residential development with the remaining 23% attributable to non-residential development. Low density residential (LDR) revenue accounted for approximately 27% of residential revenues, however this development category represented approximately 68% of the total revenue shortfall. Non-residential revenues were also below projected revenue with Commercial development representing approximately 15% of the total revenue shortfall.
- Forecast modelling for 2024 is anticipating higher residential and non-residential revenues, which are driven by elevated residential unit counts and non-residential floor space that were informed by updated growth projections developed by Watson and Associates and approved by Council in December 2022. The growth projections were included in the 2024-2027 multi-year budget and will be included in the 2028 DC Study. It should be noted that Council's commitment to accelerate housing supply by pledging to achieve 47,000 units by 2031 is anticipated to have a positive impact on DC revenues.
- With the DC Study being deferred three years and the next DC Background Study and DC By-law not anticipated until 2028, staff will need to remain watchful of growth activity to recommend corrective measures should circumstances reflect changing growth patterns. Maintaining robust DC revenues is an important element to ensuring that growth infrastructure investments are constructed when required to facilitate development and to manage future debt obligations.

Expenditure Analysis

DC rates are informed by high-level cost estimates for infrastructure projects identified in servicing master plans. These estimates are used to establish budgets for individual projects and in some cases cost estimates are further refined through Environmental Assessments and/or detailed design. Identified DC projects are generally adjusted as required, to address inflationary pressures to maintain the relationship between DC rate indexing (for DC revenues) and variability in construction costs.

From a DC monitoring perspective, expenditures are examined to assess whether project costs align with adjusted estimates used to determine DC rates. Project costs that repeatedly exceed approved budgets present concerns about the appropriateness of DC rates and the sustainability of the City Services Reserve Funds. Conversely, project costs consistently below approved budgets provide a benefit to help off-set the impacts of experiencing decreased revenues, provide opportunities to reduce the need for DC supported debt, or reduce future DC rates. Projects that are on-budget are neutral for DC monitoring purposes and are generally not an area of focus.

The life-to-date growth capital budget is approximately \$1.47 billion with development charge funding representing approximately 55% (figure 3). The life-to-date capital budget for each DC service, illustrating committed versus uncommitted funding, is contained in Table 1. It is important to note that spending on capital projects may occur several years after budget approval due to the long timelines for environmental assessments, detailed design, etc.

Figure 3 – Life-To-Date Growth Capital Budget by Funding Source

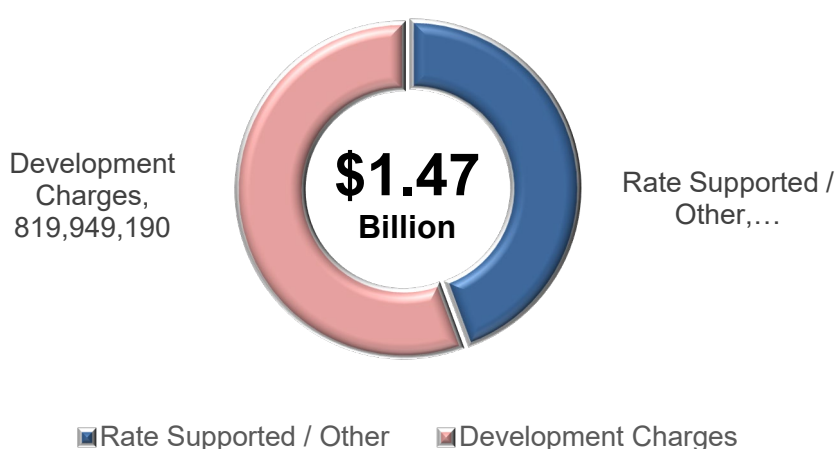


Table 1 – Committed Life-To-Date Growth Capital Budget Summary (\$000's)

Service	Approved Budget ¹	Actual and Commitments	Uncommitted to Date	Percent Committed
Fire	8,059	4,606	3,453	57.2%
Library	12,304	0	12,304	0.0%
Parks & Recreation	209,401	91,365	118,036	43.6%
Police	40,257	498	39,759	1.2%
Roads & Related	755,740	477,036	278,704	63.1%
Stormwater	202,172	92,680	109,492	45.8%
Transit	14,632	4,903	9,729	33.5%
Waste Diversion	0	0	0	0.0%
Wastewater	148,692	111,371	37,321	74.9%
Water Distribution	82,739	60,452	22,287	73.1%
TOTAL	1,473,996	842,911	631,085	57.2%

Subject to rounding

Note 1: Totals are for active projects as of December 31, 2023

Civic Administration actively monitors growth related capital spending to ensure that spending is being managed within the Council approved budget. In general, growth-related capital project costs have been consistent with the DC Background Study estimates and Council-approved budgets. A total of eleven (11) projects received noteworthy budget adjustments in 2023. These adjustments were the result of additional grants from the Investing in Canada Infrastructure Program (ICIP) and financing released from the 2023 Mid-Year Monitoring Report. Refer to Appendix B for additional detail of the noteworthy growth capital budget adjustments that occurred in 2023.

Reserve Fund Analysis

Maintaining the financial health of the City Services reserve funds is essential to ensuring:

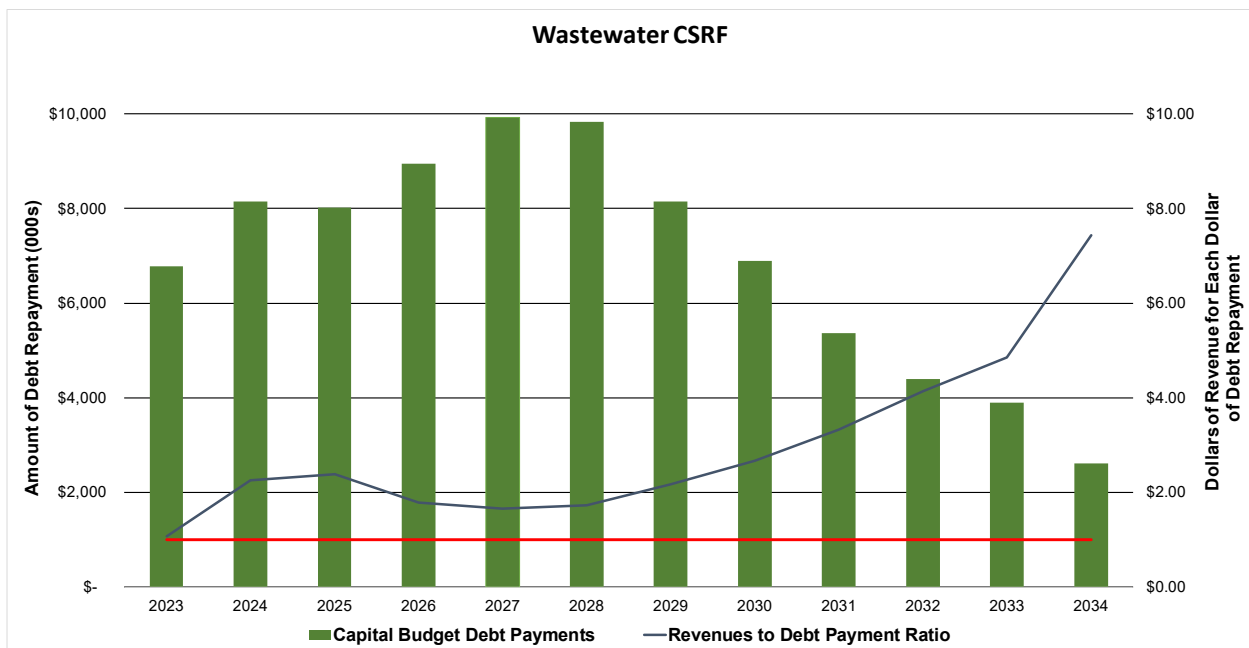
- that the timing of critical growth infrastructure is maintained, resulting in development proceeding as planned;
- that the City does not develop an over reliance on debt financing and associated costs to service that debt (interest); and
- that the need to trigger a DC rate adjustment prior to the scheduled DC Background Study is avoided.

Administration actively monitors and reviews the health and financial sustainability of the City Services reserve funds. This analysis revealed a need to closely monitor reserve fund activity for Wastewater. This service relies heavily on debt to facilitate the timing of infrastructure construction given that:

- major expenditures for sanitary sewers precede and facilitate growth; new investments are required well prior to development being possible in a new growth area; and,
- significant amounts of project costs have been identified for future recovery (i.e. post period benefits) in the 2021 DC rate calculations with the objective of achieving a fair allocation of recovery of investment in growth costs. Therefore, the DC reserve funds that finance these services rely on debt to finance the portion of the project costs identified for recovery beyond the 20-year time horizon of the DC Study.

The Wastewater reserve fund analysis is presented in Figure 4. The green vertical bars represent principal and interest debt repayments and the blue line represents the revenue to debt payment ratio, noting that the red line represents a revenue to debt ratio of 1:1. For Wastewater, the revenue to debt repayments is more concerning in the years between 2026 to 2028. Administration will continue to monitor debt servicing trends and will seek to reduce authorized, but unissued debt in accordance with the Council approved Debt Management Policy.

Figure 4 – 10 Year Wastewater Reserve Fund Analysis



Administration notes that the revenue to debt repayments ratio has been improving in recent years. Previously there were concerns that collected total annual revenues would be insufficient to pay for debt servicing costs, let alone future investments in infrastructure. Should additional growth, sustained positive construction price indexing, and reasonable inflationary adjustments be maintained in the coming years, reserve fund health will continue to improve with greater opportunities to reduce reliance on debt as a source of financing and stronger cash balances to mitigate future DC rate increases.

1.4 More Homes Built Faster Act, 2022 (formerly Bill 23)

Included in the changes enacted by the More Homes Built Faster Act, 2022 is an update to section 35 (2) of the DCA as follows:

Use of reserve funds

35 (1) The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1). 1997, c. 27, s. 35; 2019, c. 9, Sched. 3, s. 10.

Requirement to spend or allocate monies in reserve fund

(2) Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the following services at the beginning of the year:

1. Water supply services, including distribution and treatment services.
2. Wastewater services, including sewers and treatment services.
3. Services related to a highway as defined in subsection 1 (1) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be. 2022, c. 21, Sched. 3, s. 10.

Municipalities across Ontario continue to seek clarity on elements of the More Homes Built Faster Act, 2022 – one such element is the definition of “spend or allocate” in section 35 (2). While there is no formal reporting requirement for section 35 (2), and clarity is still required pertaining to the definition, Appendix C of this report provides an overview of the City of London’s City Services reserve fund balances and the amounts of those balances Civic Administration would consider spent or allocated as of December 31, 2023, noting that the presentation of this appendix is subject to change in future iterations of this report pending clarification of the above noted definitions.

Conclusion

In accordance with the DCA it is recommended that this report be received for information and be made available to the public on the City of London’s website. Civic Administration have not identified any recommended actions to be taken as a result of the DC monitoring exercise. Although 2023 revenues are significantly below projected revenues, 2024 is anticipated to improve through higher residential and non-residential revenues as a result of the improving market conditions and drive to build more housing from both the Federal and Provincial governments. Civic Administration will continue to actively monitor the health and financial sustainability of the reserve funds.

Prepared by:	Ken Clarke, CPA, CMA, MBA Manager II, Financial Planning and Policy
Reviewed by:	Jason Davies, CPA, CMA, Manager III, Financial Planning and Policy
Submitted by:	Jason Senese, CPA, CGA, MBA, Director, Capital Assets & Projects
Submitted by:	Kyle Murray, CPA, CA, Director, Financial Planning and Business Support
Recommended by:	Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 1: Summary of Reserve Fund Activity

City Services Reserve Funds	Roads and Related	Water	Wastewater	Growth Studies	Police	Fire	Waste Diversion (note 3)	Parks & Recreation	Transit	Library	Stormwater	Totals
Description of Service for which the Fund was established to recover growth related costs	Road System Upgrades and Expansion of Capacity	Expansion of Water Storage and Distribution System	Sanitary Sewers, Treatment Plants, Collection and Pumping Equipment	Growth Related Studies	Police Facilities, Vehicles, Officer Outfitting Costs	Fire Facilities, Vehicles, Firefighter Outfitting Costs	Waste Diversion Services	Recreational Facilities and Parkland Development	Transit Services, Facilities, Fleet	Library Facilities and Collections	Major Storm Water Management, Storm Sewers	
Opening Balance: January 1, 2023	\$142,801,361	\$37,807,188	\$18,090,381	\$2,829,291	\$2,039,210	\$2,013,662	\$1,737,707	\$35,008,117	\$8,208,208	\$4,655,931	\$68,279,189	\$323,470,244
Development Charge Revenues	16,061,750	1,750,612	3,287,643	0	436,505	60,100	202,174	3,088,470	135,492	568	6,638,813	31,662,127
Land Purchase	0	0	473,445	0	0	0	0	0	0	0	0	473,445
Interest Earned	3,375,111	1,046,170	367,397	59,932	45,511	34,257	49,400	924,463	222,568	122,708	1,706,338	7,953,855
Development Charge Exemptions	8,345,773	1,075,949	2,049,349	0	178,783	25,131	69,269	1,061,433	63,682	0	3,956,335	16,825,704
Development Charge Incentives	2,121,521	508,336	1,150,653	0	11,842	1,856	0	2,670	7,980	0	1,739,627	5,544,485
Total Contributions	\$29,904,155	\$4,381,067	\$7,328,486	\$59,932	\$672,640	\$121,345	\$320,844	\$5,077,036	\$429,722	\$123,276	\$14,041,113	\$62,459,616
Amount Transferred to (from) Capital Fund (Note 1)	39,271,483	-416,143	1,966,761	691,651	72,883	773,266	0	930,384	-215,326	0	9,320,018	52,394,977
Debt Servicing Costs/Accrued Interest (Note 2)	2,128,689	0	6,779,207	0	659,400	0	0	1,366,072	0	0	4,251,376	15,184,745
Development Charge Refunds	27,090	2,664	5,140	0	735	99	385	5,866	216	0	10,194	52,389
DC Interest (Interim Financing)	79,441	0	104,914	0	0	85,162	0	0	0	0	-3,445	266,072
Total Disbursements	\$41,506,703	-\$413,479	\$8,856,022	\$691,651	\$733,018	\$858,527	\$385	\$2,302,321	-\$215,110	\$0	\$13,578,143	\$67,898,183
Closing Balance: December 31, 2023	\$131,198,812	\$42,601,733	\$16,562,845	\$2,197,572	\$1,978,832	\$1,276,480	\$2,058,166	\$37,782,832	\$8,853,040	\$4,779,207	\$68,742,159	\$318,031,677
Future drawdowns in the Life-to-Date (LTD) Capital Budget as of December 31, 2023	\$128,863,881	\$14,308,181	\$14,816,499	\$1,883,967	\$1,721,838	\$0	\$0	\$35,864,261	\$3,840,812	\$1,318,300	\$67,000,214	\$269,617,954

Notes:

- (1) "Amount Transferred to (from) Capital Fund" reflects 2023 progress draws for actual dollars spent against approved capital budgets. Negative figures in the " Transferred to (from) Capital Fund" relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital projects.
- (2) "Debt Servicing Costs" reflect 2023 debt payments (principal and interest) against debt issued to finance growth portion of growth related projects. Details of these draws appear on the following pages.
- (3) Waste Diversion does not have a detailed project listing as there are no capital projects with life-to-date budgets in this service. Future growth projects will be financed from this fund.

Table 2: Summary of Approved Projects Funded Through Debt

Debt Status	Roads and Related	Water	Wastewater	Growth Studies	Police	Fire	Waste Diversion	Parks & Recreation	Transit	Library	Stormwater	Total
Outstanding principal (at December 31, 2023) on issued debt where debt payments are funded from DC revenues	8,739,760	0	48,850,099	0	1,137,500	0	0	7,135,033	0	0	16,867,303	82,729,695
Authorized but unissued debt (as at December 31, 2023) where debt payments will be funded from DC revenues	90,879,280	0	18,640,148	0	2,988,219	4,812,944	0	11,871,660	1,847,953	5,317,914	21,824,761	158,182,879

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 2: Summary of Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
GG1035	DC19GS0028	DC Process Consultant 2024	500,000	0	500,000	0	25,393	Continue development charges policy development over time. Also, for use in developing development charge rates and development charges background study production.
ID1148	DC19GS0018	Industrial Development	150,000	0	150,000	0	0	Study to review future industrial locations and services required for growth.
PD1036	DC19GS0027	Post Development EIS	165,800	0	165,800	0	0	Undertake monitoring and studies to assess the efficacy of growth-related environmental impact statement recommendations and the City's environmental procedures.
PD2155	DC19GS0014	Growth Related Secondary Plans	525,000	105,000	420,000	0	0	Ongoing capital project for the creation of growth related secondary plans. Future secondary plans will set the context for new development.
PD2156	DC19GS0015	Rapid Transit Village Secondary Plan (2019-2023)	300,000	60,000	240,000	0	0	The preparation of a Secondary Plan for the Masonville Transit Village will provide the basis for the consideration of future planning applications for the redevelopment of this Transit Village.
PD2157	DC19GS0019	Planning Official Plan Review	409,600	204,800	204,800	0	59,767	The Planning Act requires that a municipality review its Official Plan in accordance with the Planning Act. This typically involves a new series of growth forecasts, policy analyses, public engagement, etc.
PD2161	DC19GS0016	Rapid Transit Corridor Plan	512,000	102,400	409,600	0	0	These plans will establish a detailed framework for infill and intensification along the rapid transit and urban corridors. They will identify developable lands and anticipated timing of growth for use in servicing studies.
PD2175	DC19GS0013	Planning Community Improvement Plans	200,000	100,000	100,000	0	0	These plans set the context for revitalization and growth by evaluating economic barriers and establishing projects and incentives aimed at stimulating development and revitalization.
PD2176	DC19GS0017	Urban Design Guidelines	153,600	15,360	138,240	0	0	These guidelines will provide planning and design guidance for greenfield development and sensitive and appropriate infill and intensification within existing neighbourhoods. They will also include engagement and education strategies to address neighbour and community issues.
RT1430-1	DC19RS0304	Wellington Gateway (South) Rapid Transit	101,480,648	58,801,181	38,679,467	4,000,000	4,794,260	Widening and reconstruction of 6.8 kilometres of existing arterial roads to incorporate continuous transit lanes along Wellington from Downtown to White Oaks for the implementation of Rapid Transit.
RT1430-2	DC19RS0303	North Connection Rapid Transit	411,150	31,737	379,413	0	0	Widening and reconstruction of 6.4 kilometres of existing arterial roads to incorporate continuous transit lanes along Clarence Street, Richmond Street, across Western University, and Western Road to Masonville Mall for implementation of Rapid Transit.
RT1430-3	DC19RS0302	East London Link Rapid Transit	96,911,024	62,674,355	25,236,669	9,000,000	7,006,633	Widening and reconstruction of 6.3 kilometres of existing arterial roads to incorporate continuous transit lanes from Downtown to Fanshawe College including King Street, Ontario Street, Dundas Street, Highbury Avenue, and Oxford Street for the implementation of Rapid Transit.
RT1430-6	DC19RS0305	West Connection Rapid Transit	11,800,000	1,698,478	10,101,522	0	4,423	Widening and reconstruction of 4.4 kilometres of existing arterial roads to incorporate transit lanes from Downtown on Riverside Drive with mixed traffic on Wharncliffe Road North and transit lanes again on Oxford Street to Wonderland Road for implementation of Rapid Transit.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 2: Summary of Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
RT1430-7	DC19RS0301	Downtown Loop Rapid Transit	27,747,687	20,330,905	7,416,782	0	2,413,489	Widening and reconstruction of 2.0 kilometres of existing arterial roads to incorporate continuous transit lanes along Ridout, King, Wellington and Queen for the implementation of Rapid Transit.
TS103119	DC19GS1002	Long Term Corridor Protection EA Studies (2019-2023)	796,388	0	796,388	0	23,910	Project required for Environmental Assessments and technical studies to protect major transportation corridors in and around the City.
TS1035-1	DC14RS0032	Wonderland Road Widening Exeter Road to HWY 402	377,845	26,449	351,396	0	0	Widening of Wonderland Road from 2 to 4 lanes from Exeter Road to Hwy 402.
TS104119	DC19GS1003	Traffic Impact Studies (2019-2023)	506,136	0	506,136	0	0	Area traffic impact studies to identify and optimize the timing of roadway capacity, channelization, signalization needs on a development or area basis as well as parking strategies.
TS104219	DC19GS1004	Transportation Master Plan Monitoring Program (2019-2023)	177,148	0	177,148	0	60,870	The monitoring program will be primarily based upon the need to measure modal shares by time of day and for various trip purposes.
TS1043	DC14GS0018	Transportation Development Charges Studies 2024	300,000	0	300,000	0	54,015	Consulting services to update transportation project costs and schedules for the initially planned 2024 Development Charge By-law updates.
TS1044	DC19GS0006	Cycling Master Plan	200,000	100,000	100,000	0	10,929	This plan will assess future bicycle infrastructure needs and cycling networks across the City and linkages for new subdivisions.
TS1134	DC14RS0077	Intersection - Richmond St & Fanshawe Park Rd	25,895,100	3,138,137	21,119,463	1,637,500	5,499,560	Geometric design improvements required to improve traffic capacity and levels of service. Project coordinated with Rapid Transit.
TS126417	DC14-RS00063	2017 Rural Intersection	508,470	0	508,470	0	263,407	To improve selected rural intersections throughout the City to ensure adequate capacity and levels of safety.
TS126419	DC19RS1006	Rural Intersection (2019-2023)	828,790	0	828,790	0	140,788	To improve selected rural intersections throughout the City to ensure adequate capacity and levels of safety.
TS1306	DC14RS0056	Adelaide Street Grade Separation CPR Tracks	87,604,874	65,492,041	22,112,833	0	6,559,220	Introduction of a grade separation for Adelaide Street traffic to continue to flow while the operations for the railway may continue; railway company cost apportionment is approximately 15%.
TS1308	DC14RS0013	Hwy 401 Interchange Projects	20,000,000	7,192,000	7,808,000	5,000,000	-933,440	Project represents City's contribution to agreement with Province to reconstruct four interchanges at the 401 and major City arteries: Wonderland Road, Veterans Memorial Parkway, Highbury Ave, and Colonel Talbot Road.
TS1309	DC14RS0075	Intersection - Hamilton Road & Highbury Ave.	600,000	103,750	496,250	0	0	Geometric design improvements required to improve traffic capacity and levels of service. Environmental assessment accepted by Council on June 12, 2018. Preliminary solution requires additional property and construction funds.
TS1328	DC14RS0051	Intersection - Hamilton Rd & Egerton St (Optimization)	1,718,800	214,850	1,503,950	0	167	Intersection improvements at Hamilton and Egerton Roads, including a left turn lane.
TS1329	DC14RS0212	Colonel Talbot Rd - 300M South of Southdale to James Street	2,249,526	321,682	1,927,844	0	438,199	To reconstruct Colonel Talbot Rd-300m south of Southdale to James Street to resolve structural and alignment deficiencies.
TS1331	DC19RS0009	Intersection - Hamilton - Gore (Roundabout)	1,387,378	173,422	1,213,956	0	136,107	New Roundabout - Intersection improvements at Hamilton and Gore Roads.
TS1332	DC19RS0010	Intersection - Oxford - Gideon (Roundabout)	974,878	121,860	853,018	0	310,183	The construction of a roundabout at Oxford and Gideon to accommodate growing development along Oxford.
TS1334	DC19RS0017	Intersection - Pack to Colonel Talbot	2,406,250	300,781	2,105,469	0	0	Intersection improvements at Pack and Colonel Talbot Road. Improvements within existing right-of-way including new traffic signal installation.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 2: Summary of Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
TS1335	DC19RS0015	Intersection - Sunningdale - Hyde Park	4,037,500	504,688	3,532,812	0	99,182	To improve the intersection of Sunningdale and Hyde Park. The work includes installing a two lane roundabout, based on the Environmental Assessment preferred alternative.
TS1336	DC19RS0018	Intersection - Southdale - Colonel Talbot (Roundabout)	10,934,355	1,366,793	1,934,850	7,632,712	1,645,229	Roundabout construction to accommodate the widening of Southdale Road from 2 to 4 lanes.
TS1348-1	DC14RS0023	Wonderland Road Widening Riverside Dr to Springbank Dr	1,009,500	70,700	938,800	0	0	To widen Wonderland Road from Commissioners Rd. to Sarnia Rd.
TS1348-9	DC19RS0013	Intersection - Riverside to Wonderland	1,520,000	190,000	1,330,000	0	0	Intersection improvements to accommodate the widening of Wonderland Road.
TS1353-2	DC14RS0019	Adelaide Street North - Fanshawe Park Rd to Sunningdale Rd	377,647	34,788	342,859	0	20,196	Phase 1, 2-lane urbanization, completed previously - Phase 2 is a four-lane widening. Construction in 2021. The construction project would also coordinate with the proposed roundabout at Sunningdale & Adelaide as recommended in the Sunningdale Rd Environmental Assessment.
TS1355-1	DC14RS0018	Wharncliffe Road Widening - Becher Street to Springbank Drive	44,396,250	18,052,233	3,286,842	23,057,175	135,586	To improve operational movement of Wharncliffe Road from Becher Street to Springbank Drive 3 to 4 lanes including reconstruction of CNR Grade Separation. EA approval occurred February 2018. Construction and property acquisition began in 2020.
TS1355-2	DC14-RS00014	Wharncliffe Road Improvements	6,563,750	2,200,750	0	4,363,000	0	To provide operational improvements to Wharncliffe Road South - Becher Street to Commissioners Rd to improve safety and implement the visions provided by the Official Plan.
TS1357	DC14RS0210	Bostwick Rd Upgrades - Pack Rd to Southdale Rd	3,350,901	465,775	2,885,126	0	656,944	To upgrade Bostwick Road - Pack Road to Southdale Road with the addition of sidewalks, drainage and streetlights. Coordinated with TS1629-1 and TS1629-2.
TS1358	DC14RS0211	Pack Rd - Colonel Talbot to Bostwick Rd	1,000,000	114,000	886,000	0	0	To upgrade Pack Road - Colonel Talbot Road to Bostwick Road with the addition of sidewalks, curbs, drainage, streetlights and bike lanes.
TS1359	DC19RS0005	Windemere Road - Western Rd to Richmond St	395,201	42,286	352,915	0	42,538	To upgrade Windemere Road from Western Road to 150m east of Richmond Street from 2 to 4 through lanes and associated channelization.
TS1364	DC19RS0204	Sunningdale - Highbury Ave to Clarke Rd	1,281,203	193,462	1,087,741	0	0	To reconstruct Sunningdale Road from Highbury to Clarke Road as a rural cross section.
TS1366	DC19RS0206	White Oak Road - Exeter Rd to 400m South	4,330,000	428,670	2,000,220	1,901,110	1,337,325	2 lane upgrade including creating bike lanes on White Oak Road from Exeter Road to 400m south.
TS1371	DC14-RS00063	Road Class Oversizing	164,091	4,857	159,234	0	6,347	At times new development is required to construct a roadway to a larger capacity than required for the local development. This project makes provisions for such works.
TS137119	DC19RS1009	Road Class Oversizing City Share (2019-2023)	517,995	0	517,995	0	22,242	At times new development is required to construct a roadway to a larger capacity than required for the local development. This project makes provisions for such works.
TS1406	DC14RS0204	Sunningdale - South Wenige Dr to Highbury Ave Upgrades	50,000	6,300	43,700	0	0	To convert Sunningdale Road - South Wenige to Highbury Ave from a rural cross section to an urban cross section with the addition of sidewalks, curbs, drainage, streetlights, channelization and bike lanes.
TS1407-2	DC19RS0207	Southdale Road - Wickerson Rd to Byronhills Dr	11,289,900	1,422,858	2,612,670	7,254,372	19,646	To reconstruct Southdale Road - Wickerson Road to Byronhills to resolve structural and alignment deficiencies.
TS1408	DC14RS0206	Wickerson-Southdale to 650M N of Southdale	545,120	106,347	438,773	0	5,725	Reconstruct Wickerson to resolve structural and alignment deficiencies.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 2: Summary of Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
TS1410	DC14RS0221	Huron Street Upgrades VMP Easterly to Railway	1,794,400	246,232	1,548,168	0	0	To reconstruct Huron Street - Veterans Memorial Parkway easterly to railway to resolve structural deficiencies and support industrial development. Constructed 2 lane rural arterial cross section in 2019. To be coordinated with Veterans Memorial Parkway Extension (TS1621-1) and development needs.
TS1411	DC14RS0222	Kilally - Webster St to Clarke Road	1,500,000	171,000	0	1,329,000	0	To convert Kilally Road from Webster to Clarke Road from a rural to urban cross section.
TS1412	DC14RS0020	Pond Mills Underpass-HWY 401 (City Share)	1,536,000	768,000	768,000	0	0	City's portion of funding for expansion of Hwy 401/Pond Mills bridge to accommodate the future Pond Mills Road needs. The bridge will be replaced during the Hwy 401 improvements. This is a cost effective opportunity to expand the structure for future City needs.
TS1472	DC14RS0036	Oxford St West - Sanitorium Rd to Commissioners Rd	356,160	30,630	325,530	0	180,955	To widen Oxford Street from Sanitorium to Commissioners Rd from 2 to 4 lanes in 2031.
TS1472-2	DC14RS0052	Oxford St West Widening - Commissioners Rd to Westdel Borne	619,902	49,592	570,310	0	104,217	Widen Oxford Street from Commissioners Road to Westdel Bourne from 2 lanes to 4 lanes.
TS1475-2	DC14-RS00007	Fanshawe Park Road E. Widening-Ph 2 Adelaide to Highbury	13,360,000	1,225,000	3,135,000	9,000,000	0	Widen Fanshawe Park Road East from two lanes to 4 lanes from Adelaide Street North to McLean Drive.
TS1476	DC14RS0025	Clarke Rd Widening VMP Extension to Fanshawe Park Rd	243,063	2,463	240,600	0	0	To widen Clarke Road from 2 to 4 through lanes from Veterans Memorial Parkway Extension to Fanshawe Park Road.
TS1484	DC14-RS00008	Sarnia Rd Widening-Wonderland Road to Sleightholme	10,209,820	942,526	9,267,294	0	0	Widen Sarnia Road from 3 to 4 lanes from Wonderland Road to Sleightholme.
TS1487	DC14-RS00205	Wonderland Rd Two Lane Upgrade Hwy 401 to Hwy 402	10,395,000	1,351,300	9,043,700	0	0	To improve Wonderland Rd from Highway 401 to Highway 402. Improvements are 2 lane rural arterial cross section.
TS1490	DC14RS0220	Wilton Grove Upgrades	12,551,000	2,547,216	10,003,784	0	9,182	To reconstruct Wilton Grove Road - Commerce to City limits to resolve structural deficiencies and support industrial growth.
TS1496	DC14RS0016	Sunningdale Road Widening - 150m W of Richmond to 150m E of Richmond	153,000	6,120	0	146,880	0	Widen and upgrade Sunningdale Road from 150m west of Richmond to 150m east of Richmond including Richmond intersection upgrades. This work is to be coordinated with TS1496-3 (Sunningdale from 150m west of Richmond to Wonderland).
TS1496-2	DC14-RS00002 & DC14-RS00016	Sunningdale Road Widening - Phase 2 Intersection Upgrades	3,915,847	880,795	3,035,052	0	87,691	Widen and upgrade Sunningdale Road from Wonderland to Adelaide. Phase 2 consists of 2 intersection upgrades, Richmond/Sunningdale and Wonderland/Sunningdale in 2014.
TS1496-3	DC14RS0017	Sunningdale Road - Wonderland Rd 150m W of Richmond St	2,999,099	196,994	2,802,105	0	135,158	Widen and upgrade Sunningdale Road from Wonderland to 150 metres west of Richmond from 2 lanes to 4 lanes.
TS1522	DC19RS0006	Intersection- Dingman - White Oak Rd (Roundabout)	113,760	14,220	99,540	0	0	Dingman Drive and White Oak Road intersection is currently an all-way stop controlled intersection. The Environmental Assessment assignment will identify and confirm the roundabout conceptual design and the appropriate right-of-way and property requirements to accommodate the geometric design of the intersection.
TS1523-1	DC14-RS00012	Bradley Ave Extension, Phase 1 Wharncliffe Rd to Wonderland Rd.	12,264,375	0	4,633,651	7,630,724	0	Extension of Bradley Avenue from White Oak Road to Bostwick Road.
TS1523-2	DC14RS0022	Bradley Ave Extension, Phase 2 Jalna to Wharncliffe	20,024,213	0	3,211,106	16,813,107	323,718	Extension of Bradley Avenue from Jalna Boulevard to Wharncliffe Road.
TS1576	DC19RS0007	Intersection-Exeter-Wellington Improvements	3,590,000	448,750	3,141,250	0	0	This project is for improvements to the Wellington Road/ Exeter Road intersection and replacement of underground services.
TS1621-1	DC14RS0009	Veterans Memorial Parkway - Huron St to Clarke Rd	12,376,900	768,380	11,608,520	0	0	Construct a new 4 lane road - Veterans Memorial Parkway from Huron Street to Clarke Road.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 2: Summary of Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
TS1627	DC14RS076a	Philip Aziz - Western Rd to Thames River	2,578,100	257,810	2,320,290	0	0	Philip Aziz improvement project including new storm sewer system driven by growth and redevelopment in the area.
TS1629-1	DC14RS0030	Southdale Road West - Bostwick to Pine Valley	8,862,352	748,793	8,113,559	0	1,571,073	To widen Southdale Road West from Bostwick to Pine Valley from 2 to 4 lanes with center turn lane, started in 2022.
TS1629-2	DC14RS0038	Southdale Road West - Bostwick to Colonel Talbot	111,222	8,898	102,324	0	-15,231	To widen Southdale Road West from Bostwick to Colonel Talbot from 2 to 4 lanes.
TS1633	DC14-RS00066	Veterans Memorial Parkway	1,640,000	112,800	1,527,200	0	0	Land acquisition for long term future construction of interchanges on Veterans Memorial Parkway.
TS1636	DC19RS1008	Advanced Purchase of Land (2019-2023)	2,243,785	0	2,243,785	0	228,582	Land acquisition and protection of growth projects predominantly for long term future construction along arterials.
TS1651	DC14-RS00067	Minor Roadworks - Channelization	3,477,525	214,730	3,262,795	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165119	DC19RS1001	Minor Roadworks - Channelization (2019-2023)	4,282,927	0	4,282,927	0	478,825	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1652	DC14-RS00068	Minor Roadworks - Miscellaneous Works	89,100	0	89,100	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1653	DC14-RS00069	Minor Roadworks - Sidewalks	925,847	0	925,847	0	20	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165319	DC19RS1002	Minor Roadworks - Sidewalks (2019-2023)	2,265,460	0	2,265,460	0	308,670	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1654	DC14-RS00070	Minor Roadworks - Streetlights	1,767,171	0	1,767,171	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165419	DC19RS1003	Minor Roadworks - Streetlights (2019-2023)	3,156,911	0	3,156,911	0	362,559	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1655	DC14-RS00071	Minor Roadworks - New Traffic Signals	1,546,880	0	1,546,880	0	8,693	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165519	DC19RS1004	Minor Roadworks - Traffic Signals (2019-2023)	4,803,429	0	4,803,429	0	672,081	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1656	DC14-RS00072	Minor Roadworks - Roundabouts	450,000	0	450,000	0	1,051	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1670	DC14RS076b	Intersection - Sarnia/Philip Aziz - Western Road	928,125	116,016	812,109	0	0	To review and introduce improvements for the Western Road/Sarnia Road/ Philip Aziz intersection to increase capacity in all directions. The improvements will address vehicular and bicycle traffic flow, as well as pedestrian movements in the intersection.
TS173917	DC14-RS00073	2017 Cycling Facilities Program	790,170	395,085	395,085	0	33,745	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.
TS173918	DC14-RS00073	2018 Cycling Facilities Program	642,800	321,400	321,400	0	45,608	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.
TS173919	DC19RS1007	Active Transportation (2019-2023)	19,424,072	12,601,616	6,822,456	0	458,791	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.
TS1745	DC19RS0004	Victoria Bridge Bike Lanes	3,300,000	1,650,000	1,650,000	0	355,819	Addition of cycling facilities coordinated with the replacement of Victoria Bridge.
TS1746	DC19RS0001	Dingman Dr - Hwy 401 Bridge to Wellington Rd	13,266,250	1,074,566	3,077,984	9,113,700	1,693,868	To widen Dingman Drive from just east of the Highway 401 overpass to 150m east of Wellington Road from two to four through lanes.
TS1747	DC19RS0002	Dingman Dr - Hwy 401 Bridge (City Share)	4,000,000	2,200,000	1,800,000	0	0	City's share of new wider bridge over Highway 401. Bridge replacement is a cost-effective opportunity to add capacity to Dingman Drive.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 2: Summary of Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
TS180219	DC19RS1010	Strategic Links (2019-2023)	6,323,147	0	6,323,147	0	469,173	Staff identified road connections that are strategically important to link to the transportation collector and arterial network in the City.
TS180519	DC19RS1011	TIMMS - PTIS - Transportation Intelligent Mobility Mgmt. System	11,781,000	8,953,205	2,827,795	0	14,197	To provide an integrated solution to support the growth of the City and the development of Rapid Transit (RT) through improved management and operation of the transportation network.
TS2170	2009 DC	Bradley from Old Victoria to City Limits	2,350,000	1,504,800	845,200	0	0	Upgrade Bradley Ave from Old Victoria Road to city limits to a 2 lane rural arterial cross section.
TS4078	DC19OC1002	Traffic Management Centre Ph 1	830,000	157,700	672,300	0	0	The Transportation Management Centre (TMC), Phase 1 establishes the City's ability to deliver active management of the City's transportation network (e.g. transit, bicycle lanes, roadways, etc.)
TS4165	DC14RS0074	Traffic Signals & Street Light Growth Urban Intersections	1,616,000	0	1,616,000	0	7,296	Installation of new traffic signals, pedestrian signals and street lights to improve safety and mobility of both vehicles and pedestrians.
TS416519	DC19RS1005	Urban Intersections (2019-2023)	10,187,579	0	10,187,579	0	876,902	Installation of new traffic signals, pedestrian signals and street lights to improve safety and mobility of both vehicles and pedestrians.
TS5910	UWRF	UWRF Transition to CSRF - Roads	1,700,054	0	1,700,054	0	0	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
Totals			\$702,903,950	\$286,480,332	\$308,544,338	\$107,879,280	\$39,271,483	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2023" column relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 3: Summary of Issued Debt For Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2023	CSRF debt payment (P&I) on issued debt
TS1308	DC14RS0013	Highway 401 Interchange Projects	D.-771-79	5,000,000	2016/2026	1,607,963	561,326
TS1475-2	DC14-RS00007	Fanshawe Rd East Widening - Phase 2	D.-773-81	9,000,000	2017/2027	3,823,683	1,010,234
TS1523-1	DC14-RS00012	Bradley Ave Extension - Phase 1 Wharncliffe Rd to Wonderland Rd.	D.-775-80	3,000,000	2019/2029	1,882,503	339,849
TS1489	DC14-RS00011	Western Road Widening - Platts Lane to Oxford St.	D.-776-135	2,000,000	2020/2030	1,425,611	216,516
		Debt Discount					12,684
		Accrued Interest					-11,919
Totals				\$19,000,000		\$8,739,760	\$2,128,689

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 4: Summary of Authorized but Unissued Debt For Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
RT1430-1	DC19RS0304	Wellington Gateway (South) Rapid Transit	4,000,000	2024
RT1430-3	DC19RS0302	East London Link Rapid Transit	9,000,000	2026
TS1134	DC14RS0077	Intersection - Richmond St & Fanshawe Park Rd	1,637,500	2026
TS1336	DC19RS0018	Intersection - Southdale - Colonel Talbot (Roundabout)	7,632,712	2026
TS1355-1	DC14RS0018	Wharncliffe Road Widening - Becher Street to Springbank Drive	23,057,175	2029
TS1355-2	DC14-RS00014	Wharncliffe Road Improvements	4,363,000	2028
TS1366	DC19RS0206	White Oak Road - Exeter Rd to 400m South	1,901,110	2026
TS1407-2	DC19RS0207	Southdale Road - Wickerson Rd to Byronhills Dr	7,254,372	2026
TS1411	DC14RS0222	Kilally - Webster St to Clarke Road	1,329,000	2026
TS1496	DC14RS0016	Sunningdale Road Widening - 150m W of Richmond to 150m E of Richmond	146,880	2027
TS1523-1	DC14-RS00012	Bradley Ave Extension, Phase 1 Wharncliffe Rd to Wonderland Rd.	4,630,724	2025
TS1523-2	DC14RS0022	Bradley Ave Extension, Phase 2 Jalna to Wharncliffe	16,813,107	2026
TS1746	DC19RS0001	Dingman Dr - Hwy 401 Bridge to Wellington Rd	9,113,700	2026
Totals			\$90,879,280	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 5: Summary of Approved Projects Funded From Water Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
EW331222	DC14GS0013	2024 Water Development Charge Study	314,573	0	314,573	0	16,883	Background study to determine future watermain needs to service growth, including timing and growth splits for the initially planned 2024 Development Charge Background Study.
EW3314	DC19GS0009	Trunk Watermain and Pumping Station	512,000	0	512,000	0	58,733	Study to examine growth needs in the low level and some high level areas of the City and make recommendations to the timing and need of multiple future growth projects.
EW3592	DC14-WD01002	Infill and Intensification Nodes Water Servicing	2,198,080	110,080	2,088,000	0	0	To provide for growth triggered infill and intensification projects in major development nodes. This project is now closed.
EW3593	DC14WD2003	Hyde Park Pumping Station	816,800	0	816,800	0	19,627	To upgrade the Hyde Park Pumping Station to serve future growth in northwest London.
EW3614	DC2009	Southeast Pumping Station-Reservoir	55,728,118	49,648,318	6,079,800	0	-769,734	Construction of a 113 million litre (25 million gallon) reservoir and pumping station on Highbury Avenue for storage and balancing of water supply from the Elgin/Middlesex system based on Valve Engineering Study.
EW3625	DC14WD010a	Wonderland Rd Watermain - Exeter to Hamlyn (A21a)	1,744,362	87,218	1,657,144	0	18,178	To construct a new 400 millimetre watermain on Wonderland between Hamlyn and Exeter Rd.
EW3628	DC14WD02005	Expansion of Southeast Pressure Zone	2,700,000	1,931,900	768,100	0	0	To install pressure regulating valves and associated piping to service portions of SE London with the Southeast Pumping Station.
EW3652-2	DC14-WD00022	Wickerson High Level Watermain Phase 2 Wickerson Road	374,962	0	374,962	0	0	Construction of 400 millimetre watermain in the high level area of southwest London on Wickerson Rd between Wickerson Gate and Southdale Road. Watermain installation required to service future customers in the Wickerson area.
EW3654	DC14WD2006	Arva Pumping Station Upgrade	339,968	169,984	169,984	0	0	Upgrades to the Arva Pumping Station, including pump replacements will be required as water demand increases. This project is now closed.
EW3658	DC14WD0026	Wonderland Rd Watermain - Commissioners to Viscount (3000)	307,774	0	307,774	0	0	To replace and upsize the existing 300 millimetre and 400 millimetre watermain on Wonderland Road (Westmount Pumping Station to Viscount Road) with 600 millimetre watermain. Project required to upgrade high level water supply. This project is now closed.
EW3694	DC14WD0040	Kilally Road Watermain (A30) Ph 2 (Webster to Clarke Rd)	1,450,115	0	1,450,115	0	22,968	Installation of a new 400 millimetre watermain on Kilally Road from Highbury Avenue to Clarke Road.
EW3709	DC14WD0037	Green Valley Rd Watermain - Hubrey Rd Intersection (New-3)	151,000	0	151,000	0	103	Installation of a 600 millimetre watermain at the intersection of Green Valley Road and Hubrey Road.
EW377219	DC19GS0011	2019 Water Efficiency Program	3,190,717	2,935,460	255,257	0	12,749	To undertake a water efficiency strategy to promote awareness of water issues. Water efficiency/conservation program will be a requirement of the new Municipal Water Licensing Plan. Water efficiency preserves system capacity for future growth.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 5: Summary of Approved Projects Funded From Water Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
EW3788	DC19WD0001	Western Road Watermain Upsizing (Platt's Lane to Sarnia Rd)	1,893,311	1,703,980	189,331	0	587	Upgrading of existing watermain on Western Road from Platt's Lane to Sarnia Road to 400 millimetre.
EW3818	DC14-WD01001	Watermain Internal Oversizing Subsidy	785,562	1,700	783,862	0	0	Funding source for watermain oversizing claims by land developers. Claims are to be paid in accordance with the current Development Charges By-law.
EW381819	DC19WD1001	Watermain Internal Oversizing Subsidy (2019-2023)	457,142	0	457,142	0	141,239	Funding source for watermain oversizing claims by land developers. Claims are to be paid in accordance with the current Development Charges By-law.
EW382319	DC19WD1002	Watermain - Built Area Works (2019-2023)	600,689	264,303	336,386	0	0	Program to build watermains to accommodate growth/intensification in the built area of the City.
EW382519	DC19WD1003	Watermain - Strategic Links (2019-2023)	1,780,917	178,091	1,602,826	0	57,993	Annual program to fund watermains which serve growth areas; are within or cross significant roads, parks, or abut natural areas; and/or within an existing right-of-way
ID2195	DC19WD1000	Watermain Industrial	9,784,053	0	9,784,053	0	4,531	Water servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
Totals			\$85,130,143	\$57,031,034	\$28,099,109	\$0	-\$416,143	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 6: Summary of Approved Projects Funded From Wastewater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	11,365,956	201,400	373,556	10,791,000	22,512	Construction of a new pumping station to handle flows from Talbot, Westfield, Crestwood and Southwinds Pumping Station. This project is now closed.
ES2205	DC19WW0006	Byron PS Upgrades	3,680,667	0	0	3,680,667	0	Works required to increase pumping capacity at the Byron pumping station.
ES2494	DC14WW0005	SS15A Lambeth Growth Area	5,000,000	0	4,165,700	834,300	-55,712	Construction of a new trunk sanitary sewer extension north of Campbell Street through a future subdivision development.
ES2685	DC14-WW01001	Greenway PCC Expansion	44,446,418	15,215,653	5,930,765	23,300,000	29,288	18 million litre discharge expansion and upgrade of the Greenway Wastewater Treatment Operations.
ES302519	DC19WW1002	Wastewater Servicing Built Area Works (2019-2023)	12,076,401	7,535,675	4,540,726	0	555,716	This project will fund works in the Built Area which replace existing infrastructure and provide a regional benefit to growth.
ES3083	DC14-WW02003	Infill & Intensification Corridors	1,450,122	156,407	1,293,715	0	0	Funding for the provision of growth triggered sanitary sewer infrastructure as part of scheduled transportation projects.
ES4416	DC14GS0009	Wastewater Future Development Charge Studies 2024	314,573	0	314,573	0	16,883	Studies required to undertake the future Development Charge Study that was initially planned for 2024.
ES5010	DC19WW0002	Greenway Expansion Studies	250,000	72,500	177,500	0	0	This project will focus on the next major Greenway expansion.
ES5132	DC14WW1005	East Park PS Upgrade	4,056,328	160,000	40,000	3,856,328	0	Expand and upgrade existing pumping station to handle additional flow of 18.2 million litre discharge due to industrial growth in southeast London.
ES5133	DC19WW0005	Pottersburg/Vauxhall Transfer PSs	5,000,000	500,000	2,000,000	2,500,000	7,256	This project will design and construct transfer pumping stations at Pottersburg (flow) and Vauxhall (sludge) in addition to flow equalization at one or both plants to increase capacity.
ES5145	DC14-WW02001	Sanitary Sewer Internal Oversizing Subsidy	446,625	12,200	434,425	0	0	To provide funding for sanitary sewer oversizing claims by land developers.
ES514519	DC19WW1001	Wastewater Internal Oversizing Subsidy (2019-2023)	1,814,916	0	1,814,916	0	168,219	Annual program to provide a subsidy to developers who are installing oversized sanitary sewers to service external lands.
ES5146	DC14-WW02002	Infill and Intensification Nodes Sanitary Sewer Servicing	614,805	92,317	522,488	0	0	Funding for the provision of growth triggered sanitary sewer infrastructure.
ES514819	DC19WW1003	Wastewater Strategic Links (2019-2023)	8,048,228	952,058	7,096,170	0	1,109,890	Annual program to fund sewers which serve growth areas; are within or cross significant roads, parks, or abut natural areas; and/or within an existing right-of-way.
ES5171	DC19WW0008	Dingman Creek PS Peak Shaving	161,061	0	161,061	0	0	This project will add additional storage capacity at the Dingman Creek Pumping Station to allow peak shaving and additional wet weather storage capacity.
ES5233	DC14WW1002	Vauxhall Expansion Capacity Upgrades	6,144,000	3,072,000	0	3,072,000	0	To provide expanded capacity for the London Psychiatric Hospital Lands Secondary Plan area.
ES5252	DC14-WW00008	KL1B Kilally Growth Area Adelaide PCP Sewershed	494,600	0	494,600	0	0	Construction of the Kilally South Trunk from the Edgevalley Phase I Subdivision part way to Kilally Road.
ES5253	DC14-WW00002	RB1B Riverbend Growth Area Oxford PCP Sewershed	1,267,966	55,966	165,000	1,047,000	0	Extension of the Riverbend Trunk Sanitary Sewer through Phase 2 West Kains Subdivision to Oxford Street West as identified in the Riverbend Sanitary Servicing Study.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 6: Summary of Approved Projects Funded From Wastewater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
ES5263	DC14-WW01008	Southwest Capacity Improvement	24,417,735	0	6,678,748	17,738,987	519,592	Required to provide growth related servicing to the southwest Area Secondary Plan and other South London areas within the City's urban growth area boundary.
ES5264	DC14-WW01011	Wonderland Pumping Station Upgrade	5,000,000	0	1,000,000	4,000,000	-434,155	Major upgrade of Wonderland Pumping Station.
ES5402	DC14GS0027	Biosolids Master Plan	400,000	332,400	67,600	0	-26,043	Evaluation of alternatives for handling biosolids generated at City Wastewater Treatment Plants.
ES540419	DC19GS0003	Built Area Specific Studies	308,780	0	308,780	0	26,288	Assignment to evaluate sanitary servicing in specific areas in the core.
ES5910	UWRF	UWRF Transition to CSRF - Sewer	1,919,000	0	1,919,000	0	0	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	12,500,100	0	3,000,100	9,500,000	26,778	Sanitary servicing of future light and general industrial land to provide an adequate inventory of large block 'shovel ready' land in strategic locations.
ID2058	Pre-2014 DC	Innovation Park - Swr Oversizing Works	8,265,000	7,594,400	670,600	0	205	To construct trunk sanitary sewers and stormwater management facilities for Innovation Park (formerly Airport Road South) Industrial Subdivision and related external works.
ID2058-3A	Pre-2014 DC	Innovation Park - Sewer	315,000	287,620	27,380	0	44	To design and construct an extension to the sanitary sewer for Innovation Park.
Totals			\$159,758,281	\$36,240,596	\$43,197,403	\$80,320,282	\$1,966,761	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2023" column relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 7: Summary of Issued Debt For Approved Projects Funded From Wastewater Levies

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2023	CSRF debt payment (P&I) on issued debt
ES5236-01	DC 2009	Foxhollow Trunk Sanitary Sewer	D.-769-178	1,440,530	2014/2024	161,868	164,803
ES2095	DC 2009	Biosolids Disposal & Optimization Plan	D.-770-84	1,707,100	2015/2025	361,189	186,361
ES5247	DC14-WW00003	Wonderland Rd South Trunk Sanitary (SS14A)	D.-773-81	2,300,000	2017/2027	977,163	258,171
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-774-91	14,000,000	2018/2028	7,452,836	1,610,045
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-775-80	8,300,000	2019/2029	5,208,258	940,248
ES5256	DC14-WW00007	Exeter Rd Trunk Sanitary Sewer	D.-775-80	2,166,646	2019/2029	1,359,573	245,444
ES5263	DC14-WW01008	Southwest Capacity Improvement	D.-776-135	2,300,000	2020/2030	1,639,453	248,993
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-776-135	1,000,000	2020/2030	712,806	108,258
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	D.-776-135	6,500,000	2020/2030	4,633,236	703,676
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	D.-776-135	3,500,000	2020/2030	2,494,819	378,902
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	D.-777-124	4,291,000	2021/2031	3,432,800	485,205
ES5253	DC14-WW00002	Riverbend Trunk Sanitary Sewer	D.-777-124	1,047,000	2021/2031	837,600	226,150
ES5263	DC14-WW01008	Southwest Capacity Improvement	D.-777-124	2,000,000	2021/2031	1,600,000	180,920
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	D.-777-124	1,600,000	2021/2031	1,280,000	118,390
ES5263	DC14-WW01008	Southwest Capacity Improvement	D.-778-135	2,846,360	2022/2032	2,561,724	373,869
ES5264	DC14-WW01011	Wonderland Pumping Station Upgrade	D.-778-135	1,000,000	2022/2032	900,000	131,350
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	D.-778-135	590,000	2022/2032	531,000	77,497
ES5263	DC14-WW01008	Southwest Capacity Improvement	D.-779-87	9,705,774	2023/2033	9,705,774	185,866
ES5264	DC14-WW01011	Wonderland Pumping Station Upgrade	D.-779-87	3,000,000	2023/2033	3,000,000	57,450
		Debt Discount General					41,441
		Accrued Interest					56,169
Totals				\$69,294,410		\$48,850,099	\$6,779,207

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 8: Summary of Authorized but Unissued Debt For Approved Projects Funded From Wastewater Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
ES2205	DC19WW0006	Byron PS Upgrades	3,680,667	2026
ES2494	DC14WW0005	SS15A Lambeth Growth Area	834,300	2026
ES5132	DC14WW1005	East Park PS Upgrade	3,856,328	2026
ES5133	DC19WW0005	Pottersburg/Vauxhall Transfer PSs	2,500,000	2025
ES5233	DC14WW1002	Vauxhall Expansion Capacity Upgrades	3,072,000	2025
ES5263	DC14-WW01008	Southwest Capacity Improvement	886,853	2025
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	3,810,000	2025
Totals			\$18,640,148	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 9: Summary of Approved Projects Funded From Growth Studies Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
ES3209	DC14-GS00007	Stormwater Unidentified Municipal Class Environmental Assessment Addendums	200,000	0	200,000	0	0	To undertake addendums to the existing accepted Municipal Class Environmental Assessment Studies for storm/drainage and stormwater management servicing works that need to be changed/modified. This project is now closed.
ES3212	DC19GS0001	Stormwater Dingman Creek Floodplain Corridor EA	718,152	218,152	500,000	0	159,459	Stage 2 of the Dingman Creek Environmental Assessment to assess options within the Dingman Creek corridor to mitigate the anticipated increased flooding determined by the Upper Thames River Conservation Authority's Regulatory Floodplain Update.
ES4418	DC19GS0004	Inflow and Infiltration Reduction Study	300,000	0	300,000	0	0	Funding to undertake Inflow and Infiltration (I&I) Reduction Studies to find ways to reduce I&I and reduce the amount of water being sent to Wastewater Treatment Plant's, reduce basement flooding, and reduce the effects of wet weather.
ES5402	DC14GS0027	Biosolids Master Plan	400,000	332,400	67,600	0	15,082	Evaluation of alternatives for handling biosolids generated at City Wastewater Treatment Plants.
EW3313	DC19GS0008	South London Water Servicing	500,000	0	500,000	0	3,104	To examine growth needs in the high level areas of the City and make recommendations to the timing and need of multiple future growth projects.
EW377218	DC14-GS00022	2018 Water Efficiency Program	330,570	305,080	25,490	0	0	To undertake a water efficiency strategy to promote awareness of water issues. Water efficiency/conservation program will be a requirement of the new Municipal Water Licensing Plan. Water efficiency preserves system capacity for future growth. This project is now closed.
EW377219	DC19GS0011	2019 Water Efficiency Program	3,190,717	2,935,460	255,257	0	4,954	To undertake a water efficiency strategy to promote awareness of water issues. Water efficiency/conservation program will be a requirement of the new Municipal Water Licensing Plan. Water efficiency preserves system capacity for future growth.
GG1034	DC14-GS00038	Development Charges Consulting	850,000	150,100	699,900	0	26,992	Continue development charges policy development over time. Also, for use in developing Development Charge rates and Development Charges background study production.
PD2082	DC14-PR00026,81,89,109	Meadowlilly Area Planning Study	520,000	132,500	387,500	0	32,471	To provide an assessment of the Meadowlilly Area for planning and development of this area.
PD2152	DC19GS0012	Planning Comprehensive Zoning By-law	1,000,000	500,000	500,000	0	193,064	To update the Official Plan as required by the Planning Act. This project will set the framework for positive and sustainable growth, economic development and conservation in London over the next 20 years.
RC2021	DC19GS0021	Master Plan Substudies Parks & Recreation	150,000	37,500	112,500	0	0	The 2019 Parks and Recreation Master Plan identifies several substudies required over the next 5 years.
TS1031	DC14-GS00024	Long Term Corridor Protection EA Studies	500,000	0	500,000	0	22,579	Required for Environmental Assessments to protect major transportation corridors in and around the City.
TS1038	DC14-GS00016	Transportation Development Charge Studies 2019	250,000	0	250,000	0	0	Consulting services to update transportation project costs and schedules for the 2019 Development Charge By-law updates.
TS1039	DC14-GS00050	Transportation Master Plan Update	100,000	0	100,000	0	26,046	The Transportation Master Plan Update will build upon the London 2030 Transportation Master Plan. The Transportation Master Plan is a long term transportation strategy for the City to help guide the City's transportation and land use decisions to provide sustainable transportation infrastructure.
TS1040	DC14GS0017	Transportation Master Plan Update 2022	750,000	0	750,000	0	169,372	The Transportation Master Plan will provide the City with a vision and implementation plan to pro-actively respond to the way the City's future population move, live, work and play and to help guide the City's transportation and land use decisions through to year 2042.
TS1041	DC14-GS00025	Transportation Impact Studies	300,000	0	300,000	0	38,528	Area traffic impact studies to identify and optimize the timing of roadway capacity, channelization, signalization needs on a development or area basis as well as parking strategies.
Totals			\$10,059,439	\$4,611,192	\$5,448,247	\$0	\$691,651	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2023" column relate to adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 10: Summary of Approved Projects Funded From Police Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
PP4462	DC19PS1001	Police Headquarters Expansion	40,000,000	35,349,041	1,662,740	2,988,219	6,475	Following the facility needs analysis in 2018, the majority of the expansion of LPS facilities has been confirmed as necessary.
PP446519	DC19PS2001	Officer Outfitting Due to Growth (2019-2023)	257,466	0	257,466	0	66,408	To provide for outfitting costs for new officers.
Totals			\$40,257,466	\$35,349,041	\$1,920,206	\$2,988,219	\$72,883	

*Amounts Subject to Rounding

Note 1: The unspent budget in PP4462 was transferred to PP4481 (Police Training Campus - Growth) as part of the 2024-2027 Multi-Year Budget. This transfer was completed in 2024.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 11: Summary of Issued Debt For Approved Projects Funded From Police Levies

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2023	CSRF debt payment (P&I) on issued debt
PP4460	Pre-2014 DC	Police Facilities	D.-762-86	3,500,000	2010/2030	1,137,500	231,317
PP4460	Pre-2014 DC	Police Facilities	D.-768-283	3,719,400	2013/2023	0	433,020
		Debt Discount					2,553
		Accrued Interest					-7,489
Totals				\$7,219,400		\$1,137,500	\$659,400

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 12: Summary of Authorized but Unissued Debt For Approved Projects Funded From Police Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
PP4462	DC19PS1001	Police Headquarters Expansion	2,988,219	2026
Totals			\$2,988,219	

*Amounts Subject to Rounding

Note 1: The unspent budget in PP4462 was transferred to PP4481 (Police Training Campus - Growth) as part of the 2024-2027 Multi-Year Budget. This transfer was completed in 2024.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 13: Summary of Approved Projects Funded From Fire Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
FS1043	DC14FS0004	Aerial Company - Central London	2,495,352	499,070	0	1,996,282	0	To provide Aerial coverage from Fire Headquarters to respond to growth in highrise construction in the downtown area.
FS1087	DC14FS0001	New Fire Station #15	3,856,600	1,361,380	200,698	2,294,522	191,031	To acquire land, design & construct a fire station to achieve specified response time to southeast portion of city.
FS1088	DC14FS0005	Fire Fighter Outfitting - Station 15	121,100	42,748	0	78,352	0	Bunker Gear, SCBA, Defib hoses, nozzles and fitup for new Fire Station 15 in the southeast portion of the city.
FS1089	DC14FS0003	Quint - Station 15 Vehicle	1,585,770	559,777	582,235	443,758	582,235	Quint vehicle at new Fire Station 15 in the southeast portion of the city.
Totals			\$8,058,822	\$2,462,975	\$782,933	\$4,812,914	\$773,266	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 14: Summary of Authorized but Unissued Debt For Approved Projects Funded From Fire Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
FS1043	DC14FS0004	Aerial Company - Central London	1,996,282	2024
FS1087	DC14FS0001	New Fire Station #15	2,294,522	2025
FS1088	DC14FS0005	Fire Fighter Outfitting - Station 15	78,382	2026
FS1089	DC14FS0003	Quint - Station 15 Vehicle	443,758	2024
Total			\$4,812,944	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 15: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
PD103318	DC14-PR00033 DC14-PR00034	2018 New District Parks	54,846	23,639	31,207	0	9,457	To develop new district parks in "Growth Areas" on a priority basis to provide "drive to" district recreation facilities such as upgraded sports fields, path systems and accessible play structures, skate board parks, tennis courts, spray pads, and other unique park amenities.
PD1382-14	DC14-PR00014 DC14-PR00015	2014 New Neighbourhood Parks	608,590	325,672	282,918	0	0	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD1382-15	DC14-PR00016 to DC14-PR00018	2015 New Neighbourhood Parks	260,000	60,200	199,800	0	0	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD138216	DC14-PR00019	2016 New Neighbourhood Parks	226,000	56,900	169,100	0	1,388	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed. This project is now closed.
PD138218	DC14-PR00014 to DC14-PR00032	2018 New Neighbourhood Parks	150,000	34,700	115,300	0	0	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD2043-11	Pre-2014 DC	2011 New Open Space Network	482,047	141,747	340,300	0	1,272	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD2043-15	DC14-PR00057 to PR00086	2015 New Open Space Network	788,427	384,927	403,500	0	78,383	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204316	DC14-PR00057 to PR00086	2016 New Major Open Space Network	1,730,000	732,700	997,300	0	107,752	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204317	Pre-2014 DC	2017 New Major Open Space Network	915,000	387,600	527,400	0	0	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204318	Pre-2014 DC	2018 New Major Open Space Network	1,251,403	680,242	571,161	0	10,081	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD2124-12	Pre-2014 DC	2012 New Thames Valley Parkway	50,000	12,800	37,200	0	0	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 15: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
PD2124-13	Pre-2014 DC	2013 New Thames Valley Parkway	500,000	102,700	397,300	0	5,390	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2124-15	DC14-PR00092 to PR00102	2015 New Thames Valley Pathway	1,175,000	497,700	677,300	0	2,138	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD212418	DC14-PR00092 TO PR00102	2018 New Thames Valley Pathway	2,645,332	1,120,405	1,524,927	0	0	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2125	DC19PR5064	New Thames Valley Pathway - North Branch	1,500,000	635,426	864,574	0	0	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2162	DC14-PR00045	New Urban Civic Spaces	2,106,436	1,702,000	404,436	0	3,663	Project for the creation of unique urban spaces within the city's urban core neighbourhoods and the downtown. This program will assist in implementing the forthcoming Urban Spaces Master Plan, along with many of the Downtown Master Plan initiatives.
PD216219	DC19PR0400	New Civic Spaces (2019-2023)	4,710,400	3,629,363	1,081,037	0	0	Project for the creation of unique urban spaces within the city's urban core neighbourhoods and the downtown. This program will assist in implementing the forthcoming Urban Spaces Master Plan, along with many of the Downtown Master Plan initiatives.
PD2174	DC19GS0025	Subwatershed Studies (2019-2023)	200,000	40,000	160,000	0	0	The purpose of these studies is to review subwatershed study recommendations and targets more comprehensively and document successes/challenges in meeting established targets.
PD2179	DC19GS0024	New ESA Conservation Master Plans	716,800	236,544	480,256	0	0	These studies are completed for the management of ESA lands acquired by the City due to growth.
PD2181-15	DC14-PR00087 to PR00090	2015 New Sportspark	150,000	63,500	86,500	0	2,991	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD218116	DC14-PR00087 to PR00090	2016 New Sportspark	600,000	258,000	342,000	0	76,378	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD218117	DC14-PR00087 to PR00090	2017 New Sportspark	800,000	361,900	438,100	0	30,732	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD218118	DC14-PR00087 to PR00090	2018 New Sportspark	3,411,183	1,456,137	1,955,046	0	0	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 15: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
PD2230-15	DC14-PR00004 to PR00116	2015 New Field Houses	150,000	15,000	135,000	0	17,852	To support the design and implementation of washroom and change room facilities in new district parks and new sport parks.
PD223016	DC14-PR00004 to PR00116	2016 New Field Houses	600,000	195,000	405,000	0	1,938	To support the design and implementation of washroom and change room facilities in new district parks and new sport parks. This project is now closed.
PD225317	DC14-PR00103 to PR00113	2017 Environmentally Significant Areas	80,000	38,800	41,200	0	19,685	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD225318	DC14-PR00103 to PR00113	2018 Environmentally Significant Areas	286,770	141,121	145,649	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD225319	DC19PR0900	New Environmentally Significant Areas (2019-2023)	691,000	281,370	409,630	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD276517	DC14-PR000050 to PR000056	2017 New Woodland Parks	157,302	36,362	120,940	0	0	Initial management and setup of newly acquired woodland parks.
PD3019-15	DC14-PR00039 to PR00044	2015 New Urban Parks	350,000	81,000	269,000	0	0	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PD301917	DC14-PR00039 to PR00044	2017 New Urban Parks	160,000	37,000	123,000	0	0	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PD301918	DC14-PR00039 to PR00044	2018 New Urban Parks	600,000	138,800	461,200	0	0	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PK103319	DC19PR0200	New District Parks (2019-2023)	2,335,018	952,684	1,382,334	0	0	To develop new district parks in "Growth Areas" on a priority basis to provide drive to district recreation facilities such as upgraded sports fields, path systems and accessible play structures, skate board parks, tennis courts, spray pads, and other unique park amenities.
PK138219	DC19PR0100	Neighbourhood Parks (2019-2023)	1,322,194	171,252	1,150,942	0	36,639	To develop new neighbourhood parks in the "Growth Areas" as subdivisions are constructed. Includes; play equip., pathways, tree planting, benches, parking, drainage & recreation amenities.
PK204319	DC19PR0600	New Major Open Space (2019-2023)	7,097,877	2,355,282	4,742,595	0	317,962	Provide linkages & passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the subwatershed planning process & Parks & Recreation Master Plan.
PK212419	DC19PR0800	New Thames Valley Parkway	8,524,691	4,212,748	4,311,943	0	27,295	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks & Recreation Master Plan and Thames Valley Corridor Plan.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 15: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
PK218119	DC19PR0700	New Sportspark (2019-2023)	5,080,800	1,742,389	3,338,411	0	0	To develop major infrastructure to support major recreational facilities in order to support expanded competitive and tournament level play. To also develop lands in new 'growth' areas to meet sports field deficiencies.
PK218519	DC19PR1000	New Pedestrian Bridges	4,925,000	1,035,133	3,229,887	659,980	6,781	This program implements pedestrian bridges and tunnels along the recreational pathway system in order to fully connect new growth areas to the City's broader recreational pathway system.
PK223019	DC19PR1100	New Field House (2019-2023)	2,161,253	568,290	1,592,963	0	6,855	The 'new field house' capital budget supports the design and implementation of washroom and change room facilities in new district parks and new sport parks. These field houses are implemented in growth areas and supports organized sport programs such as soccer, football and baseball, etc. in keeping with the City's current level of service.
PK301919	DC19PR0300	New Urban Parks (2019-2023)	6,901,959	2,267,174	4,634,785	0	69,681	To construct new urban parks in growth areas to reflect new design standards for smaller spaces in neighbourhoods.
RC2012	DC19GS0022	Master Plan Update (2021)	150,000	37,500	112,500	0	0	To continue to develop and review Master Plan for Recreation Services.
RC2755	DC14-PR00001	Multi-purpose Recreation Centre - Southwest	54,588,465	42,822,265	4,766,200	7,000,000	0	The Master Plan recognized a need for new or enhanced facilities in the south west. This project is planned to improve the supply, distribution and quality of community facilities. This centre will address the need for community space, gymnasiums, pools and ice pads in the south west.
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	23,384,735	17,281,335	1,038,400	5,065,000	96,071	A Multipurpose recreation centre to be constructed in the east area of the City in East Lions Park to commence in 2016. This facility will house gymnasiums, activity rooms, indoor pool and outdoor amenities complete with parking and public outdoor spaces.
RC2757	DC19PR2001	Multi-purpose Recreation Centre - Northwest	31,985,000	22,773,320	1,000,000	8,211,680	0	A multipurpose recreation centre to be constructed in the North West area of the City. This facility will house a pool, gymnasiums, activity rooms and outdoor amenities complete with parking and public outdoor spaces.
RC2758	DC14PR0002	Multi-Purpose Recreation Centre - Southeast	37,539,491	33,064,767	1,474,724	3,000,000	0	The Master Plan recognized a need for new or enhanced facilities in the east south east. This project is planned to improve the supply, distribution and quality of community facilities. This centre will address the need for community space, gymnasiums, activity rooms, twin pad arena and outdoor amenities.
RC2783	DC19PR1200	New Spray Pad (2019-2023)	1,500,000	50,000	1,450,000	0	0	To respond to existing demand in accordance with the Parks and Recreation Strategic Masterplan and the Aquatic Services Review.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 15: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
RC2813	DC19PR2002	North Neighbourhood Community Centre	2,000,000	1,568,000	432,000	0	0	A neighbourhood recreation centre to be constructed in the North area of the City. Project to commence in 2025 and be completed in 2027. This facility will house a gymnasium, activity rooms and outdoor amenities complete with parking and public outdoor spaces.
UF2080	DC19GS0026	Urban Forestry Studies	250,000	180,000	70,000	0	0	Several Urban Forestry Studies will be completed during the years identified. The studies will evaluate growth impacts and best management practices for new initiatives and updates of existing plans.
UF276519	DC19PR0500	Woodland Parks (2019-2023)	1,080,000	143,824	936,176	0	0	Initial management and setup of newly acquired woodland parks. These have been identified through the Development Charges study as a distinct type of park.
Totals			\$218,933,019	\$145,135,218	\$49,861,141	\$23,936,660	\$930,384	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 16: Summary of Issued Debt For Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2023	CSRF debt payment (P&I) on issued debt
RC2755	DC14-PR00001	Multi-purpose Recreation Centre - Southwest	D.-774-91	7,000,000	2018/2028	3,726,418	805,023
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	D.-775-80	2,365,000	2019/2029	1,484,040	267,914
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	D.-776-135	2,700,000	2020/2030	1,924,575	292,296
		Debt Discount					7,983
		Accrued Interest					-7,145
Totals				\$12,065,000		\$7,135,033	\$1,366,072

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 17: Summary of Authorized but Unissued Debt For Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
PK218519	DC19PR1000	New Pedestrian Bridges and Tunnels (2019-2023)	659,980	2025
RC2757	DC19PR2001	Multi-Purpose Recreation Centre - Northwest	8,211,680	2028
RC2758	DC14PR0002	Multi-Purpose Recreation Centre - Southeast	3,000,000	2029
Totals			\$11,871,660	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 18: Summary of Approved Projects Funded From Transit Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
MU1176	DC19TS2002	Conventional Transit (Growth) PTIS	14,632,200	13,071,238	1,560,962	0	-215,326	Ongoing program of expanding the transit fleet supporting growth in service in new service areas.
RT1430-1	DC19TS1005	Wellington Gateway - Stops and Vehicles	16,525,000	14,677,047	0	1,847,953	0	Design, construct and install 18 Rapid Transit stop platforms, plus park and ride along the Wellington Gateway route. Stop concept design and construction phasing are preliminary and will be refined during detailed design.
RT1430-3	DC19RS0302	East London Link - Stops and Vehicles	18,810,000	16,731,972	2,078,028	0	0	Design, construct and install 14 Rapid Transit stop platforms, plus Fanshawe College Bus Terminal along the East London Link route. Stop concept and phasing are preliminary and will be refined during detailed design.
RT1430-7	DC19RS0301	Downtown Loop - Stops	4,443,000	3,933,472	509,528	0	0	Construction of 5 Transit stop platforms along the Downtown Loop route.
Totals			\$54,410,200	\$48,413,729	\$4,148,518	\$1,847,953	-\$215,326	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2023" column relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 19: Summary of Authorized but Unissued Debt For Approved Projects Funded From Transit Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
RT1430-1	DC19TS1005	Wellington Gateway - Stops and Vehicles	1,847,953	2026
Totals			\$1,847,953	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 20: Summary of Approved Projects Funded From Library Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
RC3464	DC14LS0002	Northwest Branch Library	6,686,000	4,149,586	367,400	2,169,014	0	To acquire land, design and construct a new full service branch library to accommodate population growth.
RC3466	DC14LS0001	Southeast Branch Library	5,118,000	1,468,200	500,900	3,148,900	0	To acquire land, design and construct a new full service branch library to accommodate population growth.
RC3467	DC14LS0003	LSA 13 - Southeast Collections	250,000	25,000	225,000	0	0	The collection at a new Southeast branch requires expansion to maintain service standards and provide adequate choices and variety to an increasing number of patrons accessing the new branch.
RC3468	DC14LS0004	LSA 13 - Northwest Collections	250,000	25,000	225,000	0	0	The collection at a new Northwest branch requires expansion to maintain service standards and provide adequate choices and variety to an increasing number of patrons accessing the new branch.
Totals			\$12,304,000	\$5,667,786	\$1,318,300	\$5,317,914	\$0	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 21: Summary of Authorized but Unissued Debt For Approved Projects Funded From Library Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
RC3464	DC14LS0002	Northwest Branch Library	2,169,014	2028
RC3466	DC14LS0001	Southeast Branch Library	3,148,900	2027
Total			\$5,317,914	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 22: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
ES2499	DC21MS0008	White Oaks Channel Complete Corridor (Wharncliffe to White Oaks 3E)	508,235	162,127	346,108	0	0	Construction of a "complete corridor" channel to support sustainable neighbourhood growth along the White Oak Drain from Wharncliffe Road to White Oaks SWM 3 East.
ES2605	DC19MS0002	Mud Creek East Branch Ph 3	3,961,958	0	0	3,961,958	0	To undertake remediation works to minimize and eliminate the existing erosion, conveyance and flooding deficiencies for the portion of the Mud Creek system between CN Rail and Oxford Street, all within the Mud Creek East subwatershed.
ES2681	DC14-MS00013	Mud Creek East Br Stormwater Servicing and Improvements	9,259,800	355,067	7,674,212	1,230,521	-443,322	To undertake remediation works to minimize and eliminate the existing erosion, conveyance and flooding deficiencies of the Mud Creek system, all within the Mud Creek East subwatershed.
ES2681-2	DC19MS0001	Mud Creek East Br Phase 2 (CN to Oxford)	18,669,600	11,780,517	6,889,083	0	375,784	To undertake remediation works to minimize and eliminate the existing erosion, conveyance and flooding deficiencies of the Mud Creek system, all within the Mud Creek East subwatershed. Works include natural channel reconstruction and new triple culvert at Oxford Street.
ES2701	DC19MS0004	SWM Contingency Facility	865,075	0	0	865,075	0	To fund unforeseen Stormwater Management Facilities that may be required to service new growth.
ES3020-HP6	DC 2009	SWM Facility - Hyde Park 6	2,416,700	99,306	2,317,394	0	939,766	Design and construction of stormwater management Pond.
ES3020-PD2	DC 2009	SWM Facility - Pincombe Drain 2	2,456,700	101,039	0	2,355,661	0	Design and construction of stormwater management Pond.
ES3020-RVBTC	DC14-MS00032	SWM Facility - River Bend Tributary C	13,906,700	89,900	7,789,005	6,027,795	96,955	Design and construction of stormwater management Pond.
ES3021	DC14-MS00064	Land (Expropriation Negotiations)	900,000	0	900,000	0	0	To undertake all necessary engineering, economic and legal assessment to proceed with land expropriation for the identified stormwater management facilities.
ES3022	DC19MS0005	Old Oak 2 SWM Facility	890,044	0	890,044	0	0	To undertake the required Municipal Class Environmental Assessment to study, design and construct the Old Oak stormwater management facility and associated works to service proposed development growth in the vicinity of the White Oak and Dingman Drive area.
ES3023	DC14MS00023 & DC14MS00024	North Lambeth Tributary 12	6,914,260	0	914,260	6,000,000	0	Design and construction of stormwater management Pond.
ES3201	DC14-MS00002	Dingman #1 Remediation SWM Flood Control Facility	7,546,983	6,805,383	741,600	0	0	To undertake remediation works to minimize and eliminate existing flooding, erosion and conveyance capacity deficiencies of the Dingman Creek system and construct water resources/stormwater management remediation works.
ES3202	DC14MS0003	Dingman #2 Remediation SWM Flood Control Facility	409,600	348,160	61,440	0	687	To undertake remediation works to minimize and eliminate existing flooding, erosion and conveyance capacity deficiencies for the Dingman Creek System and to construct water resources remediation/reclamation system.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 22: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
ES3203	DC14-MS00007	Hyde Park-Stanton Drain Phase 2	287,500	0	287,500	0	4,070	To design and construct Hyde Park/Stanton Drain Remediation works in accordance with the accepted stormwater management facilities Municipal Class Environmental Assessment.
ES3206	DC14GS0002	Stormwater Future Development Studies 2024	314,573	0	314,573	0	16,883	Studies to undertake an update to the Development Charges Study initially planned for 2024 for servicing growth for storm/drainage and SWM servicing.
ES3208	DC14GS0006	Southeast Area Municipal Class Environmental Assessment	524,288	0	524,288	0	0	To undertake the southeast area Municipal Class Environmental Assessment Study(s) to identify the recommended storm/drainage and Stormwater management servicing workings for proposed development growth.
ES320919	DC19GS1001	Stormwater Unidentified EA Addendums (2019-2023)	373,203	0	373,203	0	0	To undertake Addendum(s) to the existing accepted Municipal Class environmental assessment studies for storm/drainage and stormwater management servicing works that need to be changed/modified.
ES3221	DC21MS0012	Thornicroft Drain Natural Channel Improvements	729,853	423,315	306,538	0	0	Systemwide Channel improvement project to support sustainable neighbourhood growth along the Thornicroft Drain from Southdale Road to Hamlyn Road. Includes system-wide erosion, hydrogeological, and flow conveyance studies to inform neighbourhood growth.
ES5425	DC14-MS00063	Interim Works as Identified in Environmental Assessment	1,200,000	0	1,200,000	0	0	To undertake the required preliminary of storm/drainage and stormwater management water resources evaluation of existing and future conditions to assess the requirement for the Interim Works identified in Environmental Assessment Studies. This project is now closed.
ES542519	DC19MS0063	Interim Works as Identified in EAs (2019-2023)	214,748	0	214,748	0	0	To undertake the required preliminary of storm/drainage and SWM water resources evaluation of existing and future conditions to assess the requirement for the Interim Works identified in EA Studies. This project is now closed.
ES5427	DC14-MS00065	Pre-Assumption Monitoring	1,000,000	0	1,000,000	0	80,050	To undertake the required stormwater management water quality monitoring to proceed with the city's assumption of stormwater management facilities.
ES542719	DC19MS0065	Pre-Assumption Monitoring (2019-2023)	1,029,263	0	1,029,263	0	0	To undertake the required stormwater management water quality monitoring to proceed with the city's assumption of stormwater management facilities.
ES5428	DC14-MS01002	Infill & Intensification Nodes Storm Sewer Servicing	2,263,961	158,493	2,105,468	0	0	Funding for the provision of growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies - Core Area Servicing Study (CASS)

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 22: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
ES5429	DC14-MS01001	Storm Sewer Internal Oversizing Subsidy	5,920,674	25,300	5,895,374	0	-25,951	To provide funding source for storm sewer oversizing claims by land developers.
ES542919	DC19MS1001	Storm Swr Internal Oversizing Subsidy (2019-2023)	8,306,937	0	8,306,937	0	1,598,914	To provide funding source for storm sewer oversizing claims by land developers.
ES543519	DC19MS0003	Subwatershed Impact Monitoring (2019-2023)	1,286,579	0	1,286,579	0	6,871	To conduct water quality and quantity monitoring in sub watersheds that will experience significant growth in the next 20 years, all to support requirements of comprehensive Stormwater Management Environmental Compliance Approvals that will be issued by the Ministry of Environment, Conservation and Parks.
ES543619	DC19MS1002	Storm Sewer Built Area Works (2019-2023)	26,760,092	11,908,241	14,851,851	0	1,748,516	To fund growth-triggered storm sewer infrastructure within the Built Area Works limits.
ES543819	DC19MS1003	Low Impact Development (2019-2023)	5,846,612	0	5,846,612	0	386,904	This project supports the installation of linear low impact development features within the municipal right of way for new single family residential subdivisions, all in accordance with the local servicing policies of the 2019 Development Charges Study. Linear low impact developments include third pipe systems, rain gardens, or infiltration swales. These systems support groundwater recharge and reduce the volume and peak flow of Stormwater runoff.
ES5520	DC14-MS00201	Community Growth Trunk Storm Sewer Works	3,030,480	0	3,030,480	0	0	Funding for the provision of major trunk storm sewers along arterial roadways to support growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies.
ES552019	DC19MS1000	Community Growth Trunk Storm Sewer Works (2019-2023)	2,223,405	0	2,223,405	0	0	To provide a fund for the provision of major trunk storm sewers along arterial roadways to support growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies.
ES6610	UWRF	UWRF Transition to CSRF-SWM	7,514,300	0	7,514,300	0	159,510	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
ESSWM-DCNLP9	DC14-MS00025	SWM Facility - North Lambeth No. 9	6,476,927	0	3,476,927	3,000,000	1,268,228	Design and construction of stormwater management Pond.
ESSWM-FH1	DC14MS0006	SWM Facility - Fox Hollow	3,700,000	0	3,700,000	0	91,794	Design and construction of stormwater management Pond.
ESSWM-HP5	DC14-MS00008	SWM Facility - Hyde Park #5	6,517,700	289,667	6,228,033	0	2,341,205	Design and construction of stormwater management Pond.
ESSWM-KILSE	DC14MS0009	SWM Facility - Kilally SE	5,649,957	0	5,649,957	0	157,988	Design and construction of stormwater management Pond.
ESSWM-LPH	DC14MS0011	SWM Facility - London Psychiatric Hospital	3,954,100	0	1,954,100	2,000,000	71,996	Design and construction of stormwater management Pond.
ESSWM-MM4	DC14-MS00016	SWM Facility - Murray Marr #4	73,948	3,331	70,617	0	-108,201	Design and construction of stormwater management Pond.
ESSWMNLP2N	DC21MS0010	SWM Facility - North Lambeth P2 North	280,000	0	0	280,000	0	Design and construction of stormwater management Pond.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 22: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2023	Project Description
ESSWMNLP2S	DC14MS0020	SWM Facility - North Lambeth P2 South	866,444	0	866,444	0	0	Design and construction of stormwater management Pond.
ESSWMNLT12	DC21MS0003	SWM Facility - North Lambeth Tributary 12	4,244,344	3,692,579	551,765	0	-5,485	Design and construction of stormwater management Pond.
ESSWM-OV1	DC14-MS00026	SWM Facility - Old Victoria #1	3,085,061	10,700	3,074,361	0	1,306	Design and construction of stormwater management Pond. This project is now closed.
ESSWM-PD3	DC14-MS00029	SWM Facility - Pincombe Drain No. 3	2,553,859	0	2,553,859	0	0	Design and construction of stormwater management Pond.
ESSWM-PD4	DC14MS0030	SWM Facility - Pincombe Drain No. 4	354,000	0	354,000	0	0	Design and construction of stormwater management Pond.
ESSWMPDP6	MC21MS0006	SWM Facility - Pincombe Drain P6	1,000,900	0	0	1,000,900	0	Design and construction of stormwater management Pond.
ESSWM-PDR	DC14-MS00028	SWM Facility - Pincombe Drain Remediation	4,300,000	787,500	3,512,500	0	37,275	Design and construction of stormwater management Pond.
ESSWM-PKR	DC14-MS00027	SWM Facility - Parker	5,387,486	0	5,351,924	35,562	0	Design and construction of stormwater management Pond.
ESSWM-SC2	DC14-MS00035	SWM Facility - Stoney Creek No. 2	1,599,000	0	1,599,000	0	144,776	Design and construction of stormwater management Pond.
ESSWMSC7	DC14MS0033	SWM Facility - Stoney Creek 7	276,419	0	276,419	0	0	Design and construction of stormwater management Pond.
ESSWM-SC8	DC14MS0036	SWM Facility - Stoney Creek No. 8	96,000	0	96,000	0	0	Design and construction of stormwater management Pond.
ESSWM-SD6A	DC14-MS00037	SWM Facility - Sunningdale 6A	620,714	0	620,714	0	87,290	Design and construction of oil and grit separator to replace stormwater management Pond. Owner led works.
ESSWMSDE1	DC14MS0038	SWM Facility - Sunningdale E1	420,000	0	420,000	0	0	Design and construction of stormwater management Pond.
ESSWM-WO3	DC14MS0039	SWM Facility - White Oaks #3	425,000	0	425,000	0	0	Design and construction of stormwater management Pond.
ID1090	DC19MS0200	Industrial Storm Trunk Sewer Works	4,883,400	0	1,750,000	3,133,400	0	Storm servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
ID2095	DC19MS0100	Industrial SWM Ponds	11,330,523	0	7,805,523	3,525,000	286,209	Stormwater management servicing of future light and general industrial land to provide an adequate inventory of large block 'shovel ready' land in strategic locations.
ID2095OXF	DC14-MS00053 to MS00060	Oxford Business Park Servicing	325,872	0	325,872	0	0	Storm servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
Totals			\$205,953,777	\$37,040,625	\$135,497,280	\$33,415,872	\$9,320,018	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2023" column relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 23: Summary of Issued Debt For Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2023	CSRF debt payment (P&I) on issued debt
ES3020-HP1B1	Pre-2014 DC	SWM Ponds - Hyde Park 1B1	D.-768-283	2,100,000	2013/2023	0	244,486
ES3020-UPNB2	DC 2009	SWM Ponds - Uplands North	D.-768-283	1,600,000	2013/2023	0	186,275
ES3020-HD	DC 2009	SWM Facility - Heard Drain	D.-769-178	4,391,635	2014/2024	493,473	502,421
ES3020-FH1	DC14-MS00006	SWM Facility - Fox Hollow #1	D.-770-84	2,402,000	2015/2025	508,216	262,222
ES3020-HP4	DC14-MS00007	SWM Facility - Hyde Park #4	D.-770-84	4,150,900	2015/2025	878,248	453,146
ES2477	DC 2009	Stoney Creek Remediation	D.-771-79	2,331,500	2016/2026	749,793	261,746
ESSWM-SB	DC14-MS00041	SWM Facility - Wickerson No. S-B	D.-774-91	1,946,000	2018/2028	1,035,944	223,796
ES3020-FH3	Pre-2014 DC	SWM Facility - Fox Hollow #3	D.-775-80	4,705,559	2019/2029	2,952,743	533,059
ES3020-RVBTC	DC14-MS00032	SWM Facility - River Bend Tributary C	D.-775-80	6,027,795	2019/2029	3,782,447	682,846
ESSWM-DCNLP9	DC14-MS00025	SWM Facility - North Lambeth No. P9	D.-776-135	3,000,000	2020/2030	2,138,417	324,774
ID2095A	DC14MS0053	Industrial SWM Ponds	D.-778-135	3,525,000	2022/2032	3,172,500	463,009
ES2681	DC14-MS00013	Mud Creek East Br Stormwater Servicing and Improvements	D.-778-135	750,000	2022/2032	675,000	98,513
ES2681	DC14-MS00013	Mud Creek East Br Stormwater Servicing and Improvements	D.-779-87	480,521	2023/2033	480,521	9,202
		Debt Discount					25,159
		Accrued Interest					-19,279
Totals				\$37,410,910		\$16,867,303	\$4,251,376

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2023

Table 24: Summary of Authorized but Unissued Debt For Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
ES2605	DC19MS0002	Mud Creek East Branch Ph 3	3,961,958	2027
ES2701	DC19MS0004	SWM Contingency Facility	865,075	2025
ES3020-PD2	DC 2009	SWM Facility - Pincombe Drain	2,355,661	2025
ES3020-RVBTC	DC14-MS00032	SWM Facility - Riverbend Tributary C	2,192,205	2025
ES3023	DC14MS00023 & DC14MS00024	North Lambeth Tributary 12	6,000,000	2026
ESSWM-LPH	DC14MS0011	SWM Facility - London Psychiatric Hospital	2,000,000	2025
ESSWMNLP2N	DC21MS0010	SWM Facility - North Lambeth P2 North	280,000	2025
ESSWMPDP6	MC21MS0006	SWM Facility - Pincombe Drain P6	1,000,900	2025
ESSWM-PKR	DC14-MS00027	SWM Facility - Parker	35,562	2026
ID1090	DC19MS0200	ILDS Storm Servicing	3,133,400	2026
Totals			\$21,824,761	

*Amounts Subject to Rounding

Appendix B - Noteworthy Growth Capital Projects with 2023 Budget Adjustments

Capital Project Number	DC ID Number	Capital Project Title	Service	Project Budget at January 1, 2023	Project Budget Adjustment during 2023	Comments
TS173919	DC19RS1007	Active Transportation (2019-2023)	Roads and Related	\$13,690,486	\$5,733,586	Adjustment to add ICIP - PTS financing approved for active transportation initiatives.
PK212419	DC19PR0800	New Thames Valley Parkway	Parks and Recreation	\$6,638,100	\$1,886,591	Adjustment to add ICIP - PTS financing approved for active transportation initiatives, to be utilized for the Thames Valley Parkway.
PK301919	DC19PR0300	New Urban Parks (2019-2023)	Parks and Recreation	\$5,438,700	\$1,463,259	Adjustment to add ICIP - PTS financing approved for active transportation initiatives, to be utilized for the Thames Valley Parkway.
TS1359	DC19RS0005	Windemere Road - Western Rd to Richmond St	Roads and Related	\$2,292,756	-\$1,897,555	Adjustment approved in the 2023 Mid-Year Monitoring Report to release financing.
TS1408	DC14RS0206	Wickerson-Southdale to 650M N of Southdale	Roads and Related	\$3,545,120	-\$3,000,000	Adjustment approved in the 2023 Mid-Year Monitoring Report to release financing.
ESSWM-MM2	DC14-MS00015	SWM Facility - Murray Marr No. 2	Stormwater	\$4,400,000	-\$4,400,000	Adjustment approved in the 2023 Mid-Year Monitoring Report to release financing.
ESSWM-MM4	DC14-MS00016	SWM Facility - Murray Marr No. 4	Stormwater	\$2,100,000	-\$2,026,052	Adjustment approved in the 2023 Mid-Year Monitoring Report to release financing.
ESSWMPDP6	MC21MS0006	SWM Facility - Pincombe Drain P6	Stormwater	\$2,250,900	-\$1,250,000	Adjustment approved in the 2023 Mid-Year Monitoring Report to release financing.
ESSWM-PD4	DC14MS0030	SWM Facility - Pincombe Drain No. 4	Stormwater	\$1,500,000	-\$1,146,000	Adjustment approved in the 2023 Mid-Year Monitoring Report to release financing.
EW3675	DC14WD0021	Southdale Rd Watermain - Wickerson to Boler	Water	\$2,257,581	-\$2,257,581	Adjustment approved in the 2023 Mid-Year Monitoring Report to release financing.

Appendix C - Percentage of City Services Reserve Fund balances spent or allocated for the year ending December 31, 2023

City Services Reserve Funds	Roads and Related	Water	Wastewater	Growth Studies	Police	Fire	Waste Diversion	Parks & Recreation	Transit	Library	Stormwater	Totals
Description of Service for which the Fund was established to recover growth related costs	Road System Upgrades and Expansion of Capacity	Expansion of Water Storage and Distribution System	Sanitary Sewers, Treatment Plants, Collection and Pumping Equipment	Growth Related Studies	Police Facilities, Vehicles (greater than 7 year life), Officer Outfitting Costs	Fire Facilities, Vehicles (greater than 7 year life), Firefighter Outfitting Costs	Waste Diversion Services	Recreational Facilities and Parkland Development	Transit Services, Facilities, Fleet	Library Facilities and Collections	Major Storm Water Management, Storm Sewers	
Closing Balance: December 31, 2023	\$131,198,812	\$42,601,733	\$16,562,845	\$2,197,572	\$1,978,832	\$1,276,480	\$2,058,166	\$37,782,832	\$8,853,040	\$4,779,207	\$68,742,159	\$318,031,677
Future Drawdowns for life-to-date approved projects as of December 31, 2023	\$128,863,881	\$14,308,181	\$14,816,499	\$1,883,967	\$1,721,838	\$0	\$0	\$35,864,261	\$3,840,812	\$1,318,300	\$67,000,214	\$269,617,954
Outstanding principal (at December 31, 2023) on issued debt where debt payments are funded from DC revenues	\$8,739,760	\$0	\$48,850,099	\$0	\$1,137,500	\$0	\$0	\$7,135,033	\$0	\$0	\$16,867,303	\$82,729,695
Authorized but unissued debt (as at December 31, 2023) where debt payments will be funded from DC revenues	\$90,879,280	\$0	\$18,640,148	\$0	\$2,988,219	\$4,812,944	\$0	\$11,871,660	\$1,847,953	\$5,317,914	\$21,824,761	\$158,182,879
Percentage of closing balance committed to life-to-date capital projects and associated funding requirements	174%	34%	497%	86%	296%	377%	0%	145%	64%	139%	154%	161%

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Subject: 2023 Parkland Reserve Fund Annual Financial Statement and Reporting of Former Section 37 Planning Act (Bonusing) Funds

Date: May 27, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports:

- a) the 2023 Parkland Reserve Fund annual financial statement **BE RECEIVED** for information in accordance with section 42 (17) of the Planning Act, 1990.
- b) the 2023 reporting of former Section 37 bonusing funds held by the City of London **BE RECEIVED** for information.
- c) the Deputy City Manager, Finance Supports **BE DIRECTED** to make the 2023 Parkland Reserve Fund annual financial statement and reporting of former Section 37 Planning Act (Bonusing) funds still held available to the public on the City of London website.

Linkage to the Corporate Strategic Plan

Council's 2023 to 2027 Strategic Plan for the City of London identifies "Well-Run City" as one of eight strategic areas of focus. The 2023 Parkland Reserve Fund annual financial statement and reporting of former Section 37 Planning Act (Bonusing) funds supports this strategic area of focus by contributing towards the following strategic outcome: "The City of London is trusted, open, and accountable in service of the community".

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Corporate Services Committee, May 23, 2023, Agenda Item #2.1, 2022 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=99326>

Corporate Services Committee, May 9, 2022, Agenda Item #2.2, 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=92355>

Planning and Environment Committee, October 29, 2018, Agenda Item #4.2, Section 37 – Planning Act (Bonusing) Revisions and Additional Opportunities for Implementation
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=51742>

1.2 Legislative Requirements

The Planning Act, 1990, outlines various reporting requirements related to funds received for parkland purposes and, formerly, for the bonusing provisions of the Act. These requirements are outlined below.

PARKLAND SPECIAL ACCOUNT – PLANNING ACT, 1990, c.P.13, SECTION 42

Provided below is the language of section 42 of the Planning Act, 1990, as it pertains to the Parkland Reserve Fund.

Park purposes

(14) The council of a municipality may include in its estimates an amount to be used for the acquisition of land to be used for park or other public recreational purposes and may pay into the fund provided for in subsection (15) that amount, and any person may pay any sum into the same fund. 1994, c. 23, s. 25.

Special account

(15) All money received by the municipality under subsections (6), (6.0.1) and (14) and all money received on the sale of land under subsection (5), less any amount spent by the municipality out of its general funds in respect of the land, shall be paid into a special account and spent only for the acquisition of land to be used for park or other public recreational purposes, including the erection, improvement or repair of buildings and the acquisition of machinery for park or other public recreational purposes. 1994, c. 23, s. 25; 2009, c. 33, Sched. 21, s. 10 (10); 2015, c. 26, s. 28 (10).

Investments

(16) The money in the special account may be invested in securities in which the municipality is permitted to invest under the *Municipal Act, 2001* or the *City of Toronto Act, 2006*, as the case may be, and the earnings derived from the investment of the money shall be paid into the special account, and the auditor in the auditor's annual report shall report on the activities and status of the account. 1994, c. 23, s. 25; 1996, c. 32, s. 82 (5); 2002, c. 17, Sched. B, s. 15; 2006, c. 32, Sched. C, s. 47 (10).

Requirement to spend or allocate monies in special account

(16.1) Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in the special account at the beginning of the year. 2022, c. 21, Sched. 9, s. 12 (18).

Reports and information

(17) A council of a municipality that passes a by-law under this section shall provide the prescribed reports and information to the prescribed persons or classes of persons at such times, in such manner and in accordance with such other requirements as may be prescribed. 2019, c. 9, Sched. 12, s. 12 (9).

FORMER PLANNING ACT PROVISIONS – SECTION 37 BONUSING

O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, came into force on September 18, 2020, making significant changes to section 37 of the Planning Act, 1990. Included in those changes were transition conditions that the previous Section 37 provisions regarding height and density bonusing remained in effect until a municipality either passed a Community Benefits Charges by-law, or September 18, 2022.

To date, the City of London has not implemented a Community Benefits Charges by-law, thus the ability to use height and density bonusing has elapsed.

1.3 Annual Financial Statements

PARKLAND SPECIAL ACCOUNT

Appendix A of this report meets the financial statement requirements as prescribed under section 42 (17) of the Planning Act, 1990, and subject to Municipal Council direction will be made available to the public on the City of London website.

Appendix A provides a brief description of the Fund. Table 1 of Appendix A presents a summary of revenues, expenses, and balances for the year ending December 31, 2023.

It also includes a calculation of the spent or allocated portion of the fund balance that pertains to the requirement in section 42 (16.1), noting that the definition of “spent or allocated” remains uncertain and is subject to change for future iterations of this report. Although the percentage of the fund balance spent or allocated remains below the 60% threshold for 2023, there are a number of parkland acquisitions pending for 2024 and 2025. Spending and allocations for 2023 have been low to ensure that sufficient funds are available to pay for these upcoming acquisitions. It is anticipated that this reserve fund will be greater than 60% spent or allocated in the next couple of years depending on the pace of pending parkland acquisitions.

Table 2 of Appendix A provides the following details concerning each capital project financed by the Fund:

- The cumulative approved budget including both total financing from the Fund as well as total financing from all other sources;
- The amount of the 2023 flows to/from the Fund (if any) for each capital project that has a commitment; and
- A description of each of the capital projects financed by the Fund.

SECTION 37 BONUSING SPECIAL ACCOUNT

Appendix B of this report illustrates the previously received balances currently held by the City of London with respect to the repealed height and density provisions of section 37 of the Planning Act, 1990. As of September 18, 2022, no additions will be made to these balances. As the existing balances related to each of the developments is wound down, Civic Administration will continue to provide progress reports until such time that the balances have been fully exhausted.

Subject to Municipal Council direction, this reporting of the historical balances held will be made available to the public on the City of London website.

Conclusion

In accordance with section 42 of the Planning Act, 1990, and with respect to the balances still held regarding former provisions of Section 37 of the Planning Act, 1990, it is recommended that this report be received for information and made available to the public on the City of London website.

Prepared by: Ken Clarke, CPA, CMA, MBA Manager II, Financial Planning and Policy

Reviewed by: Jason Davies, CPA, CMA, Manager III, Financial Planning and Policy

Submitted by: Paul Yeoman, RPP, PLE, Director, Parks and Forestry, Environment and Infrastructure

Submitted by: Kyle Murray, CPA, CA, Director, Financial Planning and Business Support

Recommended by: Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Cc:

Robin Armistead – Culture Services, Neighbourhood and Community-Wide Services

John Millson – Financial Business Support, Finance Supports

Jeff Millman – Financial Business Support, Finance Supports

Appendix A - Statement of Parkland Reserve Fund Activity for the year ending December 31, 2023

Reserve Fund Purpose:

The Fund shall be expended, pledged or applied only to acquire lands to be used for park or other public recreational purposes or for the development or improvement of lands used or to be used for park or other public recreational purposes.

Table 1: Summary of Reserve Fund Activity

Opening Balance: January 1, 2023	\$4,634,396
Parkland Levies/Revenues	1,759,993
Interest Earned	160,769
Total Contributions	\$1,920,762
Amount Transferred to (from) Capital Fund (Note 1)	126,590
Total Disbursements	\$126,590
Closing Balance: December 31, 2023	\$6,428,568
Future Drawdowns for life-to-date approved capital projects as of December 31, 2023	\$1,217,379
Closing Balance Committed	19%

Notes:

(1) "Amount Transferred to (from) Capital Fund" reflects 2023 progress draws against approved capital budgets. Details of these draws appear on the following page.

Appendix A - Statement of Parkland Reserve Fund Activity for the year ending December 31, 2023

Table 2: Summary of Approved Projects Funded From Parkland Levies/Revenues

Capital Project Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	Parkland Reserve Fund Financing	Parkland Amount Transferred to (from) Capital Fund in 2023	Project Description
PK1070	Victoria Park Upgrades	217,360	133,195	84,165	0	To maintain and upgrade the basic infrastructure of Victoria Park and deal with increasing/changing use of the park.
PK273520	2020 Misc. Parkland Acquisition	1,648,844	0	1,648,844	0	To acquire miscellaneous property to be used for parkland (181 Grey Street, 189 Grey Street, 1985 Gore Road, 21 Gunn Street, 2201 Kains Road, 2 Saunby Street). This project is now closed.
PK273521	2021 Misc. Parkland Acquisition	2,044,179	265,743	1,778,436	31,550	To acquire miscellaneous property to be used for parkland (19 Dingman Drive)
PK273522	2022 Misc. Parkland Acquisition	5,113	0	5,113	0	To acquire miscellaneous property to be used for parkland. This project is now closed.
PK273523	2023 Misc. Parkland Acquisition	1,188,445	0	1,188,445	95,040	To acquire miscellaneous property to be used for parkland (1040 Hamilton Road).
Totals		\$5,103,941	\$398,938	\$4,705,003	\$126,590	

*Amounts Subject to Rounding

Appendix B - Planning Act Section 37 - Financial Statement of Special Account as of December 31, 2023

Table 1: Summary of Section 37 Bonusing Special Account Activity

Project	Developer	Commitment	Funds Received	Description / Purpose of Funds Received	2023 Expenditures	Previous Years Expenditures	Description / Purpose of Funds Spent	Remaining Commitment
131 King Street	131 Kingwest Inc.	\$250,000	\$250,000	Public Art	\$0	\$28,250	London Arts Council - Selection of artist and payment of artist commission	\$221,750
100 Fullerton Street	Old Oak Properties Inc.	\$250,000	\$250,000	Public Art	\$0	\$0		\$250,000
40 York Street	Tricar Properties Limited	\$250,000	\$250,000	Downtown Heritage and Back to the River	\$0	\$0		\$250,000
230 North Centre Road	Tricar Properties Limited	\$250,000	\$250,000	Public Art	\$0	\$0		\$250,000



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

London
CANADA

May 9, 2024

Good day Colleagues,

During the 2024-2027 Multi-Year Budget Process, Budget Case P-4 spoke in part to transitioning the temporary barrier in the Public Gallery of Council Chambers to a permanent glass barrier. Business Case P-4 did not receive support and was not implemented thus leaving the temporary barrier in place. Throughout the budget process comments were offered from the public in support for the removal of the temporary barrier that was erected in the Public Gallery in response to the COVID-19 pandemic. The removal of the barrier will remove the visual separation of the public from Council and allow for the seating in the front row of the gallery to be utilized once again, thus increasing seating capacity. Staff have confirmed that there is no cost to remove the barrier, other than staff time.

I'm seeking support for the full removal of the temporary barrier via the below motion.

Motion:

That Civic Administration BE DIRECTED to take the necessary steps to remove the temporary barrier and all associated supports from the public gallery of Council Chambers.

It being noted that the temporary barrier will be put into storage.

Submitted by:

Councillor Pelzoza
Councillor Ward 12 & Budget Chair

Moved By:

Councillor Peter Cuddy
Councillor Ward 3

Seconded By:

Proclamation Request Form

Request for the issuance of proclamations is governed by Council Policy. Requests are recommended **2 months** in advance of the requested issuance date and may be emailed ClerksApprovalRequests@london.ca or mailed to City Hall, P.O. Box 5035 London, ON N6A 4L9.

<u>Name of Organization</u> London Abused Women's Centre	
<u>Proclamation Name</u> Shine the Light on Woman Abuse	
<u>Date of Proclamation Requested</u> Nov. 1, 2024	
<u>Proclamation Type</u> (day, week or month) Month	
Organization's Direct Connection to London (provide specific details) The London Abused Women's Centre help women and girls throughout London and Middlesex County that have been exploited, trafficked or, abused by their intimate partners, and/or subjected to sexual harassment or torture. The London Abused Women's Centre (LAWC) also provides support and counselling to London and Middlesex County family members of women and girls who have been trafficked, including women and girls who are missing or disappeared.	
<u>Required Supporting Documents:</u> <input type="checkbox"/> Detail information on the Organization <input type="checkbox"/> Detail information on the Event <input type="checkbox"/> Confirmation of authorization from the Organization to submit request	
<u>Category</u> (public awareness campaigns, charitable funding campaigns, arts and cultural celebrations) Public Awareness Campaign	
<u>Requester Name</u> Gail McVicar	
<u>Requester Address</u> 797 York St. Unit #5, London ON, N5W 6A8	
<u>Requester Phone Number and Email</u> 519-432-2204 gail@lawc.on.ca	
The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws.	
_____ Signature	May, 9, 2024 _____ Date
Notice of collection of personal information Personal information collected on this form is collected under the authority of the <i>Municipal Act, 2001</i> , S.O. 2001, c. 25 and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to Manager, Records and Information Services, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489 ext. 5590, email: eskalski@london.ca .	



shine the
LIGHT
on woman abuse[®]



Gail McVicar
Community Engagement Manager
London Abused Women's Centre
797 York Street, Unit 5, London, ON N5W 6A8,
Phone: (519) 432-2204
gail@lawc.on.ca
www.lawc.on.ca

For more than 40 years the London Abused Women's Centre (LAWC) has provided counselling, advocacy, and support to abused, exploited and trafficked women and girls throughout London and Middlesex County. LAWC also provides support and counselling to London and Middlesex County family members of women and girls who have been trafficked, including women and girls who are missing or disappeared. On a wider level as a feminist agency, LAWC works to create a safer environment for women and girls by advocating actively to change the legal, social, and education systems.

The [Shine the Light on Woman Abuse](#) campaign is a public awareness campaign of the London Abused Women's Centre which runs **Nov.1-30 of each year**.

The goals of the ***Shine the Light on Woman Abuse*** campaign are:

- 💡 to show abused women and girls that the residents of London and Middlesex County support them in their quest to live a life free from violence and abuse
- 💡 to shift the feelings of blame and shame abused women so often feel, from their shoulders to the shoulders of those who abuse them
- 💡 and to raise the profile of resources in the community that can help support abused women through their journey.

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

Thank you for your time and consideration in this matter,

Gail McVicar ([she/her](#))
Community Engagement Manager
London Abused Women's Centre
797 York Street, Unit 5, London, Ontario N5W 6A8
Phone: (519) 432-2204
www.lawc.on.ca
gail@lawc.on.ca

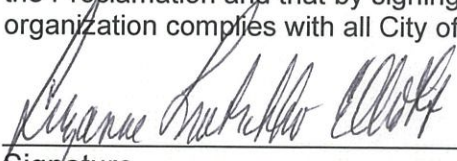
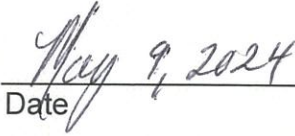
Proclamation Request Form

Request for the issuance of proclamations is governed by Council Policy. Requests must be received at least **six (6) weeks** in advance of the requested issuance date and may be emailed ClerksApprovalRequests@london.ca or mailed to City Hall, P.O. Box 5035 London, ON N6A 4L9.

<u>Name of Organization</u>
Chris Ellison
<u>Proclamation Name</u>
Christian Heritage Month
<u>Date of Proclamation Requested</u>
December 2024
<u>Proclamation Type</u> (day, week or month)
Month
Organization's Direct Connection to London (provide specific details)
<p>I am a citizen of London, Ontario. I am hoping to request some consideration to make December Christian Heritage Month.</p> <p>Christianity is the most followed religion in our country, with more than half of the Canadian population identifying as members of the Christian faith. The Canadian Charter of Rights and Freedoms even mentions God in its very first sentence. However, despite months being dedicated to Sikh, Islamic, Jewish and Hindu heritages, among others, there is no such recognition for the Christian faith in Canada.</p> <p>I write to you today to request that the month of December be recognized by your municipality as Christian Heritage Month. This designation would provide an opportunity for Canadians of all backgrounds to appreciate and celebrate the positive impact of Christianity on our shared history.</p> <p>We hope to have your support in this matter.</p>
<u>Required Supporting Documents:</u>
<input type="checkbox"/> Detail information on the Organization <input type="checkbox"/> Detail information on the Event <input type="checkbox"/> Confirmation of authorization from the Organization to submit request
<u>Category</u> (public awareness campaigns, charitable funding campaigns, arts and cultural celebrations)
December Christian Heritage Month
<u>Requester Name</u>
Chris Ellison
<u>Requester Address</u>
Riverside Drive, London, Ontario N6H 0K4
<u>Requester Phone Number and Email</u>
<p>The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 10px;"> <div style="text-align: center;">  Signature </div> <div style="text-align: center;"> <u>May 1, 2024</u> Date </div> </div> <p>Notice of collection of personal information Personal information collected on this form is collected under the authority of the <i>Municipal Act, 2001</i>, S.O. 2001, c. 25 and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to Manager, Records and Information Services, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489 ext. 5590, email: eskalski@london.ca.</p>

Proclamation Request Form

Request for the issuance of proclamations is governed by Council Policy. Requests are recommended **2 months** in advance of the requested issuance date and may be emailed ClerksApprovalRequests@london.ca or mailed to City Hall, P.O. Box 5035 London, ON N6A 4L9.

<u>Name of Organization</u> Childcan
<u>Proclamation Name</u> Childhood Cancer Awareness Month
<u>Date of Proclamation Requested</u> September
<u>Proclamation Type (day, week or month)</u> Month
Organization's Direct Connection to London (provide specific details) Childcan was founded in London Ontario in 1974. We remain committed to supporting children affected by cancer in London and at London Health Sciences Centre.
<u>Required Supporting Documents:</u> <input type="checkbox"/> Detail information on the Organization <input type="checkbox"/> Detail information on the Event <input type="checkbox"/> Confirmation of authorization from the Organization to submit request
<u>Category (public awareness campaigns, charitable funding campaigns, arts and cultural celebrations)</u> Public Awareness Campaign
<u>Requester Name</u> Suzanne Fratschko Elliott
<u>Requester Address</u> 792 Commissioners Rd. W London, ON N6K 1C2
<u>Requester Phone Number and Email</u> (519) 685-3500 suzanne@childcan.com
The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  _____ Signature </div> <div style="width: 45%;">  _____ Date </div> </div>
Notice of collection of personal information Personal information collected on this form is collected under the authority of the <i>Municipal Act, 2001</i> , S.O. 2001, c. 25 and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to Manager, Records and Information Services, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489 ext. 5590, email: eskalski@london.ca .