



# Revised Agenda Standing Committee

December 25, 2018, 9:00 AM  
Council Chambers  
Second Floor, London City Hall  
**Committee Members:**

**eSCRIBE Participant**  
**Barb Westlake-Power**  
**Superstar**  
**eSCRIBE Contributor**  
**Kris Van Lammeren**  
**Bryan Knight**

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*F.2 ADDED - PUBLIC SUBMISSION - Request for Designation as a Municipally Significant Event*

**G. Confidential (Confidential Appendix enclosed for Members only)**

**G.1 Confidential Item #1**

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition.

## G.2 Confidential Item #2

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed disposition of land; commercial and financial information supplied in confidence pertaining to the proposed disposition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed disposition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed disposition.

**G.3 Confidential Item #3**

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition.

**G.4 Confidential Item #4**

A matter pertaining to advice that is subject to solicitor-client privilege; including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation and labour relations; personal matters about identifiable individuals, including current and former municipal employees, with respect to employment related matters.

**G.5 Confidential Item #5**

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition or disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition or disposition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition or disposition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition or disposition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition or disposition; and reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to the Corporation's associations and unions, and litigation or potential litigation affecting the municipality, and advice which is subject to solicitor client privilege, including communications necessary for that purpose.

**H. Adjournment**

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON OCTOBER 24, 2017</b>
<b>FROM:</b>	<b>CATHY SAUNDERS CITY CLERK</b>
<b>SUBJECT:</b>	<b>PROPOSED ELECTION SIGN BY-LAW</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the City Clerk, the attached proposed by-law (Appendix 'A') **BE INTRODUCED** at the Municipal Council meeting to be held on October 30, 2017 to repeal By-law No. E-180-305, being the "Election Campaign Sign By-law" and to replace it with a new Election Sign By-law which reflects the direction of the Municipal Council.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Corporate Services Committee – January 10, 2017 – Proposed Election Sign By-law  
Corporate Services Committee – September 12, 2017 – Proposed Election Sign By-law

<b>2015-2019 STRATEGIC PLAN</b>
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The City of London's Strategic Plan strategic area of focus, *Leading in Public Service* (open, accountable, and responsive government), requests Civic Administration to "explore opportunities for electoral reform" by reviewing provisions for election signage.

<b>BACKGROUND</b>
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A draft Election Sign By-law was presented at the January 10, 2017 meeting of the Corporate Services Committee. That draft by-law addressed feedback from the 2014 Municipal Election that had been provided by both the general public and the election candidates. The most common complaints are related to the length of time election signs were posted, proximity of election signs to intersections, and election signs interfering with sight lines. The following changes were incorporated into the draft by-law to address those complaints:

1. Clearly defining election sign restrictions on all properties.
2. Restricting the earliest date for the placement of election signs to Nomination Day in the year of a regular election, excluding campaign office signs.
3. Campaign office and billboard signs will be permitted to be placed after a candidate has filed their nomination paper with the City Clerk.
4. Requiring election signs to be removed no later than seventy-two (72) hours following the day of the election
5. Prohibiting use of the City's logo or the City's Municipal Election logo on election signs.
6. Enforcement of the Election Sign By-law will be assigned to the City Clerk, City Clerk designate, and Municipal Law Enforcement Officers.
7. The City Clerk will have a written policy indicating the process for prescribing regulations related to the Election Sign By-law, including: the consultation process for developing regulations; circulation of the draft for review and comment, posting of regulations prescribed, and a process for reviewing regulations on a regular basis.

The Municipal Council, at its session held on January 17, 2017 resolved:

“That the proposed by-law included as Appendix ‘B’ to the staff report dated January 10, 2017 BE REFERRED to a future public participation meeting at the Corporate Services Committee in order to receive public input on the proposed Election Sign By-law, and the City Clerk BE REQUESTED to prepare an associated presentation that will clarify the proposed by-law in plain language in order to assist the public in the understanding of the implications of the proposed by-law.”

In accordance with the above-noted direction, a Public Participation Meeting was held before the Corporate Services Committee on February 7, 2017, subsequent to which the Municipal Council, at its meeting held on February 14, 2017, resolved:

“The City Clerk BE DIRECTED to report back with a proposed by-law that ensures that the election sign placement at intersections and adjacent to roadways is as permissive as possible without compromising public safety and remaining consistent with other traffic regulations; includes a limit, wherever possible, on the number and size of signs that can be placed on public property adjacent to roadways, in order to ensure multiple candidates can place signage within the same public area; and, only allows candidates to place their signs on public property if the property is within, or immediately adjacent to, the jurisdiction for which the candidate is running for office;”

In response to the above-noted direction, the City Clerk submitted a further staff report to the September 12, 2017 meeting of Corporate Services Committee proposing the following additional revisions to the proposed by-law:

1. Clarifying the Sight Triangle definition and election sign placement at intersections.
2. Reducing restrictions from 9 metres to 7 metres in the definition of Sight Triangle.
3. Requiring election signs of the same candidate to be at least 10 metres apart.
4. Restricting election signs from being placed outside the ward(s) where a candidate is running for office, excepting elections signs placed within 50 metres of an adjacent ward.

Subsequently, the Municipal Council, at its meeting held on September 19, 2017 resolved:

“That the proposed by-law attached to the staff report dated September 12, 2017 BE REFERRED back to the City Clerk to report back with a revised proposed by-law that incorporates the following:

a) provision for election signs to be put up on private property within the candidate's electoral ward as early as the start of the campaign period, but not on public property any earlier than Nomination Day;

b) amendments to proposed clauses 2.4 and 2.5 so that they now read as follows:

“2.4 No person shall Place or permit to be placed an Election Sign outside of the Electoral District where the Candidate is running for office.

2.5 Section 2.4 does not apply to an Election Sign within 50 metres of any Electoral District that is adjacent to the Electoral District where the Candidate is running for office.”; and

c) addition of the following definitions:

“Electoral District” means a geographic area represented by a Member of Municipal Council, Member of School Board, Member of Provincial Parliament in the Legislative Assembly of Ontario, and Member of Federal Parliament in the House of Commons;

“Nomination Day” means the deadline to file a nomination with the City Clerk under the *Municipal Elections Act, 1996*;

“Writ of Election” means the date as defined in the Canada Elections Act and the Elections Act (Ontario);’

it being noted that staff will consider how they can make information available to candidates so that their campaign volunteers are aware of the easiest and safest way possible for properly measuring the placement of signs.”

## DISCUSSION

Based on the most recent direction from Municipal Council, the attached proposed revised by-law (Appendix “A”) has been prepared in consultation with Environmental and Engineering Services and By-law Enforcement. The revised draft by-law provides for the following:

1. New definitions of Electoral District, Nomination Day, and Writ of Election.
2. Amendments to clauses 2.4 and 2.5 to include reference to Electoral District rather than ward boundaries in order to apply and enforce the by-law in Federal and Provincial Elections.
3. Removing the Sight Triangle definition and simplifying restrictions on election sign placement by measuring from the edge of the roadway. Election signs will not be permitted within 5 metres of a roadway regardless of proximity to intersections.
4. When election signs are placed between 5 and 8 metres from the roadway the sign height will be restricted to 0.9 m and once signs are placed beyond 8 metres from the roadway their height is permitted up to 4 metres. These changes will allow candidates and their volunteers to safely measure and place signs at both intersections and along roadways while still maintaining adequate and safe sight lines.

### **Timeframe for Displaying Election Signs**

To assist the Municipal Council in its final decision making, the City Clerk’s Office collected information from other municipalities regarding the time period election signs can be placed prior to Voting Day. The findings are attached as Appendix “B” to this report.

Of note, Ottawa is the only city that has different rules for private and public property. In Ottawa’s case the timeframe provided for the placement of election signs is 30 days prior to Voting Day on public property and 60 days prior to Voting Day on private property. For the purposes of the 2018 Municipal Election, these dates are Thursday, August 23, 2018 on private property and Saturday, September 22, 2018 on public property.

Overall, the earliest permitted placement time for Municipal Election signs was the close of nominations or Nomination Day. For the purposes of the 2018 Municipal Election, this would be Friday, July 27, 2018 or 87 days prior to Voting Day (Oakville, Kingston, Cobourg\*, and Milton). The shortest permitted placement time for election signs was 24 days prior to Voting Day (Brampton) which, for the purposes of the 2018 Municipal Election, would be Friday, September 28, 2018.

It is further noted that a Provincial Election is anticipated to be held in June 2018. Given that the regulations would pertain to the Provincial Election, depending on the Municipal Council’s decision, Municipal Election signs could be placed on private property prior to the time at which Provincial Election signs could be permitted to be displayed. The Municipal Council may want to consider if that situation would ignite further complaints regarding the length of time election signs are permitted, or if it would create voter confusion. Additionally, Municipal Law Enforcement has expressed concern that extending the allowable period to display campaign signs from the period originally proposed by staff will further stretch the City’s enforcement resources.

In keeping with the September 19, 2017 direction of the Municipal Council, the attached revised proposed by-law (Appendix “C”) includes the two permitted timeframes for election signs to be displayed on private and public property. This proposed by-law would permit election signs to be placed on private property as early as a candidate files their nomination with the City Clerk. In 2018, nominations open Tuesday, May 1, 2018 or 174 days prior to Voting Day. Display of election signs on public property (roadside signs) would be permitted on Friday, July 27, 2018 (Nomination Day) which is 87 days prior to Voting Day. However, the City Clerk’s Office does encourage the Municipal Council to consider the additional information provided in this report, in order to ensure that the Municipal Council is fully satisfied with the amendments it makes to the Election Sign By-law.

During recent months, while the Municipal Council has been working to refine the Election Sign By-law, staff have also been busy refining the various processes associated with the handling of public inquiries and complaints regarding election signs, developing regulations under sections



5.2 and 5.3 of the proposed by-law, as well as the enforcement of the by-law. Elections' Office staff are working with the Municipal Law Enforcement Division and call centre, as well as Service London, to streamline the process for tracking complaints, and their resolution. The scheduled adoption of the tracking process into Customer Relationship Management (CRM) is scheduled to be complete by May 31, 2018, although it is hoped that every effort will be made to adjust that date should Council proceed with the proposed May 1, 2018 sign placement allowance on private property.

<b>CONCLUSION</b>
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Some matters, such as the campaign period and the access and display of signs at residential premises, are addressed in the *Municipal Elections Act, 1996* and are therefore not explicitly referenced in the proposed by-law. The Election Sign By-law, once adopted by Council, will be made available to the public by means of an information pamphlet, posting on the City's website, and inclusion in an information package provided to candidates.

One of the strategies in the City of London Strategic Plan aimed at "Leading in Public Service through open, accountable, and responsive government", is to explore opportunities for electoral reform through election signage. It is hoped that the new Election Sign By-law will address concerns raised by various stakeholders and enable the City of London to administer the by-law provisions in a fair and consistent manner, all in keeping with the above-noted strategy.

<b>PREPARED BY:</b>	<b>PREPARED BY:</b>
<b>SYLVIE LA FORGE ELECTIONS INTERN</b>	<b>JEANNIE RAYCROFT ELECTIONS INTERN</b>
<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
<b>SARAH CORMAN MANAGER, LICENSING &amp; ELECTIONS</b>	<b>CATHY SAUNDERS, CITY CLERK</b>

**APPENDIX 'A'**  
**ELECTION SIGN BY-LAW**

Bill No.  
2017

By-law No. E.-\_\_\_\_\_

A by-law to repeal By-law No. E-180-305, being the "Election Campaign Sign By-law", and to enact a new "Election Sign By-law".

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 subsection 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that the powers of a municipality under this Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS subsection 8(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a by-law may regulate or prohibit respecting the matter, require persons to do things respecting the matter, and provide for a system of licences respecting the matter;

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: 5. Economic, social and environmental well-being of the municipality; 6. Health, safety and well-being of persons; 7. Services and things that the municipality is authorized to provide under subsection (1); 8. Protection of persons and property, including consumer protection; 10. Structures, including fences and signs;

AND WHEREAS section 23.2 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, permits a municipality to delegate certain legislative and quasi-judicial powers;

AND WHEREAS Council for The Corporation of the City of London is of the opinion that the delegation of legislative powers under this by-law to the City Clerk, including without limitation the power to prescribe procedures for the retrieval and/or destruction of Election Signs removed under this by-law are powers of a minor nature having regard to the number of people, the size of geographic area and the time period affected by the exercise of the power in accordance with subsection 23.2(4) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;

AND WHEREAS section 63 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended provides that a by-law may prohibit or regulate the placing or standing of an object on or near a highway, and may provide for the removal and impounding or restraining and immobilizing of any object placed or standing on or near a highway;

AND WHEREAS section 425 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, establishes that any person who contravenes any by-law of The Corporation of the City of London is guilty of an offence;

AND WHEREAS section 445 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may make an order requiring a person who has contravened a by-law or who caused or permitted the contravention, or the owner or occupier of land on which the contravention occurred to do work to correct the contravention;

AND WHEREAS section 446 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that where a municipality has the authority to direct or require a person to do a matter or thing, the municipality may also provide that, in default of it being done by the person

directed or required to do it, the matter or thing shall be done at the person's expense, and that the municipality may recover the costs of doing a matter or thing by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

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

## 1. DEFINITIONS

1.1 In this By-law:

**"Billboard"** means an outdoor sign erected and maintained by a person, firm, corporation, or business engaged in the sale or rental of the space on the sign to a clientele, upon which space is displayed copy that advertises goods, products, or services not necessarily sold or offered on the property where the sign is located, and the sign is either single faced or double faced;

**"Boulevard"** means that portion of every Street which is not used as a Sidewalk, driveway access, travelled Roadway or shoulder;

**"Campaign Office"** means a building or structure, or part of a building or structure, used by a Candidate to conduct an election campaign;

**"Candidate"** means

- (i) a Candidate within the meaning of the *Canada Elections Act*, the *Election Act (Ontario)* or the *Municipal Elections Act, 1996* as amended; and
- (ii) shall be deemed to include a person seeking to influence other persons to vote for or against any question or by-law to the electors under section 8 of the *Municipal Elections Act, 1996* as amended;

**"City"** means The Corporation of the City of London;

**"City Clerk"** means the City Clerk of the City or a person delegated by them for the purpose of this By-law;

**"Crosswalk"** means

- (i) that part of a Street at an intersection that is included within the connections of the lateral lines of the Sidewalks on opposite sides of the Street measured from the curbs, or in the absence of curbs from the edges of the Roadway; or
- (ii) any portion of a Roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by signs, school crossing signs (as per the Ontario Traffic Manual – Book 5 Regulatory Signs) or by lines or other markings on the surface thereof; and
- (iii) shall include pedestrian crossovers;

**"Election Sign"** means any sign, including posters, promoting, opposing or taking a position with respect to:

- (i) any Candidate or political party in an election under the *Canada Elections Act*, the *Election Act (Ontario)* or the *Municipal Elections Act, 1996*;
- (ii) an issue associated with a person or political party in an election under the *Canada Elections Act*, the *Election Act (Ontario)* or the *Municipal Elections Act, 1996*; or
- (iii) a question, law or by-law submitted to the electors under the *Canada Elections Act*, the *Election Act (Ontario)* or the *Municipal Elections Act, 1996*;

**"Electoral District"** means a geographic area represented by a Member of Municipal Council, Member of School Board, Member of Provincial Parliament in the Legislative Assembly of Ontario, and Member of Federal Parliament in the House of Commons.

**"Enforcement Officer"** means a Municipal Law Enforcement Officer appointed by the Municipal Council of the City;

**“Median Strip”** means the portion of a Street so constructed as to separate traffic travelling in one direction from traffic travelling in the opposite direction by a physical barrier or a raised or depressed paved or unpaved separation area that is not intended to allow crossing vehicular movement and includes a central island in a roundabout;

**“Nomination Day”** means the deadline to file a nomination with the City Clerk under the *Municipal Elections Act, 1996* as amended;

**“Owner”** means the registered Owner of the property on which an Election Sign is Placed; any person described on or whose name, image, address or telephone number appears on the Election Sign; any person who is in control of the Election Sign; any person who benefits from the message on the Election Sign; or any person who has Placed or permitted to be Placed the Election Sign; and for the purposes of this By-law there may be more than one Owner of an Election Sign;

**“Park”** means land and land covered by water and all portions thereof under the control or management or joint management of the City, that is or hereafter may be established, dedicated, set apart, or made available for use as public open space, including a natural park area and an environmentally significant area as defined in this by-law, including any buildings, structures, facilities, erections and improvements located in or on such land;

**“Place”** means attach, install, erect, build, construct, reconstruct, move, display or affix;

**“Public Property”** means real property owned by or under the control of the City, including a Park, or any of its agencies, local boards, commissions or corporations but, for the purposes of this by-law, does not include a Street;

**“Roadway”** means the part of a Street that is improved, designed or ordinarily used for vehicular traffic and includes a shoulder;

**“Sidewalk”** means any municipal walkway, or that portion of a Street between the Roadway and the adjacent property line, primarily intended for the use of pedestrians;

**“Sign Area”** means the area of one side of a sign where copy can be placed;

**“Sign Height”** means the vertical height of a sign from the lowest point of finished grade to the highest part of the sign;

**“Street”** means a highway, road allowance, street, avenue, parkway, driveway, lane, square, place, bridge, viaduct, trestle or other public way under the jurisdiction of the City of London and this term includes all road works and appurtenant to municipal land;

**“Utility”** means water, sewer, artificial or natural gas, petrochemical, electrical power or energy, steam or hot/chilled water, and telecommunication networks, and includes the works, structures, buildings and appurtenances necessarily incidental to the supplying of such services;

**“Voting Place”** means a place where electors cast their ballots and:

- (i) when a Voting Place is located on Public Property, includes any Street abutting; or
- (ii) when a Voting Place is located on private property, includes any Street abutting.

**“Writ of Election”** means the date as defined in the *Canada Elections Act* and the *Elections Act (Ontario)*.

## 2. GENERAL PROHIBITIONS

2.1 No person shall Place or permit to be Placed an Election Sign except in accordance with this by-law.

2.2 No person shall Place or permit to be Placed an Election Sign that:

- (a) is illuminated;
- (b) has a Sign Area of more than 6 square metres;
- (c) interferes with the safe operation of vehicular traffic or the safety of pedestrians; or

(d) impedes or obstructs the City's maintenance operations.

- 2.3 Subsections 2.2 (a) and (b) do not apply to an Election Sign promoting a Candidate on a Campaign Office or a Billboard.
- 2.4 No person shall Place or permit to be placed an Election Sign outside of the Electoral District where the Candidate is running for office.
- 2.5 Section 2.4 does not apply to an Election Sign within 50 metres of any Electoral District that is adjacent to the Electoral District where the Candidate is running for office.
- 2.6 No person shall Place or permit to be Placed an Election Sign on or in a Voting Place.
- 2.7 No person shall display on any Election Sign a logo, trademark or official mark, in whole or in part, owned or licensed by the City.

### **3. TIMING**

- 3.1 No person shall Place or permit to be Placed an Election Sign for a federal or provincial election or by-election earlier than the day the Writ of Election or by-election is issued.
- 3.2 No person shall Place or permit to be Placed an Election Sign for a municipal election, except an Election Sign which is Placed on a Campaign Office:
- (a) earlier than Nomination Day in the year of a regular election; or
- (b) earlier than Nomination Day for a by-election.
- 3.3 No person shall Place or permit to be Placed an Election Sign for a municipal election on a Campaign Office earlier than the day that Candidate has filed their nomination with the City Clerk.
- 3.4 No Owner shall fail to remove their Election Sign after the expiry of 72 hours immediately following 11:59 p.m. of the day of the election.

### **4. ELECTION SIGNS ON PUBLIC PROPERTY**

- 4.1 No person shall Place or permit to be Placed an Election Sign on Public Property.
- 4.2 No person shall Place or permit to be Placed an Election Sign in a Park.
- 4.3 No person shall Place or permit to be Placed an Election Sign:
- (a) in a Roadway;
- (b) within 5 metres of a Roadway;
- (c) between a Roadway and a Sidewalk;
- (d) that impedes or obstructs the passage of pedestrians on a Sidewalk;
- (e) in a Median Strip;
- (f) less than 3 metres from a Crosswalk;
- (g) on a tree, or a fence, or a wall, or a gate, or a utility pole located on Public Property or a Street;
- (h) in a Boulevard that abuts a Park;
- (i) within 10 metres of another Election Sign of the same Candidate.
- 4.4 No person shall Place or permit to be Placed an Election Sign that has a Sign Height:
- (a) of more than 0.9 metres when Placed within 5 to 8 metres of the Roadway;
- (b) of more than 4 metres when Placed beyond 8 metres of the Roadway.

4.5 Notwithstanding subsection 4.4 (b), on Highbury Avenue from Hamilton Road to Wilton Grove Road and Veteran's Memorial Parkway from Huron Street to Wilton Grove Road, no person shall Place or permit to be Placed an Election Sign within 10 metres from the Roadway.

4.6 No person shall injure or foul a Street or permit the injuring or fouling of a Street when Placing an Election Sign.

4.7 No person shall injure or foul public structures or permit the injuring or fouling of public structures on a Street when Placing an Election Sign.

4.8 No person shall injure or foul a Utility or permit the injuring or fouling of a Utility when Placing an Election Sign.

## **5. REMOVAL AND RETURN OF ELECTION SIGNS – POWERS OF THE CITY CLERK AND/OR ENFORCEMENT OFFICER**

5.1 The City Clerk and/or an Enforcement Officer may remove any Election Sign erected in contravention of this by-law without notice.

5.2 The City Clerk and/or an Enforcement Officer may destroy any Election Signs which have been removed and not claimed and retrieved by the Candidate, persons, or Owner within the time period as prescribed by the City Clerk.

5.3 The City Clerk may make regulations under this by-law prescribing the rules and procedures for the retrieval and destruction of Election Signs removed under sections 5.1 and 5.2 including, without limitation, the form of and any information required to be provided to the City Clerk and/or an Enforcement Officer to authorize the release of an Election Sign, dates on or by which an Election Sign may be retrieved or destroyed, and the manner in which notice may be given to an Owner relating to the retrieval and destruction of an Election Sign.

## **6. ADMINISTRATION**

6.1 The administration of this by-law is delegated to the City Clerk.

## **7. ENFORCEMENT**

7.1 This by-law may be enforced by the City Clerk or an Enforcement Officer.

## **8. OFFENCE AND PENALTY**

8.1 Every person who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, c. P. 33.

## **9. SHORT TITLE OF BY-LAW**

9.1 This by-law may be referred to as the "Election Sign By-law".

## **10. FORCE AND EFFECT**

10.1 By-law E-180-305, being an Election Campaign Sign By-law and all amendments to such by-law are hereby repealed.

10.2 This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on October 30, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 30, 2017  
Second Reading – October 30, 2017  
Third Reading – October 30, 2017

## Appendix 'B'

City	Date Amended	Timeline for Election Signs	First Day to Place Signs	Duration
Ajax <i>Pop. 119,677</i>	<b>2013</b>	6 weeks immediately preceding the day of a Municipal Election	<b>Sunday, September 9, 2018</b>	43 days
Brampton <i>Pop. 593,638</i>	<b>2013</b>	only erected after 5:00 p.m. twenty-four (24) days prior to Voting Day as defined in the <i>Municipal Elections Act, 1996</i>	<b>Friday, September 28, 2018</b>	24 days
Burlington <i>Pop. 123,180</i>	<b>2014</b>	6 weeks immediately preceding the day of a Municipal Election	<b>Sunday, September 9, 2018</b>	43 days
Caledon <i>Pop. 66,502</i>	<b>2013</b>	no earlier than twenty four 24 days immediately preceding the day of a Municipal Election	<b>Thursday, September 27, 2018</b>	25 days
Hamilton <i>Pop. 693,645</i>	<b>2011</b>	displayed no earlier than 28 days prior to Voting Day	<b>Monday, September 24, 2018</b>	28 days
Barrie <i>Pop. 145,614</i>	<b>2012</b>	prior to the forty-five (45) days immediately preceding the day of a Municipal Election	<b>Thursday, September 6, 2018</b>	46 days
London <b>Appendix 'A'</b> <i>Pop. 383,822</i>	<b>2017</b>	No earlier than Nomination Day in the year of a regular election (except for Campaign Office signs which can be displayed after nomination papers are filed)	All Election Signs: <b>Friday, July 27, 2018</b> Campaign Office Signs: <b>May 1, 2018 (potentially)</b>	87 days 174 days
London <b>Appendix 'C'</b> <i>Pop. 383,822</i>	<b>2017</b>	<u>Private Property</u> No earlier than the day that Candidate has filed their nomination with the City Clerk. <u>Public Property</u> No earlier than Nomination Day in the year of a regular election	Private Property: <b>Tuesday, May 1, 2018</b> (potentially) Public Property: <b>Friday, July 27, 2018</b>	174 days 87 days
Markham <i>Pop. 328,966</i>	<b>2010</b>	28 days prior to Election Day (except where major road signs are allowed in which case it is 42 days)	<b>Sunday, September 23</b> Major Road Signs: <b>Monday, September 10, 2018</b>	28 days 42 days
Oakville <i>Pop. 193,832</i>	<b>2014</b>	Nomination Day, as set out in the <i>Municipal Elections Act, 1996</i>	<b>Friday, July 27, 2018</b>	87 days
Ottawa <i>Pop. 989,567</i>	<b>2006</b>	30 days prior to Election Day – public property 60 days prior to Election Day – private property	<b>Saturday, September 22, 2018</b>  <b>Thursday, August 23, 2018</b>	30 days 60 days
Toronto <i>Pop. 2.81 million</i>	<b>2017</b>	25 days prior to Election Day – election signs 90 days prior to an election – campaign office signs	All Election Signs: <b>Thursday, September 27, 2018</b> Campaign Office Signs: <b>Tuesday, July 24, 2018</b>	25 days 90 days
Region of Waterloo <i>Pop. 535,154</i>	<b>2010</b>	45 days before Voting Day	<b>Friday, September 7, 2018</b>	45 days
Newmarket <i>Pop. 84,224</i>	<b>2016</b>	May not be placed before the thirty (30) days immediately preceding the day of a Municipal Election	<b>Friday, September 21, 2018</b>	31 days
Kingston <i>Pop. 117,660</i>	<b>2014</b>	No election sign shall be erected or displayed prior to the close of nominations for a municipal election	<b>Friday, July 27, 2018</b>	87 days
Cobourg <i>Pop. 19,440</i>	<b>2017</b>	<i>*Proposed September 2017:</i> Staff recommends that Election Signs be erected no earlier than Nomination Day in the Year of a Regular Election or By-Election.	<b>Friday, July 27, 2018*</b>	87 days
Mississauga <i>Pop. 781,057</i>	<b>2016</b>	Modified from 87 days → to (29) days that precede an election day as a result of the passing of the <i>Municipal Elections Modernization Act, 2016</i> (Bill 181).	<b>Sunday, September 23, 2018</b>	29 days
Oshawa <i>Pop. 308,875</i>	<b>2014</b>	May not be placed before the forty-second (42nd ) day prior to the last polling day for the election	<b>Monday, September 10, 2018</b>	43 days
Milton <i>Pop. 101,715</i>	<b>2017</b>	Following the close of nominations (except for Campaign Office signs which can be displayed after nomination papers are filed)	<b>Friday, July 27, 2018</b>	87 days

Note: Federal and Provincial candidates are permitted to place their signs no earlier than the day the Writ of Election is issued. This provides for a duration of 28 days for Provincial Elections. The time period for signs in Federal Elections has varied in the past (78 days in 2015, 37 days in 2011, and 37 days in 2008). With an amendment to the *Canada Elections Act* in 2007, there is now a fixed-date election for the third Monday in October in the fourth calendar year following polling day for the last general election. The first fixed-date election was held in 2015.



**APPENDIX 'C'**  
**ELECTION SIGN BY-LAW**

Bill No.  
2017

By-law No. E.-\_\_\_\_\_

A by-law to repeal By-law No. E-180-305, being the "Election Campaign Sign By-law", and to enact a new "Election Sign By-law".

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 subsection 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that the powers of a municipality under this Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS subsection 8(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a by-law may regulate or prohibit respecting the matter, require persons to do things respecting the matter, and provide for a system of licences respecting the matter;

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: 5. Economic, social and environmental well-being of the municipality; 6. Health, safety and well-being of persons; 7. Services and things that the municipality is authorized to provide under subsection (1); 8. Protection of persons and property, including consumer protection; 10. Structures, including fences and signs;

AND WHEREAS section 23.2 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, permits a municipality to delegate certain legislative and quasi-judicial powers;

AND WHEREAS Council for The Corporation of the City of London is of the opinion that the delegation of legislative powers under this by-law to the City Clerk, including without limitation the power to prescribe procedures for the retrieval and/or destruction of Election Signs removed under this by-law are powers of a minor nature having regard to the number of people, the size of geographic area and the time period affected by the exercise of the power in accordance with subsection 23.2(4) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;

AND WHEREAS section 63 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended provides that a by-law may prohibit or regulate the placing or standing of an object on or near a highway, and may provide for the removal and impounding or restraining and immobilizing of any object placed or standing on or near a highway;

AND WHEREAS section 425 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, establishes that any person who contravenes any by-law of The Corporation of the City of London is guilty of an offence;

AND WHEREAS section 445 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may make an order requiring a person who has contravened a by-law or who caused or permitted the contravention, or the owner or occupier of land on which the contravention occurred to do work to correct the contravention;

AND WHEREAS section 446 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that where a municipality has the authority to direct or require a person to do a matter or thing, the municipality may also provide that, in default of it being done by the person

directed or required to do it, the matter or thing shall be done at the person's expense, and that the municipality may recover the costs of doing a matter or thing by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

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

## 1. DEFINITIONS

1.1 In this By-law:

**"Billboard"** means an outdoor sign erected and maintained by a person, firm, corporation, or business engaged in the sale or rental of the space on the sign to a clientele, upon which space is displayed copy that advertises goods, products, or services not necessarily sold or offered on the property where the sign is located, and the sign is either single faced or double faced;

**"Boulevard"** means that portion of every Street which is not used as a Sidewalk, driveway access, travelled Roadway or shoulder;

**"Campaign Office"** means a building or structure, or part of a building or structure, used by a Candidate to conduct an election campaign;

**"Candidate"** means

- (i) a Candidate within the meaning of the *Canada Elections Act*, the *Election Act (Ontario)* or the *Municipal Elections Act, 1996* as amended; and
- (ii) shall be deemed to include a person seeking to influence other persons to vote for or against any question or by-law to the electors under section 8 of the *Municipal Elections Act, 1996* as amended;

**"City"** means The Corporation of the City of London;

**"City Clerk"** means the City Clerk of the City or a person delegated by them for the purpose of this By-law;

**"Crosswalk"** means

- (i) that part of a Street at an intersection that is included within the connections of the lateral lines of the Sidewalks on opposite sides of the Street measured from the curbs, or in the absence of curbs from the edges of the Roadway; or
- (ii) any portion of a Roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by signs, school crossing signs (as per the Ontario Traffic Manual – Book 5 Regulatory Signs) or by lines or other markings on the surface thereof; and
- (iii) shall include pedestrian crossovers;

**"Election Sign"** means any sign, including posters, promoting, opposing or taking a position with respect to:

- (i) any Candidate or political party in an election under the *Canada Elections Act*, the *Election Act (Ontario)* or the *Municipal Elections Act, 1996*;
- (ii) an issue associated with a person or political party in an election under the *Canada Elections Act*, the *Election Act (Ontario)* or the *Municipal Elections Act, 1996*; or
- (iii) a question, law or by-law submitted to the electors under the *Canada Elections Act*, the *Election Act (Ontario)* or the *Municipal Elections Act, 1996*;

**"Electoral District"** means a geographic area represented by a Member of Municipal Council, Member of School Board, Member of Provincial Parliament in the Legislative Assembly of Ontario, and Member of Federal Parliament in the House of Commons.

**"Enforcement Officer"** means a Municipal Law Enforcement Officer appointed by the Municipal Council of the City;

**“Median Strip”** means the portion of a Street so constructed as to separate traffic travelling in one direction from traffic travelling in the opposite direction by a physical barrier or a raised or depressed paved or unpaved separation area that is not intended to allow crossing vehicular movement and includes a central island in a roundabout;

**“Nomination Day”** means the deadline to file a nomination with the City Clerk under the *Municipal Elections Act, 1996* as amended;

**“Owner”** means the registered Owner of the property on which an Election Sign is Placed; any person described on or whose name, image, address or telephone number appears on the Election Sign; any person who is in control of the Election Sign; any person who benefits from the message on the Election Sign; or any person who has Placed or permitted to be Placed the Election Sign; and for the purposes of this By-law there may be more than one Owner of an Election Sign;

**“Park”** means land and land covered by water and all portions thereof under the control or management or joint management of the City, that is or hereafter may be established, dedicated, set apart, or made available for use as public open space, including a natural park area and an environmentally significant area as defined in this by-law, including any buildings, structures, facilities, erections and improvements located in or on such land;

**“Place”** means attach, install, erect, build, construct, reconstruct, move, display or affix;

**“Public Property”** means real property owned by or under the control of the City, including a Park, or any of its agencies, local boards, commissions or corporations but, for the purposes of this by-law, does not include a Street;

**“Roadway”** means the part of a Street that is improved, designed or ordinarily used for vehicular traffic and includes a shoulder;

**“Sidewalk”** means any municipal walkway, or that portion of a Street between the Roadway and the adjacent property line, primarily intended for the use of pedestrians;

**“Sign Area”** means the area of one side of a sign where copy can be placed;

**“Sign Height”** means the vertical height of a sign from the lowest point of finished grade to the highest part of the sign;

**“Street”** means a highway, road allowance, street, avenue, parkway, driveway, lane, square, place, bridge, viaduct, trestle or other public way under the jurisdiction of the City of London and this term includes all road works and appurtenant to municipal land;

**“Utility”** means water, sewer, artificial or natural gas, petrochemical, electrical power or energy, steam or hot/chilled water, and telecommunication networks, and includes the works, structures, buildings and appurtenances necessarily incidental to the supplying of such services;

**“Voting Place”** means a place where electors cast their ballots and:

- (i) when a Voting Place is located on Public Property, includes any Street abutting; or
- (ii) when a Voting Place is located on private property, includes any Street abutting.

**“Writ of Election”** means the date as defined in the *Canada Elections Act* and the *Elections Act (Ontario)*.

## 2. GENERAL PROHIBITIONS

2.1 No person shall Place or permit to be Placed an Election Sign except in accordance with this by-law.

2.2 No person shall Place or permit to be Placed an Election Sign that:

- (a) is illuminated;
- (b) has a Sign Area of more than 6 square metres;
- (c) interferes with the safe operation of vehicular traffic or the safety of pedestrians;  
or

(d) impedes or obstructs the City's maintenance operations.

- 2.3 Subsections 2.2 (a) and (b) do not apply to an Election Sign promoting a Candidate on a Campaign Office or a Billboard.
- 2.4 No person shall Place or permit to be placed an Election Sign outside of the Electoral District where the Candidate is running for office.
- 2.5 Section 2.4 does not apply to an Election Sign within 50 metres of any Electoral District that is adjacent to the Electoral District where the Candidate is running for office.
- 2.6 No person shall Place or permit to be Placed an Election Sign on or in a Voting Place.
- 2.7 No person shall display on any Election Sign a logo, trademark or official mark, in whole or in part, owned or licensed by the City.

### **3. ELECTION SIGNS ON PRIVATE PROPERTY**

- 3.1 No person shall Place or permit to be Placed an Election Sign for a federal or provincial election or by-election earlier than the day the Writ of Election or by-election is issued.
- 3.2 No person shall Place or permit to be Placed an Election Sign for a municipal election earlier than the day that Candidate has filed their nomination with the City Clerk.
- 3.3 No Owner shall fail to remove their Election Sign after the expiry of 72 hours immediately following 11:59 p.m. of the day of the election.

### **4. ELECTION SIGNS ON PUBLIC PROPERTY**

- 4.1 No person shall Place or permit to be Placed an Election Sign for a federal or provincial election or by-election earlier than the day the Writ of Election or by-election is issued.
- 4.2 No person shall Place or permit to be Placed an Election Sign for a municipal election on a Campaign Office earlier than the day that Candidate has filed their nomination with the City Clerk.
- 4.3 No person shall Place or permit to be Placed an Election Sign for a municipal election:
- (a) earlier than Nomination Day in the year of a regular election; or
  - (b) earlier than Nomination Day for a by-election.
- 4.4 No Owner shall fail to remove their Election Sign after the expiry of 72 hours immediately following 11:59 p.m. of the day of the election.
- 4.5 No person shall Place or permit to be Placed an Election Sign on Public Property.
- 4.6 No person shall Place or permit to be Placed an Election Sign in a Park.
- 4.7 No person shall Place or permit to be Placed an Election Sign:
- (a) in a Roadway;
  - (b) within 5 metres of a Roadway;
  - (c) between a Roadway and a Sidewalk;
  - (d) that impedes or obstructs the passage of pedestrians on a Sidewalk;
  - (e) in a Median Strip;
  - (f) less than 3 metres from a Crosswalk;
  - (g) on a tree, or a fence, or a wall, or a gate, or a utility pole located on Public Property or a Street;
  - (h) in a Boulevard that abuts a Park;

(i) within 10 metres of another Election Sign of the same Candidate.

**4.8** No person shall Place or permit to be Placed an Election Sign that has a Sign Height:

(a) of more than 0.9 metres when Placed within 5 to 8 metres of the Roadway;

(b) of more than 4 metres when Placed beyond 8 metres of the Roadway.

**4.9** Notwithstanding subsection 4.4 (b), on Highbury Avenue from Hamilton Road to Wilton Grove Road and Veteran's Memorial Parkway from Huron Street to Wilton Grove Road, no person shall Place or permit to be Placed an Election Sign within 10 metres from the Roadway.

**4.10** No person shall injure or foul a Street or permit the injuring or fouling of a Street when Placing an Election Sign.

**4.11** No person shall injure or foul public structures or permit the injuring or fouling of public structures on a Street when Placing an Election Sign.

**4.12** No person shall injure or foul a Utility or permit the injuring or fouling of a Utility when Placing an Election Sign.

## **5. REMOVAL AND RETURN OF ELECTION SIGNS – POWERS OF THE CITY CLERK AND/OR ENFORCEMENT OFFICER**

5.1 The City Clerk and/or an Enforcement Officer may remove any Election Sign erected in contravention of this by-law without notice.

5.2 The City Clerk and/or an Enforcement Officer may destroy any Election Signs which have been removed and not claimed and retrieved by the Candidate, persons, or Owner within the time period as prescribed by the City Clerk.

5.3 The City Clerk may make regulations under this by-law prescribing the rules and procedures for the retrieval and destruction of Election Signs removed under sections 5.1 and 5.2 including, without limitation, the form of and any information required to be provided to the City Clerk and/or an Enforcement Officer to authorize the release of an Election Sign, dates on or by which an Election Sign may be retrieved or destroyed, and the manner in which notice may be given to an Owner relating to the retrieval and destruction of an Election Sign.

## **6. ADMINISTRATION**

6.1 The administration of this by-law is delegated to the City Clerk.

## **7. ENFORCEMENT**

7.1 This by-law may be enforced by the City Clerk or an Enforcement Officer.

## **8. OFFENCE AND PENALTY**

8.1 Every person who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, c. P. 33.

## **9. SHORT TITLE OF BY-LAW**

9.1 This by-law may be referred to as the "Election Sign By-law".

## **10. FORCE AND EFFECT**

10.1 By-law E-180-305, being an Election Campaign Sign By-law and all amendments to such by-law are hereby repealed.

10.2 This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on October 30, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 30, 2017  
Second Reading – October 30, 2017  
Third Reading – October 30, 2017

## **AGENDA TAX ADJUSTMENT APPLICATIONS**

The Tax Adjustment Agenda is regarding Tax Adjustment Applications made to the City under Sections 357 and 358 of the *Ontario Municipal Act*.

Under Section 357 the municipality may cancel, reduce, or refund all or part of the taxes levied in the year in respect of which the application is made. Applications under Section 357 may include:

- a change in tax class as a result of a change event;
- land that has become exempt from taxation;
- a building on the land that has been razed or damaged by fire, demolition, or otherwise;
- an overcharge due to a clerical or factual error;
- repairs or renovations to non-residential properties preventing the normal use of the land for at least three months.

Under Section 358 the municipality may cancel, reduce, or refund all or part of the taxes levied on the land in one or both of the two years preceding the year in which the application is made. Applications under Section 358 are made for any overcharge caused by an error in the preparation of the assessment roll that is clerical or factual in nature, but not an error in judgment in assessing the property.

As per *Ontario Municipal Act* Sections 357.(5) and 358.(9), Council is required to hold a meeting to address Tax Adjustment Applications.

**A G E N D A**  
**TAX ADJUSTMENT APPLICATIONS**

Corporate Services Committee  
 Tuesday, October 24<sup>th</sup>, 2017, not to be heard before 1:00 p.m.,  
 Council Chambers, 3<sup>rd</sup> Floor, City Hall

<b>APPLICATION NUMBER:</b>	2016-159	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.010.120.00100.0000	
<b>APPLICANT(S):</b>	KNEZIC RADOSLAVA	
<b>PROPERTY:</b>	187 WHARNCLIFFE RD N	
<b>ASSESSED PERSON(S):</b>	KNEZIC RADOSLAVA	
<b>BASIS FOR APPEAL:</b>	Section 357, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	No Recommendation	
<b>TAX REDUCTION:</b>	Zero	
<hr/>		
<b>APPLICATION NUMBER:</b>	2017-13	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.010.120.00100.0000	
<b>APPLICANT(S):</b>	KNEZIC RADOSLAVA	
<b>PROPERTY:</b>	187 WHARNCLIFFE RD N	
<b>ASSESSED PERSON(S):</b>	KNEZIC RADOSLAVA	
<b>BASIS FOR APPEAL:</b>	Section 357, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	No Recommendation	
<b>TAX REDUCTION:</b>	Zero	
<hr/>		
<b>APPLICATION NUMBER:</b>	2016-177	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.010.150.09200.0000	
<b>APPLICANT(S):</b>	WYNMAN ROGER	
<b>PROPERTY:</b>	53 CAVENDISH CRES	
<b>ASSESSED PERSON(S):</b>	WYMAN ROGER CHRISTOPHER C/O WYMAN SHARON LEE	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$114,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$1,553.38	
<hr/>		
<b>APPLICATION NUMBER:</b>	2016-144	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.010.241.01051.0000	
<b>APPLICANT(S):</b>	DUCHARME MCMILLEN & ASSOCIATES C/O MATT CUNNINGHAM	
<b>PROPERTY:</b>	405 SUGARCREEK TRAIL	
<b>ASSESSED PERSON(S):</b>	OLD OAK PROPERTIES INC	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 199 days of 2016 realty taxes on an assessment of \$7,313,000 MT–Multi-Residential Full Taxable. Add on 199 days realty taxes on an assessment of \$7,313,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$41,473.89	
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<b>APPLICATION NUMBER:</b>	2016-145	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.010.241.01052.0000	
<b>APPLICANT(S):</b>	DUCHARME MCMILLEN & ASSOCIATES C/O MATT CUNNINGHAM	
<b>PROPERTY:</b>	425 SUGARCREEK TRAIL	



<b>ASSESSED PERSON(S):</b>	OLD OAK PROPERTIES INC	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 199 days of 2016 realty taxes on an assessment of \$13,167,000 MT–Multi-Residential Full Taxable. Add on 199 days realty taxes on an assessment of \$13,167,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$74,673.42	
<hr/>		
<b>APPLICATION NUMBER:</b>	2016-146	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.010.241.01053.0000	
<b>APPLICANT(S):</b>	DUCHARME MCMILLEN & ASSOCIATES C/O MATT CUNNINGHAM	
<b>PROPERTY:</b>	445 SUGARCREEK TRAIL	
<b>ASSESSED PERSON(S):</b>	OLD OAK PROPERTIES INC	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 199 days of 2016 realty taxes on an assessment of \$17,942,000 MT–Multi-Residential Full Taxable. Add on 199 days realty taxes on an assessment of \$17,942,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$101,753.66	
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<b>APPLICATION NUMBER:</b>	2016-147	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.010.440.43600.0000	
<b>APPLICANT(S):</b>	DUCHARME MCMILLEN & ASSOCIATES C/O MATT CUNNINGHAM	
<b>PROPERTY:</b>	700 HORIZON DR	
<b>ASSESSED PERSON(S):</b>	SUMMIT PROPERTIES INC TRUSTEE C/O OLD OAK PROPERTIES	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 131 days of 2016 realty taxes on an assessment of \$16,083,000 MT–Multi-Residential Full Taxable. Add on 131 days realty taxes on an assessment of \$16,083,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$60,043.29	
<hr/>		
<b>APPLICATION NUMBER:</b>	2017-62	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.010.480.02900.0000	
<b>APPLICANT(S):</b>	BURNS CATHERINE	
<b>PROPERTY:</b>	85 OXFORD ST W	
<b>ASSESSED PERSON(S):</b>	BURNS CATHERINE	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 243 days of 2017 realty taxes on an assessment of \$106,541 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 964.96	
<hr/>		
<b>APPLICATION NUMBER:</b>	2016-179	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.010.530.01000.0000	
<b>APPLICANT(S):</b>	ROMLEX INTERNATIONAL LTD	
<b>PROPERTY:</b>	0 RICHMOND ST	
<b>ASSESSED PERSON(S):</b>	ROMLEX INTERNATIONAL LTD	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$138,000 CT–Commercial Full Taxable	
<b>TAX REDUCTION:</b>	\$5,092.88	

<b>APPLICATION NUMBER:</b>	2017-43	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.010.530.01000.0000	
<b>APPLICANT(S):</b>	ROMLEX INTERNATIONAL LTD	
<b>PROPERTY:</b>	0 RICHMOND ST	
<b>ASSESSED PERSON(S):</b>	ROMLEX INTERNATIONAL LTD	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	No Recommendation - Processed through PRAN	
<b>TAX REDUCTION:</b>	Zero	
<b>APPLICATION NUMBER:</b>	2017-61	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.010.661.18000.0000	
<b>APPLICANT(S):</b>	HUBBARD JOSEPH D	
<b>PROPERTY:</b>	565 LEYTON CRES	
<b>ASSESSED PERSON(S):</b>	HUBBARD JOSEPH D	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 201 days of 2017 realty taxes on an assessment of \$129,322 RT- Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 968.85	
<b>APPLICATION NUMBER:</b>	2017-44	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.010.670.04200.0000	
<b>APPLICANT(S):</b>	CHOPRA NIKHIL C/O MEHROTRA SHRUTI	
<b>PROPERTY:</b>	1553 GLOUCESTER RD	
<b>ASSESSED PERSON(S):</b>	CHOPRA NIKHIL C/O MEHROTRA SHRUTI	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 306 days of 2017 realty taxes on an assessment of \$330,798 RT- Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$3,772.87	
<b>APPLICATION NUMBER:</b>	2017-49	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.010.670.07100.0000	
<b>APPLICANT(S):</b>	GOELA RANJIT C/O GOELA SUMAN	
<b>PROPERTY:</b>	1563 RYERSIE RD	
<b>ASSESSED PERSON(S):</b>	GOELA RANJIT C/O GOELA SUMAN	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 172 days of 2017 realty taxes on an assessment of \$60,011 RT- Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 384.72	
<b>APPLICATION NUMBER:</b>	2017-5	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.020.020.06100.0000	
<b>APPLICANT(S):</b>	2363289 ONTARIO INC. C/O YOSSEF LAVIE	
<b>PROPERTY:</b>	356 DUNDAS ST	
<b>ASSESSED PERSON(S):</b>	2363289 ONTARIO INC.	

<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 334 days of 2017 realty taxes on an assessment of \$727,000 GT–Parking Lot Full Taxable, plus a Business Improvement Area (BIA) adjustment of \$1,653.16. Add on 334 days realty taxes on an assessment of \$372,980 MT–Multi-Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$18,167.87	
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<b>APPLICATION NUMBER:</b>	2016-170	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.020.080.01200.0000	
<b>APPLICANT(S):</b>	KEMMISH LORI	
<b>PROPERTY:</b>	321 CENTRAL AVE	
<b>ASSESSED PERSON(S):</b>	2386225 ONTARIO LIMITED	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$162,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$2,207.43	
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<b>APPLICATION NUMBER:</b>	2017-29	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.020.280.06800.0000	
<b>APPLICANT(S):</b>	GAZE MICHAEL	
<b>PROPERTY:</b>	366 GROSVENOR ST	
<b>ASSESSED PERSON(S):</b>	GAZE MICHAEL	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	Cancel 365 days of 2017 realty taxes on an assessment of \$86,250 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$1,173.39	
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<b>APPLICATION NUMBER:</b>	2016-178	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.020.423.08600.0000	
<b>APPLICANT(S):</b>	ROUHANI MOHAMMAD	
<b>PROPERTY:</b>	1555 STONEYBROOK CRES	
<b>ASSESSED PERSON(S):</b>	2469374 ONTARIO LTD.	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$144,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$1,962.16	
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<b>APPLICATION NUMBER:</b>	2017-37	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.030.250.18800.0000	
<b>APPLICANT(S):</b>	LONDON CITY C/O YASMIN JIWANI	
<b>PROPERTY:</b>	0 FIRST ST REAR	
<b>ASSESSED PERSON(S):</b>	LONDON CITY	
<b>BASIS FOR APPEAL:</b>	Section 357, Became Exempt - 357(1)(c )	
<b>DECISION:</b>	Cancel 221 days of 2017 realty taxes on an assessment of \$9,900 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 81.55	
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<b>APPLICATION NUMBER:</b>	2015-163	<b>TAX YEAR:</b> 2015
<b>ROLL NUMBER:</b>	3936.030.290.10610.0000	
<b>APPLICANT(S):</b>	VALDEMORO RONALD	
<b>PROPERTY:</b>	1925 CULVER DR	

<b>ASSESSED PERSON(S):</b>	TRUSTEES OF CHAMPION LIFE CENTRE, LONDON	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 33 days of 2015 realty taxes on an assessment of \$544,000 CT–Commercial Full Taxable. Add on 33 days realty taxes on an assessment of \$530,834 RT–Residential Full Taxable. Cancel 75 days realty taxes on an assessment of \$313,005 CT–Commercial Full	
<b>TAX REDUCTION:</b>	\$3,938.20	
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<b>APPLICATION NUMBER:</b>	2016-24	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.030.290.10610.0000	
<b>APPLICANT(S):</b>	VALDEMORO RONALD	
<b>PROPERTY:</b>	1925 CULVER DR	
<b>ASSESSED PERSON(S):</b>	TRUSTEES OF CHAMPION LIFE CENTRE, LONDON	
<b>BASIS FOR APPEAL:</b>	Section 357, Became Exempt - 357(1)(c )	
<b>DECISION:</b>	Cancel 2016 CT–Commercial Full Taxable taxes from the entire year. Created under section 356 of the Municipal Act.	
<b>TAX REDUCTION:</b>	\$20,008.98	
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<b>APPLICATION NUMBER:</b>	2015-143	<b>TAX YEAR:</b> 2015
<b>ROLL NUMBER:</b>	3936.030.300.08700.0000	
<b>APPLICANT(S):</b>	ALTUS GROUP C/O GERRY TURRIN	
<b>PROPERTY:</b>	1730 DUNDAS ST	
<b>ASSESSED PERSON(S):</b>	COMMISSIONAIRES GREAT LAKES FINANCIAL	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	No Recommendation	
<b>TAX REDUCTION:</b>	Zero	
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<b>APPLICATION NUMBER:</b>	2017-41	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.030.450.03300.0000	
<b>APPLICANT(S):</b>	ARORA RAJINDER	
<b>PROPERTY:</b>	79 MCNAY ST	
<b>ASSESSED PERSON(S):</b>	ARORA RAJINDER	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 277 days of 2017 realty taxes on an assessment of \$88,075 CT–Commercial Full Taxable. Add on 277 days realty taxes on an assessment of \$88,160 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$1,558.76	
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<b>APPLICATION NUMBER:</b>	2017-4	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.030.632.03200.0000	
<b>APPLICANT(S):</b>	LEVIN SANDY	
<b>PROPERTY:</b>	1208 ADELAIDE ST N	
<b>ASSESSED PERSON(S):</b>	BETH TEFILAH SYNAGOGUE IN ONTARIO	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 354 days of 2017 realty taxes on an assessment of \$64,675 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 853.35	

**APPLICATION NUMBER:** 2017-47 **TAX YEAR:** 2017  
**ROLL NUMBER:** 3936.030.740.14100.0000  
**APPLICANT(S):** DALIGCON EVA GAQUIT  
**PROPERTY:** 1270 HILLCREST AVE  
**ASSESSED PERSON(S):** DALIGCON EVA GAQUIT  
**BASIS FOR APPEAL:** Section 358, Gross or manifest error, factual or clerical - 358(1)  
**DECISION:** No Recommendation - No error in assessment, no pool had been assessed  
**TAX REDUCTION:** Zero

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**APPLICATION NUMBER:** 2016-138 **TAX YEAR:** 2016  
**ROLL NUMBER:** 3936.040.040.00900.0000  
**APPLICANT(S):** ALTUS GROUP  
C/O AMANDA MYERS  
**PROPERTY:** 1365 DUNDAS ST  
**ASSESSED PERSON(S):** 2130115 ONTARIO LIMITED  
**BASIS FOR APPEAL:** Section 357, Damaged and substantially unusable - 357(1)(d)(ii)  
**DECISION:** No Recommendation - Changes made through 2016 PRAN  
**TAX REDUCTION:** Zero

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**APPLICATION NUMBER:** 2015-229 **TAX YEAR:** 2015  
**ROLL NUMBER:** 3936.040.110.11900.0000  
**APPLICANT(S):** FOWLER SHIRLEY  
**PROPERTY:** 1866 WAVELL ST  
**ASSESSED PERSON(S):** FOWLER SHIRLEY  
C/O FOWLER ALYSHA NOEL  
**BASIS FOR APPEAL:** Section 358, Razed by fire, demolition or otherwise - 357(1)(d)(i)  
**DECISION:** Cancel 365 days of 2015 realty taxes on an assessment of \$20,422 RT-Residential Full Taxable  
**TAX REDUCTION:** \$ 279.11

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**APPLICATION NUMBER:** 2016-183 **TAX YEAR:** 2016  
**ROLL NUMBER:** 3936.040.110.11900.0000  
**APPLICANT(S):** FOWLER SHIRLEY  
**PROPERTY:** 1866 WAVELL ST  
**ASSESSED PERSON(S):** FOWLER SHIRLEY  
C/O FOWLER ALYSHA NOEL  
**BASIS FOR APPEAL:** Section 358, Razed by fire, demolition or otherwise - 357(1)(d)(i)  
**DECISION:** Cancel 366 days of 2016 realty taxes on an assessment of \$21,000 RT-Residential Full Taxable  
**TAX REDUCTION:** \$ 286.15

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**APPLICATION NUMBER:** 2017-56 **TAX YEAR:** 2017  
**ROLL NUMBER:** 3936.040.110.11900.0000  
**APPLICANT(S):** FOWLER SHIRLEY  
**PROPERTY:** 1866 WAVELL ST  
**ASSESSED PERSON(S):** FOWLER SHIRLEY  
C/O FOWLER ALYSHA NOEL  
**BASIS FOR APPEAL:** Section 358, Razed by fire, demolition or otherwise - 357(1)(d)(i)

<b>DECISION:</b>	Cancel 365 days of 2017 realty taxes on an assessment of \$23,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 312.90	
<b>APPLICATION NUMBER:</b>	2016-187	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.040.350.03500.0000	
<b>APPLICANT(S):</b>	MEJIA JESUS	
<b>PROPERTY:</b>	130 FALCON ST	
<b>ASSESSED PERSON(S):</b>	LONDON SPANISH PENTECOSTAL CHURCH	
<b>BASIS FOR APPEAL:</b>	Section 358, Damaged and substantially unusable - 357(1)(d)(ii)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$393,000 CT–Commercial Full Taxable, minus a cap adjustment of \$36.15. Cancel 366 days of 2016 realty taxes on an assessment of \$102,000 CU–Commercial Excess Land. Add on 366 days realty taxes on an	
<b>TAX REDUCTION:</b>	\$10,429.87	
<b>APPLICATION NUMBER:</b>	2015-209	<b>TAX YEAR:</b> 2015
<b>ROLL NUMBER:</b>	3936.040.490.03500.0000	
<b>APPLICANT(S):</b>	WANG ELIZABETH	
<b>PROPERTY:</b>	993 HAMILTON RD	
<b>ASSESSED PERSON(S):</b>	2587954 ONTARIO INC.	
<b>BASIS FOR APPEAL:</b>	Section 358, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 365 days of 2015 realty taxes on an assessment of \$199,750 CT–Commercial Full Taxable, plus a clawback adjustment of \$18.05. Add on 365 days realty taxes on an assessment of \$196,135 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$4,757.85	
<b>APPLICATION NUMBER:</b>	2016-108	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.040.490.03500.0000	
<b>APPLICANT(S):</b>	WANG ELIZABETH	
<b>PROPERTY:</b>	993 HAMILTON RD	
<b>ASSESSED PERSON(S):</b>	2587954 ONTARIO INC.	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$201,000 CT–Commercial Full Taxable, plus a clawback adjustment of \$11.22. Add on 366 days realty taxes on an assessment of \$201,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$4,690.26	
<b>APPLICATION NUMBER:</b>	2016-143	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.040.571.27200.0000	
<b>APPLICANT(S):</b>	LOVELL BETTY	
<b>PROPERTY:</b>	0 CLARKE RD	
<b>ASSESSED PERSON(S):</b>	LOVELL BEATA C/O KONDRAS JADWIGA & MICHAL	
<b>BASIS FOR APPEAL:</b>	Section 357, Gross or manifest error, factual or clerical - 357(1)(f)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$21,300 CT–Commercial Full Taxable, minus a cap adjustment of \$1.66. Add on 366 days realty taxes on an assessment of \$21,300 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 497.50	

<b>APPLICATION NUMBER:</b>	2016-127	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.040.640.61614.0000	
<b>APPLICANT(S):</b>	OLEA CHAVES JUAN MANUEL	
<b>PROPERTY:</b>	1381 REARDON BLVD	
<b>ASSESSED PERSON(S):</b>	OLEA CHAVES JUAN MANUEL	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$6,350 CT–Commercial Full Taxable. Add on 366 days realty taxes on an assessment of \$6,300 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 148.72	
<b>APPLICATION NUMBER:</b>	2016-123	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.040.655.90000.0000	
<b>APPLICANT(S):</b>	GOULET PAUL	
<b>PROPERTY:</b>	130 POND MILLS RD	
<b>ASSESSED PERSON(S):</b>	DREWLO HOLDINGS INC	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 45 days of 2016 realty taxes on an assessment of \$301,900 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 505.78	
<b>APPLICATION NUMBER:</b>	2016-175	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.040.700.15239.0000	
<b>APPLICANT(S):</b>	HELENIAK PIOTR	
<b>PROPERTY:</b>	1995 PURCELL DR	
<b>ASSESSED PERSON(S):</b>	HELENIAK PIOTR	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$84,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$1,144.59	
<b>APPLICATION NUMBER:</b>	2015-216	<b>TAX YEAR:</b> 2015
<b>ROLL NUMBER:</b>	3936.050.080.08500.0000	
<b>APPLICANT(S):</b>	ZHANG ZHENGMIN	
<b>PROPERTY:</b>	15 RATHGAR ST	
<b>ASSESSED PERSON(S):</b>	ZHANG ZHENGMIN	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 357(1)(f)	
<b>DECISION:</b>	Cancel 255 days of 2015 realty taxes on an assessment of \$57,167 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 545.84	
<b>APPLICATION NUMBER:</b>	2016-93	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.050.120.12000.0000	
<b>APPLICANT(S):</b>	EUTHANASIA PREVENTION COALITION	
<b>PROPERTY:</b>	383 HORTON ST E	
<b>ASSESSED PERSON(S):</b>	EUTHANASIA PREVENTION COALITION	
<b>BASIS FOR APPEAL:</b>	Section 357, Became Exempt - 357(1)(c )	
<b>DECISION:</b>	No Recommendation - Exemption request has been denied	
<b>TAX REDUCTION:</b>	Zero	

<b>APPLICATION NUMBER:</b>	2017-14	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.050.151.04100.0000	
<b>APPLICANT(S):</b>	VAN HOUDT GEORGES	
<b>PROPERTY:</b>	553 SOUTH ST	
<b>ASSESSED PERSON(S):</b>	VAN HOUDT GEORGES	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 298 days of 2017 realty taxes on an assessment of \$36,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 399.86	
<b>APPLICATION NUMBER:</b>	2017-28	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.050.360.11200.0000	
<b>APPLICANT(S):</b>	COHEN HIGHLEY C/O LAURA MCKEEN	
<b>PROPERTY:</b>	8 FAIRVIEW CRT	
<b>ASSESSED PERSON(S):</b>	HOMES UNLIMITED (LONDON) INC	
<b>BASIS FOR APPEAL:</b>	Section 357, Became Exempt - 357(1)(c )	
<b>DECISION:</b>	Cancel 342 days of 2017 realty taxes on an assessment of \$424,500 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$5,411.17	
<b>APPLICATION NUMBER:</b>	2017-2	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.050.630.13100.0000	
<b>APPLICANT(S):</b>	VIGLIANTI MARIA	
<b>PROPERTY:</b>	1055 DEARNESS DR	
<b>ASSESSED PERSON(S):</b>	VIGLIANTI MARIA	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
<b>DECISION:</b>	Cancel 365 days of 2017 realty taxes on an assessment of \$31,650 CT–Commercial Full Taxable. Add on 365 days realty taxes on an assessment of \$31,675 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 738.18	
<b>APPLICATION NUMBER:</b>	2015-200	<b>TAX YEAR:</b> 2015
<b>ROLL NUMBER:</b>	3936.050.660.05532.0000	
<b>APPLICANT(S):</b>	ATLUS GROUP C/O GEOFF WATT	
<b>PROPERTY:</b>	0 SOUTHDALE RD E	
<b>ASSESSED PERSON(S):</b>	LONDON & MIDDLESEX HOUSING CORPORATION	
<b>BASIS FOR APPEAL:</b>	Section 358, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 365 days of 2015 realty taxes on an assessment of \$273,124 MT–Multi-Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$6,773.02	
<b>APPLICATION NUMBER:</b>	2016-110	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.050.660.05532.0000	
<b>APPLICANT(S):</b>	ATLUS GROUP C/O GEOFF WATT	
<b>PROPERTY:</b>	0 SOUTHDALE RD E	
<b>ASSESSED PERSON(S):</b>	LONDON & MIDDLESEX HOUSING CORPORATION	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	



<b>DECISION:</b>	No Recommendation - Change been completed through 2016 PRAN	
<b>TAX REDUCTION:</b>	Zero	
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<b>APPLICATION NUMBER:</b>	2017-36	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.060.030.02400.0000	
<b>APPLICANT(S):</b>	BSN LONDON CORPORATION C/O STEVE POCRNIC	
<b>PROPERTY:</b>	151 DUNDAS ST	
<b>ASSESSED PERSON(S):</b>	BSN LONDON CORPORATION C/O STEVE POCRNIC	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 245 days of 2017 realty taxes on an assessment of \$159,519 CT– Commercial Full Taxable, plus a Business Improvement Area (BIA) adjustment of \$1,227.37. Cancel 245 days of 2017 realty taxes on an assessment of \$486,757 DT–Office Building Full Taxable	
<b>TAX REDUCTION:</b>	\$17,251.21	
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<b>APPLICATION NUMBER:</b>	2016-141	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.060.040.01800.0000	
<b>APPLICANT(S):</b>	COULTER DAVID	
<b>PROPERTY:</b>	0 DUNDAS ST	
<b>ASSESSED PERSON(S):</b>	TNC 197-199 DUNDAS LTD.	
<b>BASIS FOR APPEAL:</b>	Section 357, Damaged and substantially unusable - 357(1)(d)(ii)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$125,000 CT– Commercial Full Taxable, plus a Business Improvement Area (BIA) adjustment of \$396.82	
<b>TAX REDUCTION:</b>	\$5,009.93	
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<b>APPLICATION NUMBER:</b>	2015-212	<b>TAX YEAR:</b> 2015
<b>ROLL NUMBER:</b>	3936.060.080.09600.0000	
<b>APPLICANT(S):</b>	NAVITAX C/O JONAS PERPOV	
<b>PROPERTY:</b>	90 WHARNCLIFFE RD S	
<b>ASSESSED PERSON(S):</b>	JEROME LAURENCE C/O JEROME KATHLEEN LORRAINE	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 357(1)(f)	
<b>DECISION:</b>	No Recommendation - No error in assessment	
<b>TAX REDUCTION:</b>	Zero	
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<b>APPLICATION NUMBER:</b>	2017-11	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.060.080.09600.0000	
<b>APPLICANT(S):</b>	NAVITAX C/O JONAS PEROV	
<b>PROPERTY:</b>	90 WHARNCLIFFE RD S	
<b>ASSESSED PERSON(S):</b>	JEROME LAURENCE C/O JEROME KATHLEEN LORRAINE	
<b>BASIS FOR APPEAL:</b>	Section 357, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	No Recommendation - No change in assessment	
<b>TAX REDUCTION:</b>	Zero	
<hr/>		
<b>APPLICATION NUMBER:</b>	2016-134	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.060.210.10800.0000	
<b>APPLICANT(S):</b>	CARTECIANO ERIC JOHN	
<b>PROPERTY:</b>	260 WHARNCLIFFE RD S	
<b>ASSESSED PERSON(S):</b>	CARTECIANO ERIC JOHN	
<b>BASIS FOR APPEAL:</b>	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	

<b>DECISION:</b>	Cancel 214 days of 2016 realty taxes on an assessment of \$86,000 CT–Commercial Full Taxable. Add on 214 days realty taxes on an assessment of \$86,000 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$1,170.56	
<b>APPLICATION NUMBER:</b>	2017-51	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.060.552.15305.0000	
<b>APPLICANT(S):</b>	NICK ENNS CONSULTING	
<b>PROPERTY:</b>	501 WELLINGTON RD	
<b>ASSESSED PERSON(S):</b>	DEVCOR DEVELOPMENTS INC	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 357(1)(f)	
<b>DECISION:</b>	No Recommendation - Change previously made through PRAN	
<b>TAX REDUCTION:</b>	Zero	
<b>APPLICATION NUMBER:</b>	2017-23	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.060.620.56800.0000	
<b>APPLICANT(S):</b>	SHANTA MUANA	
<b>PROPERTY:</b>	1714 JALNA BLVD	
<b>ASSESSED PERSON(S):</b>	BA FAGIH ALI MOHAMMED	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	Cancel 365 days of 201 realty taxes on an assessment of \$6,500 CT–Commercial Full Taxable. Add on 365 days realty taxes on an assessment of \$6,500 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 151.67	
<b>APPLICATION NUMBER:</b>	2017-30	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.070.240.03300.0000	
<b>APPLICANT(S):</b>	MCDONALD SUSAN JANE C/O MCDONALD DONALD BRUCE	
<b>PROPERTY:</b>	426 OLD WONDERLAND	
<b>ASSESSED PERSON(S):</b>	MCDONALD SUSAN JANE C/O MCDONALD DONALD BRUCE	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 242 days of 2017 realty taxes on an assessment of \$76,555 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 690.53	
<b>APPLICATION NUMBER:</b>	2017-50	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.070.310.03300.0000	
<b>APPLICANT(S):</b>	BETTETO DESMOND C/O BETTETO DANIELLA	
<b>PROPERTY:</b>	386 GRIFFITH ST	
<b>ASSESSED PERSON(S):</b>	BETTETO DESMOND C/O BETTETO DANIELLA	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 357(1)(f)	
<b>DECISION:</b>	Cancel 365 days of 2017 realty taxes on an assessment of \$19,857 RT–Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 270.14	
<b>APPLICATION NUMBER:</b>	2015-213	<b>TAX YEAR:</b> 2015
<b>ROLL NUMBER:</b>	3936.080.010.14700.0000	
<b>APPLICANT(S):</b>	CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW	

**PROPERTY:** 646 DINGMAN DR  
**ASSESSED PERSON(S):** CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW  
**BASIS FOR APPEAL:** Section 358, Razed by fire, demolition or otherwise - 357(1)(d)(i)  
**DECISION:** No Recommendation - APR already been published  
**TAX REDUCTION:** Zero

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**APPLICATION NUMBER:** 2016-162 **TAX YEAR:** 2016  
**ROLL NUMBER:** 3936.080.010.14700.0000  
**APPLICANT(S):** CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW  
**PROPERTY:** 646 DINGMAN DR  
**ASSESSED PERSON(S):** CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW  
**BASIS FOR APPEAL:** Section 358, Razed by fire, demolition or otherwise - 357(1)(d)(i)  
**DECISION:** Cancel 366 days of 2016 realty taxes on an assessment of \$400 FT–Farm Full Taxable. Cancel 366 days of 2016 realty taxes on an assessment of \$62,600 RT–Residential Full Taxable  
**TAX REDUCTION:** \$ 854.01

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**APPLICATION NUMBER:** 2017-16 **TAX YEAR:** 2017  
**ROLL NUMBER:** 3936.080.010.14700.0000  
**APPLICANT(S):** CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW  
**PROPERTY:** 646 DINGMAN DR  
**ASSESSED PERSON(S):** CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW  
**BASIS FOR APPEAL:** Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)  
**DECISION:** Cancel 365 days of 2017 realty taxes on an assessment of \$300 FT–Farm Full Taxable. Cancel 365 days of 2017 realty taxes on an assessment of \$64,950 RT–Residential Full Taxable  
**TAX REDUCTION:** \$ 884.23

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**APPLICATION NUMBER:** 2015-225 **TAX YEAR:** 2015  
**ROLL NUMBER:** 3936.080.020.09000.0000  
**APPLICANT(S):** FAITH ALIVE FAMILY CHURCH C/O MARK GLABB  
**PROPERTY:** 3034 GLANWORTH DR  
**ASSESSED PERSON(S):** FAITH ALIVE FAMILY CHURCH  
**BASIS FOR APPEAL:** Section 358, Became Exempt - 357(1)(c )  
**DECISION:** Cancel 150 days of 2015 realty taxes on an assessment of \$168,000 RT–Residential Full Taxable  
**TAX REDUCTION:** \$ 943.59

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**APPLICATION NUMBER:** 2016-80 **TAX YEAR:** 2016  
**ROLL NUMBER:** 3936.080.020.09000.0000  
**APPLICANT(S):** FAITH ALIVE FAMILY CHURCH C/O MARK GLABB  
**PROPERTY:** 3034 GLANWORTH DR  
**ASSESSED PERSON(S):** FAITH ALIVE FAMILY CHURCH  
**BASIS FOR APPEAL:** Section 357, Became Exempt - 357(1)(c )  
**DECISION:** Cancel 247 days of 2016 realty taxes on an assessment of \$168,000 RT–Residential Full Taxable  
**TAX REDUCTION:** \$1,544.89

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**APPLICATION NUMBER:** 2016-139 **TAX YEAR:** 2016  
**ROLL NUMBER:** 3936.080.030.18000.0000  
**APPLICANT(S):** ALTUS GROUP  
C/O AMANDA MYERS  
**PROPERTY:** 2860 INNOVATION DR  
**ASSESSED PERSON(S):** HANWHA L&C CANADA INC  
**BASIS FOR APPEAL:** Section 357, Damaged and substantially unusable - 357(1)(d)(ii)  
**DECISION:** Cancel 205 days of 2016 realty taxes on an assessment of \$1,101,000  
KT–Large Industrial Full Taxable  
**TAX REDUCTION:** \$21,104.84

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**APPLICATION NUMBER:** 2017-39 **TAX YEAR:** 2017  
**ROLL NUMBER:** 3936.080.050.17356.0000  
**APPLICANT(S):** LONDON CITY  
C/O YASMIN JIWANI  
**PROPERTY:** 0 BAKERVILLA ST  
**ASSESSED PERSON(S):** LONDON CITY  
**BASIS FOR APPEAL:** Section 357, Became Exempt - 357(1)(c )  
**DECISION:** Cancel 365 days of 2017 realty taxes on an assessment of \$5,475 RT–  
Residential Full Taxable  
**TAX REDUCTION:** \$ 74.48

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**APPLICATION NUMBER:** 2017-15 **TAX YEAR:** 2017  
**ROLL NUMBER:** 3936.080.070.14502.0000  
**APPLICANT(S):** DI MARCELLI MARCELLO  
**PROPERTY:** 1570 WESTDEL BOURNE  
**ASSESSED PERSON(S):** RDM CONSTRUCTION LIMITED  
**BASIS FOR APPEAL:** Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)  
**DECISION:** Cancel 365 days of 2017 realty taxes on an assessment of \$32,812 RT–  
Residential Full Taxable  
**TAX REDUCTION:** \$ 446.39

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**APPLICATION NUMBER:** 2016-153 **TAX YEAR:** 2016  
**ROLL NUMBER:** 3936.090.440.13745.0000  
**APPLICANT(S):** THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON  
**PROPERTY:** 776 KILLARNEY RD  
**ASSESSED PERSON(S):** THAMES VALLEY DISTRICT SCHOOL BOARD  
**BASIS FOR APPEAL:** Section 358, Became Exempt - 357(1)(c )  
**DECISION:** Cancel 132 days of 2016 realty taxes on an assessment of \$98,000 RT–  
Residential Full Taxable  
**TAX REDUCTION:** \$ 481.61

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**APPLICATION NUMBER:** 2016-154 **TAX YEAR:** 2016  
**ROLL NUMBER:** 3936.090.440.13746.0000  
**APPLICANT(S):** THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON  
**PROPERTY:** 782 KILLARNEY RD  
**ASSESSED PERSON(S):** THAMES VALLEY DISTRICT SCHOOL BOARD  
**BASIS FOR APPEAL:** Section 358, Became Exempt - 357(1)(c )  
**DECISION:** Cancel 132 days of 2016 realty taxes on an assessment of \$74,000 RT–  
Residential Full Taxable

<b>TAX REDUCTION:</b>	\$ 363.66	
<b>APPLICATION NUMBER:</b>	2016-155	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.090.440.13747.0000	
<b>APPLICANT(S):</b>	THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON	
<b>PROPERTY:</b>	786 KILLARNEY RD	
<b>ASSESSED PERSON(S):</b>	THAMES VALLEY DISTRICT SCHOOL BOARD	
<b>BASIS FOR APPEAL:</b>	Section 358, Became Exempt - 357(1)(c )	
<b>DECISION:</b>	Cancel 132 days of 2016 realty taxes on an assessment of \$74,000 RT-Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 363.66	
<b>APPLICATION NUMBER:</b>	2016-156	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.090.440.13748.0000	
<b>APPLICANT(S):</b>	THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON	
<b>PROPERTY:</b>	790 KILLARNEY RD	
<b>ASSESSED PERSON(S):</b>	THAMES VALLEY DISTRICT SCHOOL BOARD	
<b>BASIS FOR APPEAL:</b>	Section 358, Became Exempt - 357(1)(c )	
<b>DECISION:</b>	Cancel 132 days of 2016 realty taxes on an assessment of \$74,000 RT-Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 363.66	
<b>APPLICATION NUMBER:</b>	2016-157	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.090.440.13749.0000	
<b>APPLICANT(S):</b>	THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON	
<b>PROPERTY:</b>	796 KILLARNEY RD	
<b>ASSESSED PERSON(S):</b>	THAMES VALLEY DISTRICT SCHOOL BOARD	
<b>BASIS FOR APPEAL:</b>	Section 358, Became Exempt - 357(1)(c )	
<b>DECISION:</b>	Cancel 132 days of 2016 realty taxes on an assessment of \$74,000 RT-Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 363.66	
<b>APPLICATION NUMBER:</b>	2016-158	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.090.440.13750.0000	
<b>APPLICANT(S):</b>	THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON	
<b>PROPERTY:</b>	802 KILLARNEY RD	
<b>ASSESSED PERSON(S):</b>	THAMES VALLEY DISTRICT SCHOOL BOARD	
<b>BASIS FOR APPEAL:</b>	Section 358, Became Exempt - 357(1)(c )	
<b>DECISION:</b>	Cancel 132 days of 2016 realty taxes on an assessment of \$82,000 RT-Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$ 402.98	
<b>APPLICATION NUMBER:</b>	2017-48	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.090.450.15100.0000	
<b>APPLICANT(S):</b>	DREXTER PETER	
<b>PROPERTY:</b>	348 SUNNINGDALE RD E	
<b>ASSESSED PERSON(S):</b>	WESTCHESTER HOMES LTD	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 203 days of 2017 realty taxes on an assessment of \$171,318 RT-Residential Full Taxable	

<b>TAX REDUCTION:</b>	\$1,296.24	
<b>APPLICATION NUMBER:</b>	2017-25	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.090.450.21600.0000	
<b>APPLICANT(S):</b>	MINDGUE WAYNE	
<b>PROPERTY:</b>	1960 WONDERLAND RD N	
<b>ASSESSED PERSON(S):</b>	1610320 ONTARIO INC C/O CARSTAR	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	No Recommendation - Change completed through PRAN	
<b>TAX REDUCTION:</b>	Zero	
<b>APPLICATION NUMBER:</b>	2016-107	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.090.460.16406.0000	
<b>APPLICANT(S):</b>	NAIRN ROAD INVESTMENTS INC C/O SCOTT MCFARLANE	
<b>PROPERTY:</b>	1700 HYDE PARK RD	
<b>ASSESSED PERSON(S):</b>	NAIRN ROAD INVESTMENTS INC	
<b>BASIS FOR APPEAL:</b>	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
<b>DECISION:</b>	Cancel 185 days of 2016 realty taxes on an assessment of \$1,184,000 CT-Commercial Full Taxable	
<b>TAX REDUCTION:</b>	\$22,086.48	
<b>APPLICATION NUMBER:</b>	2015-215	<b>TAX YEAR:</b> 2015
<b>ROLL NUMBER:</b>	3936.090.460.25339.0000	
<b>APPLICANT(S):</b>	FOSTER KATIE MICHELLE	
<b>PROPERTY:</b>	0 CORONATION DR	
<b>ASSESSED PERSON(S):</b>	FOSTER KATIE MICHELLE	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 358(1)	
<b>DECISION:</b>	Cancel 309 days of 2015 realty taxes on an assessment of \$231,264 RT- Residential Full Taxable. Add on 309 days realty taxes on an assessment of \$18,868 MT-Multi-Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$2,279.66	
<b>APPLICATION NUMBER:</b>	2016-164	<b>TAX YEAR:</b> 2016
<b>ROLL NUMBER:</b>	3936.090.460.25339.0000	
<b>APPLICANT(S):</b>	FOSTER KATIE MICHELLE	
<b>PROPERTY:</b>	0 CORONATION DR	
<b>ASSESSED PERSON(S):</b>	FOSTER KATIE MICHELLE	
<b>BASIS FOR APPEAL:</b>	Section 358, Gross or manifest error, factual or clerical - 357(1)(f)	
<b>DECISION:</b>	Cancel 366 days of 2016 realty taxes on an assessment of \$216,377 RT- Residential Full Taxable	
<b>TAX REDUCTION:</b>	\$2,948.38	
<b>APPLICATION NUMBER:</b>	2017-40	<b>TAX YEAR:</b> 2017
<b>ROLL NUMBER:</b>	3936.090.460.28265.0000	
<b>APPLICANT(S):</b>	LONDON CITY C/O YASMIN JIWANI	
<b>PROPERTY:</b>	1586 FINLEY CRES	
<b>ASSESSED PERSON(S):</b>	LONDON CITY	
<b>BASIS FOR APPEAL:</b>	Section 357, Became Exempt - 357(1)(c )	

**DECISION:** Cancel 306 days of 2017 realty taxes on an assessment of \$7,050 RT–Residential Full Taxable

**TAX REDUCTION:** \$ 94.60

**APPLICATION NUMBER:** 2017-20 **TAX YEAR:** 2017

**ROLL NUMBER:** 3936.090.460.30408.0000

**APPLICANT(S):** HANNON YASMEEN

**PROPERTY:** 302 BRUNSWICK AVE

**ASSESSED PERSON(S):** HANNON YASMEEN

**BASIS FOR APPEAL:** Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)

**DECISION:** Cancel 279 days of 2017 realty taxes on an assessment of \$29,400 CT–Commercial Full Taxable. Add on 279 days realty taxes on an assessment of \$29,862 RT–Residential Full Taxable

**TAX REDUCTION:** \$ 519.56

**TAX ADJUSTMENT APPLICATIONS  
INDEX BY ASSESSED PERSON (APPLICANT)**

<b>Assessed Person (Applicant)</b>	<b>App'tn No.</b>	<b>Property</b>
<b>1610320 ONTARIO INC C/O CARSTAR (MINDGUE WAYNE)</b>	2017-25	1960 WONDERLAND RD N
<b>2130115 ONTARIO LIMITED (ALTUS GROUP C/O AMANDA MYERS)</b>	2016-138	1365 DUNDAS ST
<b>2363289 ONTARIO INC. (2363289 ONTARIO INC. C/O YOSSEF LAVIE)</b>	2017-5	356 DUNDAS ST
<b>2386225 ONTARIO LIMITED (KEMMISH LORI)</b>	2016-170	321 CENTRAL AVE
<b>2469374 ONTARIO LTD. (ROUHANI MOHAMMAD)</b>	2016-178	1555 STONEYBROOK CRES
<b>2587954 ONTARIO INC. (WANG ELIZABETH)</b>	2015-209	993 HAMILTON RD
<b>2587954 ONTARIO INC. (WANG ELIZABETH)</b>	2016-108	993 HAMILTON RD
<b>ARORA RAJINDER (ARORA RAJINDER)</b>	2017-41	79 MCNAY ST
<b>BA FAGIH ALI MOHAMMED (SHANTA MUANA)</b>	2017-23	1714 JALNA BLVD
<b>BETH TEFILAH SYNAGOGUE IN ONTARIO (LEVIN SANDY)</b>	2017-4	1208 ADELAIDE ST N
<b>BETTETO DESMOND C/O BETTETO DANIELLA (BETTETO DESMOND C/O BETTETO DANIELLA)</b>	2017-50	386 GRIFFITH ST
<b>BSN LONDON CORPORATION C/O STEVE POCRNIC (BSN LONDON CORPORATION C/O STEVE POCRNIC)</b>	2017-36	151 DUNDAS ST
<b>BURNS CATHERINE (BURNS CATHERINE)</b>	2017-62	85 OXFORD ST W
<b>CARTECIANO ERIC JOHN (CARTECIANO ERIC JOHN)</b>	2016-134	260 WHARNCLIFFE RD S
<b>CHOPRA NIKHIL C/O MEHROTRA SHRUTI (CHOPRA NIKHIL C/O MEHROTRA SHRUTI)</b>	2017-44	1553 GLOUCESTER RD
<b>COMMISSIONAIRES GREAT LAKES FINANCIAL (ALTUS GROUP C/O GERRY TURRIN)</b>	2015-143	1730 DUNDAS ST
<b>CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW (CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW)</b>	2017-16	646 DINGMAN DR
<b>CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW (CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW)</b>	2015-213	646 DINGMAN DR
<b>CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW (CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW)</b>	2016-162	646 DINGMAN DR
<b>DALIGCON EVA GAQUIT (DALIGCON EVA GAQUIT)</b>	2017-47	1270 HILLCREST AVE



<b>Assessed Person</b> <i>(Applicant)</i>	<b>App'tn</b> <b>No.</b>	<b>Property</b>
<b>DEVCOR DEVELOPMENTS INC</b> <i>(NICK ENNS CONSULTING)</i>	2017-51	501 WELLINGTON RD
<b>DREWLO HOLDINGS INC</b> <i>(GOULET PAUL)</i>	2016-123	130 POND MILLS RD
<b>EUTHANASIA PREVENTION COALITION</b> <i>(EUTHANASIA PREVENTION COALITION)</i>	2016-93	383 HORTON ST E
<b>FAITH ALIVE FAMILY CHURCH</b> <i>(FAITH ALIVE FAMILY CHURCH C/O MARK GLABB)</i>	2016-80	3034 GLANWORTH DR
<b>FAITH ALIVE FAMILY CHURCH</b> <i>(FAITH ALIVE FAMILY CHURCH C/O MARK GLABB)</i>	2015-225	3034 GLANWORTH DR
<b>FOSTER KATIE MICHELLE</b> <i>(FOSTER KATIE MICHELLE)</i>	2015-215	0 CORONATION DR
<b>FOSTER KATIE MICHELLE</b> <i>(FOSTER KATIE MICHELLE)</i>	2016-164	0 CORONATION DR
<b>FOWLER SHIRLEY</b> <b>C/O FOWLER ALYSHA NOEL</b> <i>(FOWLER SHIRLEY)</i>	2015-229	1866 WAVELL ST
<b>FOWLER SHIRLEY</b> <b>C/O FOWLER ALYSHA NOEL</b> <i>(FOWLER SHIRLEY)</i>	2016-183	1866 WAVELL ST
<b>FOWLER SHIRLEY</b> <b>C/O FOWLER ALYSHA NOEL</b> <i>(FOWLER SHIRLEY)</i>	2017-56	1866 WAVELL ST
<b>GAZE MICHAEL</b> <i>(GAZE MICHAEL)</i>	2017-29	366 GROSVENOR ST
<b>GOELA RANJIT</b> <b>C/O GOELA SUMAN</b> <i>(GOELA RANJIT C/O GOELA SUMAN)</i>	2017-49	1563 RYERSIE RD
<b>HANNON YASMEEN</b> <i>(HANNON YASMEEN)</i>	2017-20	302 BRUNSWICK AVE
<b>HANWHA L&amp;C CANADA INC</b> <i>(ALTUS GROUP C/O AMANDA MYERS)</i>	2016-139	2860 INNOVATION DR
<b>HELENIAK PIOTR</b> <i>(HELENIAK PIOTR)</i>	2016-175	1995 PURCELL DR
<b>HOMES UNLIMITED (LONDON) INC</b> <i>(COHEN HIGHLEY C/O LAURA MCKEEN)</i>	2017-28	8 FAIRVIEW CRT
<b>HUBBARD JOSEPH D</b> <i>(HUBBARD JOSEPH D)</i>	2017-61	565 LEYTON CRES
<b>JEROME LAURENCE C/O JEROME KATHLEEN LORRAINE</b> <i>(NAVITAX C/O JONAS PERPOV)</i>	2015-212	90 WHARNCLIFFE RD S
<b>JEROME LAURENCE C/O JEROME KATHLEEN LORRAINE</b> <i>(NAVITAX C/O JONAS PEROV)</i>	2017-11	90 WHARNCLIFFE RD S
<b>KNEZIC RADOSLAVA</b> <i>(KNEZIC RADOSLAVA)</i>	2016-159	187 WHARNCLIFFE RD N
<b>KNEZIC RADOSLAVA</b> <i>(KNEZIC RADOSLAVA)</i>	2017-13	187 WHARNCLIFFE RD N
<b>LONDON &amp; MIDDLESEX HOUSING CORPORATION</b> <i>(ATLUS GROUP C/O GEOFF WATT)</i>	2015-200	0 SOUTHDALE RD E
<b>LONDON &amp; MIDDLESEX HOUSING CORPORATION</b> <i>(ATLUS GROUP C/O GEOFF WATT)</i>	2016-110	0 SOUTHDALE RD E

<b>Assessed Person</b> <i>(Applicant)</i>	<b>App'tn</b> <b>No.</b>	<b>Property</b>
<b>LONDON CITY</b> <i>(LONDON CITY C/O YASMIN JIWANI)</i>	2017-37	0 FIRST ST REAR
<b>LONDON CITY</b> <i>(LONDON CITY C/O YASMIN JIWANI)</i>	2017-40	1586 FINLEY CRES
<b>LONDON CITY</b> <i>(LONDON CITY C/O YASMIN JIWANI)</i>	2017-39	0 BAKERVILLA ST
<b>LONDON SPANISH PENTECOSTAL CHURCH</b> <i>(MEJIA JESUS)</i>	2016-187	130 FALCON ST
<b>LOVELL BEATA C/O KONDRAS JADWIGA &amp; MICHAL</b> <i>(LOVELL BETTY)</i>	2016-143	0 CLARKE RD
<b>MCDONALD SUSAN JANE C/O MCDONALD DONALD BRUCE</b> <i>(MCDONALD SUSAN JANE C/O MCDONALD DONALD BRUCE)</i>	2017-30	426 OLD WONDERLAND
<b>NAIRN ROAD INVESTMENTS INC</b> <i>(NAIRN ROAD INVESTMENTS INC C/O SCOTT MCFARLANE)</i>	2016-107	1700 HYDE PARK RD
<b>OLD OAK PROPERTIES INC</b> <i>(DUCHARME MCMILLEN &amp; ASSOCIATES C/O MATT CUNNINGHAM)</i>	2016-144	405 SUGARCREEK TRAIL
<b>OLD OAK PROPERTIES INC</b> <i>(DUCHARME MCMILLEN &amp; ASSOCIATES C/O MATT CUNNINGHAM)</i>	2016-145	425 SUGARCREEK TRAIL
<b>OLD OAK PROPERTIES INC</b> <i>(DUCHARME MCMILLEN &amp; ASSOCIATES C/O MATT CUNNINGHAM)</i>	2016-146	445 SUGARCREEK TRAIL
<b>OLEA CHAVES JUAN MANUEL</b> <i>(OLEA CHAVES JUAN MANUEL)</i>	2016-127	1381 REARDON BLVD
<b>RDM CONSTRUCTION LIMITED</b> <i>(DI MARCELLI MARCELLO)</i>	2017-15	1570 WESTDEL BOURNE
<b>ROMLEX INTERNATIONAL LTD</b> <i>(ROMLEX INTERNATIONAL LTD)</i>	2016-179	0 RICHMOND ST
<b>ROMLEX INTERNATIONAL LTD</b> <i>(ROMLEX INTERNATIONAL LTD)</i>	2017-43	0 RICHMOND ST
<b>SUMMIT PROPERTIES INC TRUSTEE C/O OLD OAK PROPERTIES</b> <i>(DUCHARME MCMILLEN &amp; ASSOCIATES C/O MATT CUNNINGHAM)</i>	2016-147	700 HORIZON DR
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> <i>(THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)</i>	2016-153	776 KILLARNEY RD
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> <i>(THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)</i>	2016-154	782 KILLARNEY RD
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> <i>(THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)</i>	2016-155	786 KILLARNEY RD
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> <i>(THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)</i>	2016-156	790 KILLARNEY RD
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> <i>(THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)</i>	2016-157	796 KILLARNEY RD

<b>Assessed Person</b> <i>(Applicant)</i>	<b>App'tn</b> <b>No.</b>	<b>Property</b>
<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> <i>(THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)</i>	2016-158	802 KILLARNEY RD
<b>TNC 197-199 DUNDAS LTD.</b> <i>(COULTER DAVID)</i>	2016-141	0 DUNDAS ST
<b>TRUSTEES OF CHAMPION LIFE CENTRE, LONDON</b> <i>(VALDEMORO RONALD)</i>	2015-163	1925 CULVER DR
<b>TRUSTEES OF CHAMPION LIFE CENTRE, LONDON</b> <i>(VALDEMORO RONALD)</i>	2016-24	1925 CULVER DR
<b>VAN HOUDT GEORGES</b> <i>(VAN HOUDT GEORGES)</i>	2017-14	553 SOUTH ST
<b>VIGLIANTI MARIA</b> <i>(VIGLIANTI MARIA)</i>	2017-2	1055 DEARNESS DR
<b>WESTCHESTER HOMES LTD</b> <i>(DREXTER PETER)</i>	2017-48	348 SUNNINGDALE RD E
<b>WYMAN ROGER CHRISTOPHER C/O WYMAN SHARON LEE</b> <i>(WYNMAN ROGER)</i>	2016-177	53 CAVENDISH CRES
<b>ZHANG ZHENGMIN</b> <i>(ZHANG ZHENGMIN)</i>	2015-216	15 RATHGAR ST

**TAX ADJUSTMENT APPLICATIONS  
INDEX BY PROPERTY ADDRESS**

<b>Property</b>	<b>App'tn No.</b>	<b>Assessed Person (Applicant)</b>
1208 ADELAIDE ST N	2017-4	<b>BETH TEFILAH SYNAGOGUE IN ONTARIO</b> (LEVIN SANDY)
0 BAKERVILLA ST	2017-39	<b>LONDON CITY</b> (LONDON CITY C/O YASMIN JIWANI)
302 BRUNSWICK AVE	2017-20	<b>HANNON YASMEEN</b> (HANNON YASMEEN)
53 CAVENDISH CRES	2016-177	<b>WYMAN ROGER CHRISTOPHER C/O WYMAN SHARON LEE</b> (WYNMAN ROGER)
321 CENTRAL AVE	2016-170	<b>2386225 ONTARIO LIMITED</b> (KEMMISH LORI)
162-164 CLARKE RD	2016-143	<b>LOVELL BEATA C/O KONDRAS JADWIGA &amp; MICHAL</b> (LOVELL BETTY)
45-1040 CORONATION DR	2015-215	<b>FOSTER KATIE MICHELLE</b> (FOSTER KATIE MICHELLE)
45-1040 CORONATION DR	2016-164	<b>FOSTER KATIE MICHELLE</b> (FOSTER KATIE MICHELLE)
1925 CULVER DR	2015-163	<b>TRUSTEES OF CHAMPION LIFE CENTRE, LONDON</b> (VALDEMORO RONALD)
1925 CULVER DR	2016-24	<b>TRUSTEES OF CHAMPION LIFE CENTRE, LONDON</b> (VALDEMORO RONALD)
1055 DEARNESS DR	2017-2	<b>VIGLIANTI MARIA</b> (VIGLIANTI MARIA)
646 DINGMAN DR	2015-213	<b>CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW</b> (CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW)
646 DINGMAN DR	2016-162	<b>CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW</b> (CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW)
646 DINGMAN DR	2017-16	<b>CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW</b> (CRINKLAW DONNA MARY AGNES C/O CRINKLAW STEPHEN ANDREW)
151 DUNDAS ST	2017-36	<b>BSN LONDON CORPORATION C/O STEVE POCRNIC</b> (BSN LONDON CORPORATION C/O STEVE POCRNIC)
197-199 DUNDAS ST	2016-141	<b>TNC 197-199 DUNDAS LTD.</b> (COULTER DAVID)
356 DUNDAS ST	2017-5	<b>2363289 ONTARIO INC.</b> (2363289 ONTARIO INC. C/O YOSSEF LAVIE)
1365 DUNDAS ST	2016-138	<b>2130115 ONTARIO LIMITED</b> (ALTUS GROUP C/O AMANDA MYERS)
1730 DUNDAS ST	2015-143	<b>COMMISSIONAIRES GREAT LAKES FINANCIAL</b> (ALTUS GROUP C/O GERRY TURRIN)
8 FAIRVIEW CRT	2017-28	<b>HOMES UNLIMITED (LONDON) INC</b> (COHEN HIGHLEY C/O LAURA MCKEEN)
130 FALCON ST	2016-187	<b>LONDON SPANISH PENTECOSTAL CHURCH</b> (MEJIA JESUS)

<b>Property</b>	<b>App'tn No.</b>	<b>Assessed Person (Applicant)</b>
1586 FINLEY CRES	2017-40	<b>LONDON CITY</b> (LONDON CITY C/O YASMIN JIWANI)
0 FIRST ST REAR	2017-37	<b>LONDON CITY</b> (LONDON CITY C/O YASMIN JIWANI)
3034 GLANWORTH DR	2015-225	<b>FAITH ALIVE FAMILY CHURCH</b> (FAITH ALIVE FAMILY CHURCH C/O MARK GLABB)
3034 GLANWORTH DR	2016-80	<b>FAITH ALIVE FAMILY CHURCH</b> (FAITH ALIVE FAMILY CHURCH C/O MARK GLABB)
1553 GLOUCESTER RD	2017-44	<b>CHOPRA NIKHIL</b> <b>C/O MEHROTRA SHRUTI</b> (CHOPRA NIKHIL C/O MEHROTRA SHRUTI)
386 GRIFFITH ST	2017-50	<b>BETTETO DESMOND</b> <b>C/O BETTETO DANIELLA</b> (BETTETO DESMOND C/O BETTETO DANIELLA)
366 GROSVENOR ST	2017-29	<b>GAZE MICHAEL</b> (GAZE MICHAEL)
993 HAMILTON RD	2015-209	<b>2587954 ONTARIO INC.</b> (WANG ELIZABETH)
993 HAMILTON RD	2016-108	<b>2587954 ONTARIO INC.</b> (WANG ELIZABETH)
1270 HILLCREST AVE	2017-47	<b>DALIGCON EVA GAQUIT</b> (DALIGCON EVA GAQUIT)
700 HORIZON DR	2016-147	<b>SUMMIT PROPERTIES INC TRUSTEE C/O OLD OAK PROPERTIES</b> (DUCHARME MCMILLEN & ASSOCIATES C/O MATT CUNNINGHAM)
383 HORTON ST E	2016-93	<b>EUTHANASIA PREVENTION COALITION</b> (EUTHANASIA PREVENTION COALITION)
1700 HYDE PARK RD	2016-107	<b>NAIRN ROAD INVESTMENTS INC</b> (NAIRN ROAD INVESTMENTS INC C/O SCOTT MCFARLANE)
2860 INNOVATION DR	2016-139	<b>HANWHA L&amp;C CANADA INC</b> (ALTUS GROUP C/O AMANDA MYERS)
1714 JALNA BLVD	2017-23	<b>BA FAGIH ALI MOHAMMED</b> (SHANTA MUANA)
776 KILLARNEY RD	2016-153	<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> (THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)
782 KILLARNEY RD	2016-154	<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> (THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)
786 KILLARNEY RD	2016-155	<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> (THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)
790 KILLARNEY RD	2016-156	<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> (THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)
796 KILLARNEY RD	2016-157	<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> (THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)
802 KILLARNEY RD	2016-158	<b>THAMES VALLEY DISTRICT SCHOOL BOARD</b> (THAMES VALLEY DISTRICT SCHOOL C/O ANGELA WILSON)
565 LEYTON CRES	2017-61	<b>HUBBARD JOSEPH D</b> (HUBBARD JOSEPH D)

<b>Property</b>	<b>App'tn No.</b>	<b>Assessed Person (Applicant)</b>
79 MCNAY ST	2017-41	<b>ARORA RAJINDER</b> (ARORA RAJINDER)
426 OLD WONDERLAND	2017-30	<b>MCDONALD SUSAN JANE C/O MCDONALD DONALD BRUCE</b> (MCDONALD SUSAN JANE C/O MCDONALD DONALD BRUCE)
85 OXFORD ST W	2017-62	<b>BURNS CATHERINE</b> (BURNS CATHERINE)
130 POND MILLS RD	2016-123	<b>DREWLO HOLDINGS INC</b> (GOULET PAUL)
1995 PURCELL DR	2016-175	<b>HELENIAK PIOTR</b> (HELENIAK PIOTR)
15 RATHGAR ST	2015-216	<b>ZHANG ZHENGMIN</b> (ZHANG ZHENGMIN)
1381 REARDON BLVD	2016-127	<b>OLEA CHAVES JUAN MANUEL</b> (OLEA CHAVES JUAN MANUEL)
1059-1061 RICHMOND ST	2016-179	<b>ROMLEX INTERNATIONAL LTD</b> (ROMLEX INTERNATIONAL LTD)
1059-1061 RICHMOND ST	2017-43	<b>ROMLEX INTERNATIONAL LTD</b> (ROMLEX INTERNATIONAL LTD)
1563 RYERSIE RD	2017-49	<b>GOELA RANJIT C/O GOELA SUMAN</b> (GOELA RANJIT C/O GOELA SUMAN)
553 SOUTH ST	2017-14	<b>VAN HOUDT GEORGES</b> (VAN HOUDT GEORGES)
1079-1225 SOUTHDALE RD E	2015-200	<b>LONDON &amp; MIDDLESEX HOUSING CORPORATION</b> (ATLUS GROUP C/O GEOFF WATT)
1079-1225 SOUTHDALE RD E	2016-110	<b>LONDON &amp; MIDDLESEX HOUSING CORPORATION</b> (ATLUS GROUP C/O GEOFF WATT)
1555 STONEYBROOK CRES	2016-178	<b>2469374 ONTARIO LTD.</b> (ROUHANI MOHAMMAD)
405 SUGARCREEK TRAIL	2016-144	<b>OLD OAK PROPERTIES INC</b> (DUCHARME MCMILLEN & ASSOCIATES C/O MATT CUNNINGHAM)
425 SUGARCREEK TRAIL	2016-145	<b>OLD OAK PROPERTIES INC</b> (DUCHARME MCMILLEN & ASSOCIATES C/O MATT CUNNINGHAM)
445 SUGARCREEK TRAIL	2016-146	<b>OLD OAK PROPERTIES INC</b> (DUCHARME MCMILLEN & ASSOCIATES C/O MATT CUNNINGHAM)
348 SUNNINGDALE RD E	2017-48	<b>WESTCHESTER HOMES LTD</b> (DREXTER PETER)
1866 WAVELL ST	2015-229	<b>FOWLER SHIRLEY C/O FOWLER ALYSHA NOEL</b> (FOWLER SHIRLEY)
1866 WAVELL ST	2016-183	<b>FOWLER SHIRLEY C/O FOWLER ALYSHA NOEL</b> (FOWLER SHIRLEY)
1866 WAVELL ST	2017-56	<b>FOWLER SHIRLEY C/O FOWLER ALYSHA NOEL</b> (FOWLER SHIRLEY)
501 WELLINGTON RD	2017-51	<b>DEVCOR DEVELOPMENTS INC</b> (NICK ENNS CONSULTING)
1570 WESTDEL BOURNE	2017-15	<b>RDM CONSTRUCTION LIMITED</b> (DI MARCELLI MARCELLO)
187 WHARNCLIFFE RD N	2016-159	<b>KNEZIC RADOSLAVA</b> (KNEZIC RADOSLAVA)

<b>Property</b>	<b>App'tn No.</b>	<b>Assessed Person (Applicant)</b>
187 WHARNCLIFFE RD N	2017-13	<b>KNEZIC RADOSLAVA</b> (KNEZIC RADOSLAVA)
90 WHARNCLIFFE RD S	2015-212	<b>JEROME LAURENCE C/O JEROME KATHLEEN LORRAINE</b> (NAVITAX C/O JONAS PERPOV)
90 WHARNCLIFFE RD S	2017-11	<b>JEROME LAURENCE C/O JEROME KATHLEEN LORRAINE</b> (NAVITAX C/O JONAS PEROV)
260 WHARNCLIFFE RD S	2016-134	<b>CARTECIANO ERIC JOHN</b> (CARTECIANO ERIC JOHN)
1960 WONDERLAND RD N	2017-25	<b>1610320 ONTARIO INC C/O CARSTAR</b> (MINDGUE WAYNE)

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT CHARGE COMPLAINT 1030 ELIAS STREET MEETING HELD ON OCTOBER 24, 2017</b>

### RECOMMENDATION

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the Development Charges complaint by the Junction Climbing Centre Inc., the operator of a portion of the building situated at 1030 Elias Street, **BE DISMISSED** as the calculation of applicable Development Charges was made in accordance with the Development Charges By-law and as the complainant has not demonstrated that the complaint meets the grounds articulated in Section 28 of the Development Charges By-law.

### BACKGROUND

A complaint letter (hereinafter referred to as 'complaint') was received on May 29, 2017 from Patton Law, lawyer for the Junction Climbing Centre Inc. (included in Appendix 'A').

The aforementioned letter provides the following grounds for the complaint:

1. The amount of the charge is excessive and unreasonable.
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services.
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein.
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services.
5. Such further and other reasons as counsel may advise.

The Junction Climbing Centre Inc. (hereinafter referred to as 'Junction Centre') is a recreational facility open to members of the public. As per information contained on the establishment's website, The Junction Centre offers instructional classes related to wall climbing, birthday parties, and climbing related merchandise for sale.

A building permit application was received on November 28, 2016 for the construction of a new 313 sq.m. (approx. 3,369 sq.ft.) mezzanine at the Junction Centre. As part of the permit application documentation, Drawing A-02 was submitted and is included in Appendix 'B' of this report. An enlarged area of Drawing A-02 is provided in Appendix 'C'. The building permit was issued on March 17, 2017, at which time the assessed Development Charges of \$74,456.44 were paid by the Junction Centre.

As per PART IV (Complaints) of the Development Charges By-law, a complaint may be made no later than ninety (90) days after the day the development charge is payable. On May 29, 2017 the City clerk's office received a complaint letter from Patton Law, representing the Junction Centre. The grounds of complaint are further discussed in detail in the Analysis section of this report.



## ANALYSIS

The Junction Centre operates at 1030 Elias Street and occupies a portion of the building. Its use, under the Development Charges By-law is classified as 'commercial'. As historical background, on April 25, 2014, a building permit was issued to convert a portion of the previously existing industrial building for the purposes of the Junction Centre. The Ontario Building Code, classifies this use as an 'Assembly Occupancy –Group A2'.

On November 28, 2016 a building permit application was submitted for the construction of a new 313 sq.m. mezzanine. Staff assessed the permit application, both in terms of compliance with the requirements of the Ontario Building Code and the City's Development Charges By-law C.P.-1496-244 (DC By-law).

Staff determined that the construction of the new 313 sq.m. mezzanine is considered 'development' under the City's DC By-law; a further, detailed analysis is provided below.

### **Is the addition/construction of mezzanine floor space subject to payment of Development Charges?**

Part II s.4 of the DC By-law requires the owner of a building that develops or redevelops said building to pay Development Charges.

#### ***"...4. Owner to Pay Development Charge***

*The owner of any land in the City of London who develops or redevelops the land or any building or structure thereon shall, at the time mentioned in section 6, pay development charges to the Corporation calculated in accordance with the applicable rate or rates in Section 1 as described in section 8."*

The DC By-law further defines 'development' as:

*"... the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of changing the size or usability thereof, and includes all **enlargement of existing development which creates new dwelling units or additional non-residential space** and includes work that requires a change of use building permit as per Section 10 of the Ontario Building Code; and "redevelopment" has a corresponding meaning;" (emphasis added)*

The addition of a mezzanine at the Junction Centre is considered as development considering it results in the "enlargement of existing development" and creates "additional non-residential space".

### **How was the Development Charge amount calculated?**

The DC By-law defines a commercial building as follows:

*"...**"Commercial Building"** is a building used for :*

*....(b) Retail purposes including activities of offering foods, wares, merchandise, substances, articles or things **for sale or rental directly to the public** and includes offices within the same building, which support, are in connection with, related or ancillary to such uses, or **activities providing entertainment and recreation**. Retail purposes shall include but not be limited to...*

*...private schools, private lodging and retirement homes, **private recreational facilities**, sports clubs, golf courses... (emphasis added)*

*With the intent of providing some flexibility in the administration of this section, any building use not named specifically above which is considered an adventure in the nature of trade, and is neither an Institutional nor Industrial use, may be deemed to be a Commercial use at the discretion of the Director of Building Controls..."*

The Commercial DC rate in effect at the time the permit application was submitted was \$237.88 /sq.m. Thus, the Development Charge amount due, before the time the permit was issued, was calculated to be \$74,456.44 ; (313 sq.m. @ \$237.88 / sq.m.). The full DC amount was paid by the permit applicant prior to building permit issuance.

### **Development Charges By-law C.P.-1496-244 and Grounds for Complaints**

The DC By-law in PART IV, s.28 provides the following grounds for complaint (depicted in italicized bold font below). Accordingly, staff's position is also provided under each sub-clause.

#### *28. Grounds of Complaint*

##### ***(a) that the amount of the development charge was incorrectly determined;***

- The complaint letter received does not indicate how the development charge amount was incorrectly determined.

##### ***(b) whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or,***

- There is no credit available to be used against the development charge for this application. The complaint letter does not refer to a credit available.

##### ***(c) that there was an error in the application of this by-law.***

- The complaint letter does not indicate that an error was made in the application of the By-law.

The above grounds for complaint are identical to those provided in Section 20 of the *Development Charges Act*.

### **Analysis of Grounds for Complaint as provided in the complaint letter**

As previously mentioned, the complaint letter provides the following grounds for the complaint:

1. The amount of the charge is excessive and unreasonable.
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services.
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein.
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services.
5. Such further and other reasons as counsel may advise.

Upon reviewing the above, it should be noted that it is staff's position that:

- Item no. 1 is not consistent with s. 28 of the DC By-law as a valid ground of complaint.

The rate used to calculate the total DC amount is derived from the DC By-law and was the correct rate used. The terms "excessive" and "unreasonable" are not considered nor mentioned in the DC By-law. It is uncertain as to whether a full exemption from payment of Development Charges is being sought. Part V of the DC By-law addresses 'Exemptions and Exceptions'; the construction of new non-residential floor space (mezzanine) in a commercial use does not qualify for exemption under Part V of the DC By-law.

- Item no. 2 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

Section 5.(6)2 of the Development Charges Act 1997, as amended, states:

*"...If the rules expressly identify a type of development they must not provide for the type of development to pay Development Charges that exceed the capital costs, determined under paragraphs 2 to 8 of subsection (1), that arise from the increase in the need for services*

*attributable to the type of development. However, it is not necessary that the amount of the development charge for a particular development be limited to the increase in capital costs, if any, that are attributable to that particular development. (emphasis added)*"

As noted above, the charges imposed need not be limited to the increase in capital costs for services to the site of the particular development in question. In other words, the development charge rates recover costs from each category of development, based on the increase in capital costs for that category as a whole. The development charge is not, nor could reasonably be, based on the individual capital costs of a development, on a development-by-development basis. Rather, the DC rates reflect the averaged costs of growth applicable to all the expected development in each category of development – Residential, Commercial, Institutional and Industrial.

The complainant's claim that the charges must somehow equate, relate, or correspond directly to the impact on City Services at the specific location of the proposed development is without merit. Development Charges are the averaging of growth costs over all development that occurs. Whether the development directly triggers new cost(s) for the servicing is immaterial to the recovery of Development Charges.

As per the provisions of the DC By-law, the Chief Building Official (CBO) need not consider an increase or impact in municipal services as a determining factor in considering whether Development Charges are applicable.

- Item no. 3 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

DC amounts, where applicable, are determined based on the merits of individual development or redevelopment cases. Previously imposed DCs were based on the redevelopment (conversion) of an industrial use to commercial use. At this location, the commercial use for the Junction Centre was established in 2014 via the change of use building permit that was issued and remains a commercial use.

For the purposes of the present complaint, the creation of non-residential floor space for this commercial use is considered development and the applicable DC rate was used to determine the DC amount due.

- Item no. 4 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

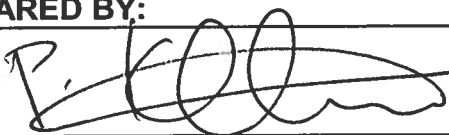
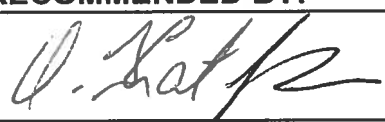
This item is very similar to item no.2 and comments have been provided above.

Staff maintains that the DC calculation and corresponding dollar amount was properly determined under the By-law in force at the time of the building permit application submission. Further, the complainant has not demonstrated that the complaint meets the grounds for complaint articulated in the DC By-law. Staff therefore recommends dismissal of the complaint.

It should be noted that staff has consistently considered any mezzanine floor space pertaining to commercial uses as 'non-residential floor space' and has included this space in DC calculations when DC payment is due.

## CONCLUSION

The complaint letter submitted by Patton Law on behalf of the Junction Centre regarding incorrect determination of the Development Charges was reviewed and it is staff's respectful opinion that the addition of a 313 sq.m. mezzanine is considered development and is subject to Development Charges in accordance with the DC By-law in force and effect at the time of building permit application submission. It is the Chief Building Official's opinion that the Development Charges were correctly determined and that the complaint filed by Patton Law should be dismissed.

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
	
<b>P. KOKKOROS, P. ENG. DEPUTY CHIEF BUILDING OFFICIAL, DEVELOPMENT AND COMPLIANCE SERVICES</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

PK:pk

c.c. Angelo DiCicco-Manager of Plans Examination  
 Barry Card-City Solicitor,  
 Nicole Hall-Solicitor II  
 Paul Yeoman-Director, Development Finance  
 Building File.

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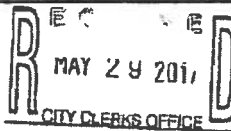
## APPENDIX 'A'

**PATTON LAW**

Alan R. Patton, B.A., LL.B.

May 29, 2017

The Corporation of the City of London  
 City Hall  
 300 Dufferin Avenue  
 London, ON N6B 1Z2



HAND DELIVERED

Re: **Junction Climbing Centre Inc.**  
**1030 Elais Street,**  
**London ON N5W 3P6**  
**Development Charges By-law Section 28**

I represent Junction Climbing Centre Inc. and file this complaint pursuant to sections 28, 29 and 30 of the Development Charges By-law, "the By-law".

The reasons for the complaint are:

1. The amount of the charge is excessive and unreasonable;
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services;
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein;
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services;
5. Such further and other reasons as counsel may advise.

Yours truly,  
**PATTON LAW**

A handwritten signature in black ink, appearing to read "Alan R. Patton".

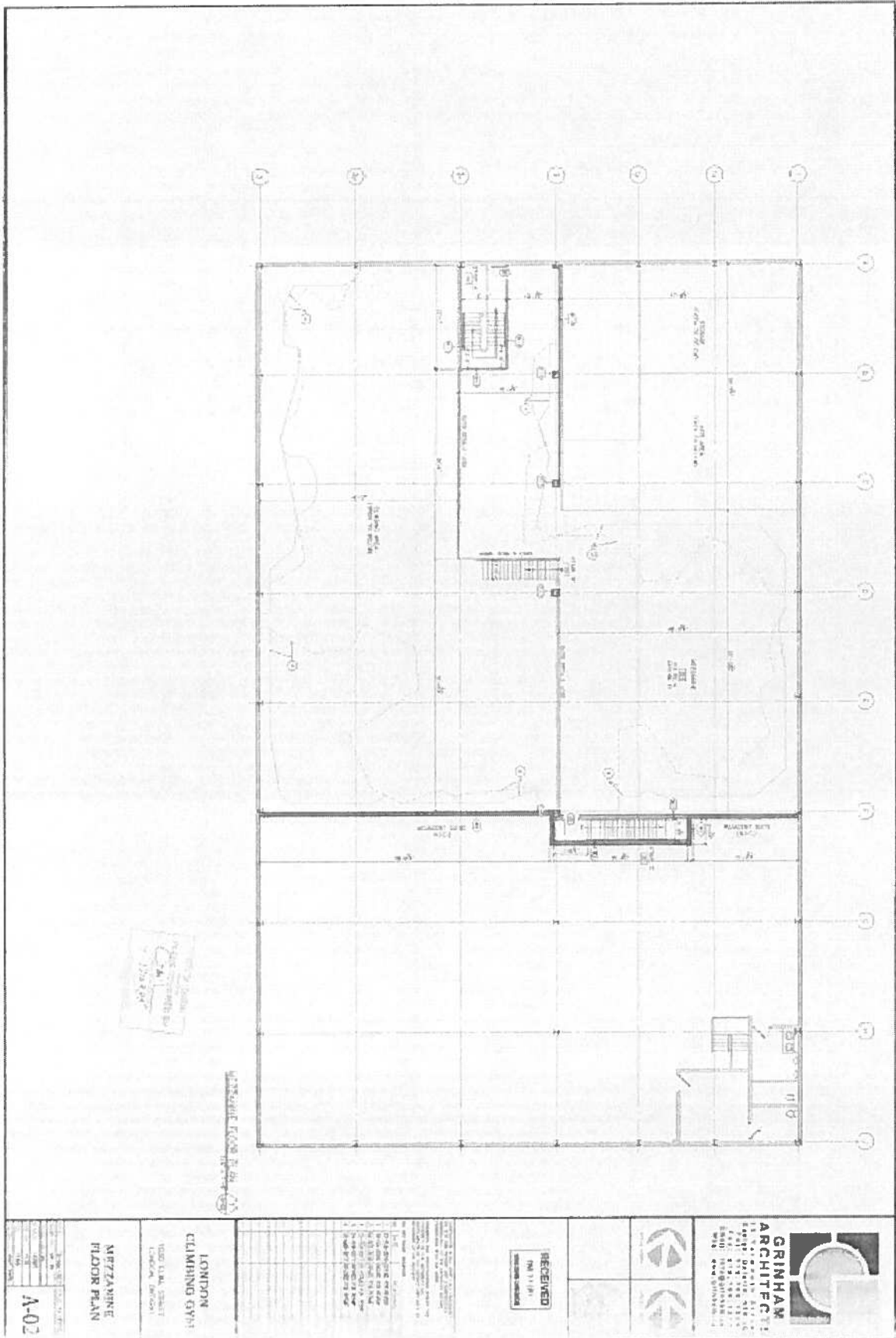
Alan R. Patton  
[alan@pattonlaw.ca](mailto:alan@pattonlaw.ca)

ARP/klp

Cc: Junction Climbing Centre Inc.

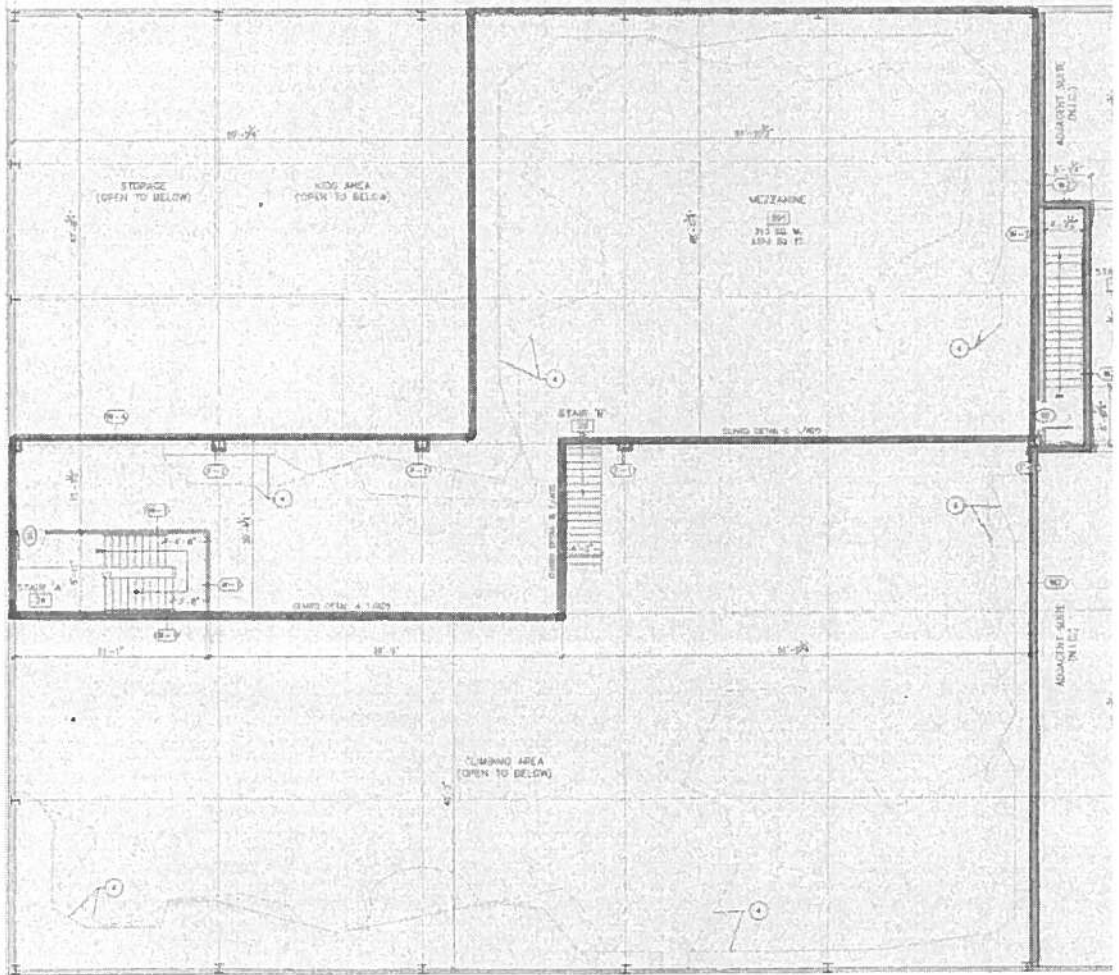
1512-140 Fullarton Street, London, ON N6A 5P2 tel: 519.432.8282 fax: 519.432.7285

APPENDIX 'B'



Drawing A-02: Mezzanine Floor Plan

APPENDIX 'C'



Drawing A-02: Enlarged portion of Mezzanine Floor Plan



**1030 ELIAS STREET**

**Development Charges Complaint  
Corporate Services Committee Tribunal**

**October 24, 2017**



**BACKGROUND**

The Junction Climbing Centre Inc. applied for and obtained a building permit to convert a part of an industrial building at 1030 Elias Street to a commercial use ; building permit issued April 25, 2014.

On November 28, 2016 the JCC Inc. submitted a building permit application to create new non-residential floor space (313 sq.m. mezzanine) ; building permit issued on March 17, 2017.

The mezzanine comprises 49% of the JCC Inc.'s floor area and under the Ontario Building Code is considered a 'storey' when calculating building height.

In accordance with the DC By-law, Development Charges were assessed on the new non-residential floor space created and DC amount calculated at \$74,456.44 ; paid in full, 'under protest'.







May 29, 2017- City received letter from Patton Law with the following grounds of complaint:

1. The amount of the charge is excessive and unreasonable.
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services.
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein.
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services.
5. Such further and other reasons as counsel may advise.



**DC By-law provides the following “Grounds of Complaint”:**

*s.28*

- (a) the amount of the development charge was incorrectly determined;
- (b) *whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined, or;*
- (c) *there was an error in the application of this by-law.*

None of the reasons provided in the complaint letter make reference to the above-mentioned ‘grounds of complaint’ as stipulated in the DC By-law.





## Are Development Charges payable?

### 4. "Owner to Pay Development Charge"

*The owner of any land in the City of London who develops or redevelops the land or any building or structure thereon shall, at the time mentioned in section 6, pay Development Charges to the Corporation calculated in accordance with the applicable rate or rates in Schedule 1 as described in section 8.*

### In accordance with the DC By-law, "development":

*"means the construction, erection or placing of one or more buildings or structures on land or the making of **an addition** or alteration to a building or structure that has the effect of **changing the size** or usability thereof, **and includes** all enlargement of existing development which **creates** new dwelling units **or additional non-residential space** and includes work that requires a change of use building permit as per Section C.1.3.1.4 of the Ontario Building Code ; and redevelopment has a corresponding meaning;"(emphasis added)*



## How was the Development Charge amount calculated?

The creation of new non-residential space is considered as development.

New non-residential floor space added : 313 sq.m. (approx. 3,369 sq.ft.)

Commercial DC rate (at permit application) : \$237.88 / sq.m.

Development Charges due: 313 sq.m. x \$237.88/ sq.m. = \$74,456.44





## Impact on municipal services

From section 5.(6)2 of the Development Charges Act 1997, as amended:

*"... However, it is not necessary that the amount of the development charge for a particular development be limited to the increase in capital costs, if any, that are attributable to that particular development."*

The Development Charges imposed need not be limited to the increase in capital costs for services to the site of the particular development in question. The Development Charge rates recover costs from each category of development, based on the increase in capital costs for that category as a whole. The Development Charge is not, nor could reasonably be, based on the individual capital costs of a development, on a development-by-development basis.



## CONCLUSIONS

-The newly created non-residential floor space is considered as 'development'.

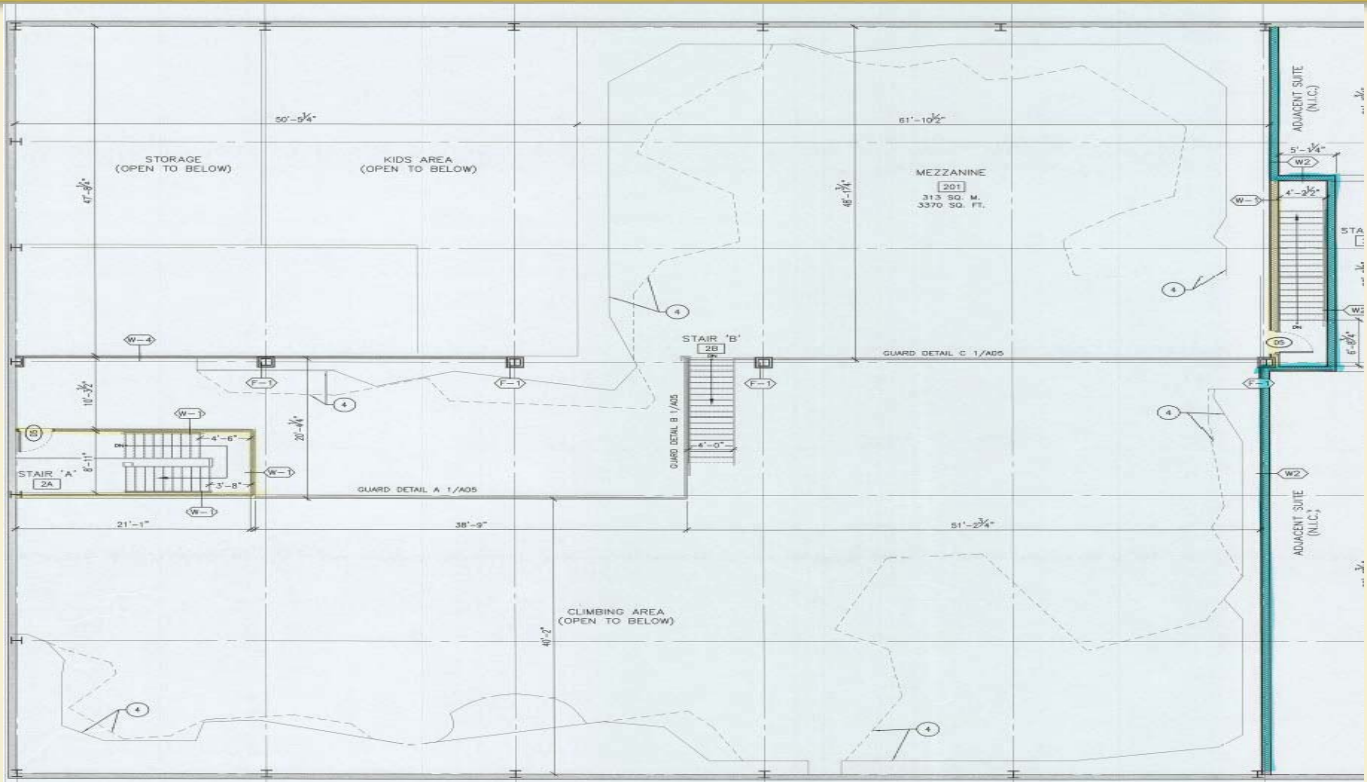
-Considering the grounds of complaint per s.28 of the DC By-law:

- (a) the amount of development charge was not incorrectly determined
- (b) no credit was available to be used against the development
- (c) there was no error made in the application of the By-law

-Mezzanine floor areas have consistently been included in the determination of the total non-residential floor space when calculating DC amounts due.

**Staff respectfully requests the complaint be DISMISSED.**





New mezzanine floor space



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

**London**  
CANADA

September 26, 2017

Mr. Alan Patton  
Patton Law  
1512-140 Fullarton Street  
LONDON ON N6A 5P2

Dear Mr. Patton:

**Re: Development Charges Complaint – 1030 Elias Street**

Further to our telephone conversation of yesterday's date, notice is hereby given that the development charges complaint of your client, Junction Climbing Centre Inc., with respect to the calculation of development charges for the property located at 1030 Elias Street, will be heard by the Corporate Services Committee on Tuesday, October 24 at 1:30 PM.

This meeting will be held in the Council Chambers, 2nd Floor, City Hall, 300 Dufferin Avenue, London.

You will be given the opportunity to make representations to the Corporate Services Committee at this meeting about the complaint. A copy of the staff report associated with this matter is attached hereto for your reference.

If you have any questions regarding this hearing, please contact Linda Rowe at 519 661-2500, Ext. 5396.

Linda Rowe  
Deputy City Clerk

Attachment

- c. B. Card
- A. Anderson
- G. Kotsifas
- P. Kokkoros
- Chair and Members, Corporate Services Committee

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT CHARGE COMPLAINT 1030 ELIAS STREET MEETING HELD ON OCTOBER 24, 2017</b>

### RECOMMENDATION

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the Development Charges complaint by the Junction Climbing Centre Inc., the operator of a portion of the building situated at 1030 Elias Street, **BE DISMISSED** as the calculation of applicable Development Charges was made in accordance with the Development Charges By-law and as the complainant has not demonstrated that the complaint meets the grounds articulated in Section 28 of the Development Charges By-law.

### BACKGROUND

A complaint letter (hereinafter referred to as 'complaint') was received on May 29, 2017 from Patton Law, lawyer for the Junction Climbing Centre Inc. (included in Appendix 'A').

The aforementioned letter provides the following grounds for the complaint:

1. The amount of the charge is excessive and unreasonable.
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services.
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein.
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services.
5. Such further and other reasons as counsel may advise.

The Junction Climbing Centre Inc. (hereinafter referred to as 'Junction Centre') is a recreational facility open to members of the public. As per information contained on the establishment's website, The Junction Centre offers instructional classes related to wall climbing, birthday parties, and climbing related merchandise for sale.

A building permit application was received on November 28, 2016 for the construction of a new 313 sq.m. (approx. 3,369 sq.ft.) mezzanine at the Junction Centre. As part of the permit application documentation, Drawing A-02 was submitted and is included in Appendix 'B' of this report. An enlarged area of Drawing A-02 is provided in Appendix 'C'. The building permit was issued on March 17, 2017, at which time the assessed Development Charges of \$74,456.44 were paid by the Junction Centre.

As per PART IV (Complaints) of the Development Charges By-law, a complaint may be made no later than ninety (90) days after the day the development charge is payable. On May 29, 2017 the City clerk's office received a complaint letter from Patton Law, representing the Junction Centre. The grounds of complaint are further discussed in detail in the Analysis section of this report.

## ANALYSIS

The Junction Centre operates at 1030 Elias Street and occupies a portion of the building. Its use, under the Development Charges By-law is classified as 'commercial'. As historical background, on April 25, 2014, a building permit was issued to convert a portion of the previously existing industrial building for the purposes of the Junction Centre. The Ontario Building Code, classifies this use as an 'Assembly Occupancy –Group A2'.

On November 28, 2016 a building permit application was submitted for the construction of a new 313 sq.m. mezzanine. Staff assessed the permit application, both in terms of compliance with the requirements of the Ontario Building Code and the City's Development Charges By-law C.P.-1496-244 (DC By-law).

Staff determined that the construction of the new 313 sq.m. mezzanine is considered 'development' under the City's DC By-law; a further, detailed analysis is provided below.

### **Is the addition/construction of mezzanine floor space subject to payment of Development Charges?**

Part II s.4 of the DC By-law requires the owner of a building that develops or redevelops said building to pay Development Charges.

#### ***"...4. Owner to Pay Development Charge***

*The owner of any land in the City of London who develops or redevelops the land or any building or structure thereon shall, at the time mentioned in section 6, pay development charges to the Corporation calculated in accordance with the applicable rate or rates in Section 1 as described in section 8."*

The DC By-law further defines 'development' as:

*"... the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of changing the size or usability thereof, and includes all enlargement of existing development which creates new dwelling units or additional non-residential space and includes work that requires a change of use building permit as per Section 10 of the Ontario Building Code; and "redevelopment" has a corresponding meaning;" (emphasis added)*

The addition of a mezzanine at the Junction Centre is considered as development considering it results in the "enlargement of existing development" and creates "additional non-residential space".

### **How was the Development Charge amount calculated?**

The DC By-law defines a commercial building as follows:

*"...**"Commercial Building"** is a building used for :*

*....(b) Retail purposes including activities of offering foods, wares, merchandise, substances, articles or things **for sale or rental directly to the public** and includes offices within the same building, which support, are in connection with, related or ancillary to such uses, or **activities providing entertainment and recreation**. Retail purposes shall include but not be limited to...*

*...private schools, private lodging and retirement homes, **private recreational facilities**, sports clubs, golf courses... (emphasis added)*

*With the intent of providing some flexibility in the administration of this section, any building use not named specifically above which is considered an adventure in the nature of trade, and is neither an Institutional nor Industrial use, may be deemed to be a Commercial use at the discretion of the Director of Building Controls..."*

The Commercial DC rate in effect at the time the permit application was submitted was \$237.88 /sq.m. Thus, the Development Charge amount due, before the time the permit was issued, was calculated to be \$74,456.44 ; (313 sq.m. @ \$237.88 / sq.m.). The full DC amount was paid by the permit applicant prior to building permit issuance.

**Development Charges By-law C.P.-1496-244 and Grounds for Complaints**

The DC By-law in PART IV, s.28 provides the following grounds for complaint (depicted in italicized bold font below). Accordingly, staff's position is also provided under each sub-clause.

*28. Grounds of Complaint*

***(a) that the amount of the development charge was incorrectly determined;***

- The complaint letter received does not indicate how the development charge amount was incorrectly determined.

***(b) whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or,***

- There is no credit available to be used against the development charge for this application. The complaint letter does not refer to a credit available.

***(c) that there was an error in the application of this by-law.***

- The complaint letter does not indicate that an error was made in the application of the By-law.

The above grounds for complaint are identical to those provided in Section 20 of the *Development Charges Act*.

**Analysis of Grounds for Complaint as provided in the complaint letter**

As previously mentioned, the complaint letter provides the following grounds for the complaint:

1. The amount of the charge is excessive and unreasonable.
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services.
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein.
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services.
5. Such further and other reasons as counsel may advise.

Upon reviewing the above, it should be noted that it is staff's position that:

- Item no. 1 is not consistent with s. 28 of the DC By-law as a valid ground of complaint.

The rate used to calculate the total DC amount is derived from the DC By-law and was the correct rate used. The terms "excessive" and "unreasonable" are not considered nor mentioned in the DC By-law. It is uncertain as to whether a full exemption from payment of Development Charges is being sought. Part V of the DC By-law addresses 'Exemptions and Exceptions'; the construction of new non-residential floor space (mezzanine) in a commercial use does not qualify for exemption under Part V of the DC By-law.

- Item no. 2 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

Section 5.(6)2 of the Development Charges Act 1997, as amended, states:

*"...If the rules expressly identify a type of development they must not provide for the type of development to pay Development Charges that exceed the capital costs, determined under paragraphs 2 to 8 of subsection (1), that arise from the increase in the need for services*



*attributable to the type of development. However, it is not necessary that the amount of the development charge for a particular development be limited to the increase in capital costs, if any, that are attributable to that particular development.(emphasis added)"*

As noted above, the charges imposed need not be limited to the increase in capital costs for services to the site of the particular development in question. In other words, the development charge rates recover costs from each category of development, based on the increase in capital costs for that category as a whole. The development charge is not, nor could reasonably be, based on the individual capital costs of a development, on a development-by-development basis. Rather, the DC rates reflect the averaged costs of growth applicable to all the expected development in each category of development – Residential, Commercial, Institutional and Industrial.

The complainant's claim that the charges must somehow equate, relate, or correspond directly to the impact on City Services at the specific location of the proposed development is without merit. Development Charges are the averaging of growth costs over all development that occurs. Whether the development directly triggers new cost(s) for the servicing is immaterial to the recovery of Development Charges.

As per the provisions of the DC By-law, the Chief Building Official (CBO) need not consider an increase or impact in municipal services as a determining factor in considering whether Development Charges are applicable.

- Item no. 3 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

DC amounts, where applicable, are determined based on the merits of individual development or redevelopment cases. Previously imposed DCs were based on the redevelopment (conversion) of an industrial use to commercial use. At this location, the commercial use for the Junction Centre was established in 2014 via the change of use building permit that was issued and remains a commercial use.

For the purposes of the present complaint, the creation of non-residential floor space for this commercial use is considered development and the applicable DC rate was used to determine the DC amount due.

- Item no. 4 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

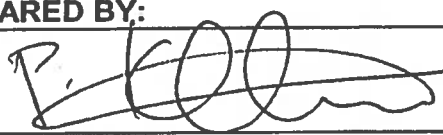
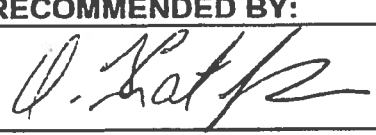
This item is very similar to item no.2 and comments have been provided above.

Staff maintains that the DC calculation and corresponding dollar amount was properly determined under the By-law in force at the time of the building permit application submission. Further, the complainant has not demonstrated that the complaint meets the grounds for complaint articulated in the DC By-law. Staff therefore recommends dismissal of the complaint.

It should be noted that staff has consistently considered any mezzanine floor space pertaining to commercial uses as 'non-residential floor space' and has included this space in DC calculations when DC payment is due.

## CONCLUSION

The complaint letter submitted by Patton Law on behalf of the Junction Centre regarding incorrect determination of the Development Charges was reviewed and it is staff's respectful opinion that the addition of a 313 sq.m. mezzanine is considered development and is subject to Development Charges in accordance with the DC By-law in force and effect at the time of building permit application submission. It is the Chief Building Official's opinion that the Development Charges were correctly determined and that the complaint filed by Patton Law should be dismissed.

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
	
<b>P. KOKKOROS, P. ENG. DEPUTY CHIEF BUILDING OFFICIAL, DEVELOPMENT AND COMPLIANCE SERVICES</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

PK:pk

c.c. Angelo DiCicco-Manager of Plans Examination  
 Barry Card-City Solicitor,  
 Nicole Hall-Solicitor II  
 Paul Yeoman-Director, Development Finance  
 Building File.

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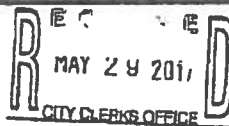
## APPENDIX 'A'

**PATTON LAW**

Alan R. Patton, B.A., LL.B.

May 29, 2017

The Corporation of the City of London  
 City Hall  
 300 Dufferin Avenue  
 London, ON N6B 1Z2



HAND DELIVERED

Re: **Junction Climbing Centre Inc.**  
**1030 Elais Street,**  
**London ON N5W 3P6**  
**Development Charges By-law Section 28**

I represent Junction Climbing Centre Inc. and file this complaint pursuant to sections 28, 29 and 30 of the Development Charges By-law, "the By-law".

The reasons for the complaint are:

1. The amount of the charge is excessive and unreasonable;
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services;
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein;
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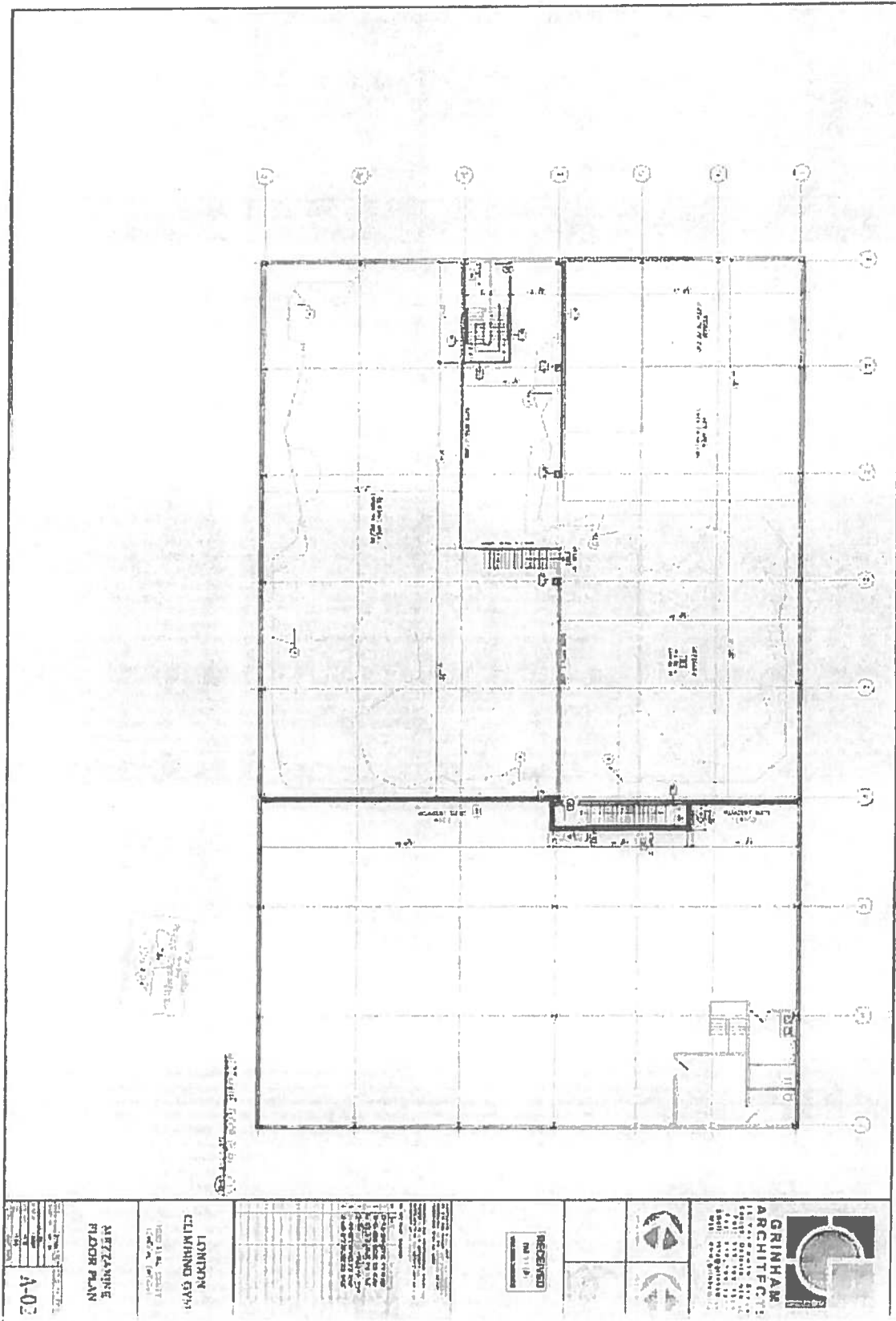
Alan R. Patton  
[alan@pattonlaw.ca](mailto:alan@pattonlaw.ca)

ARP/kip

Cc: Junction Climbing Centre Inc.

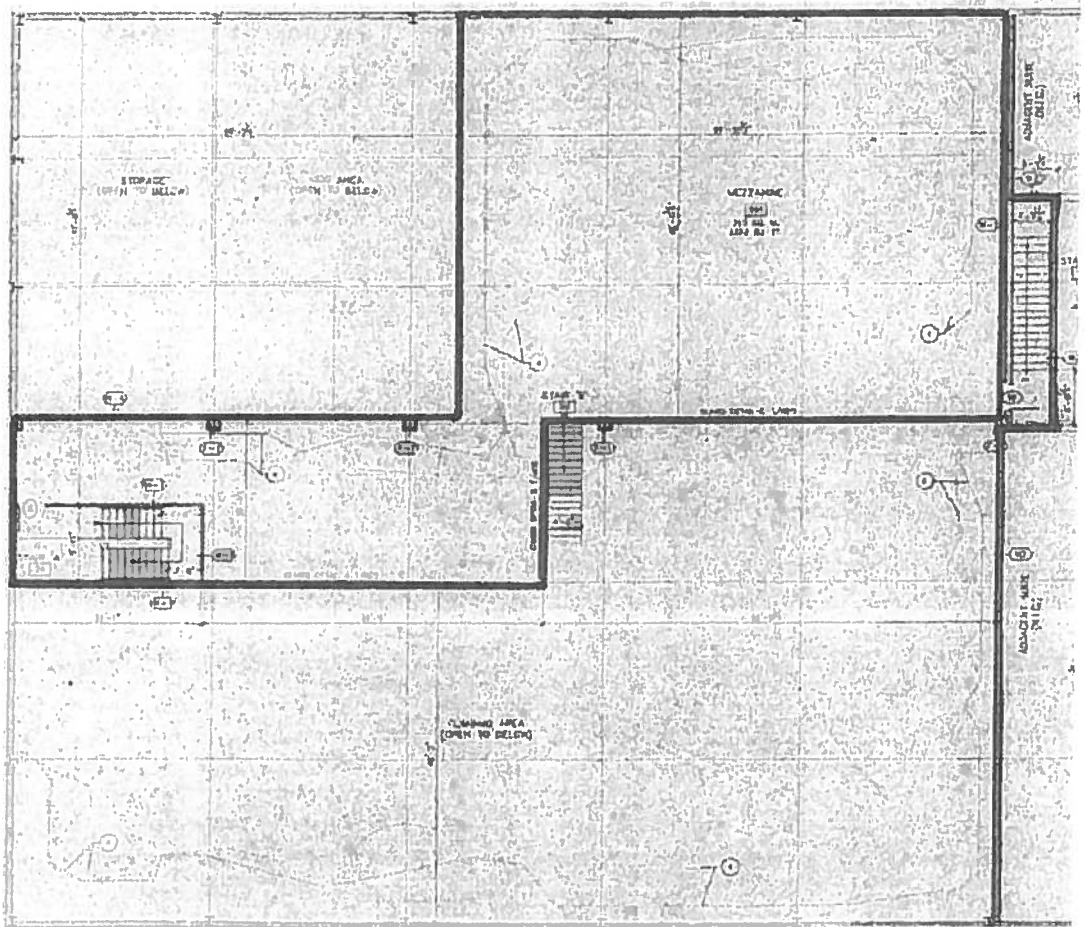
1512-140 Fullarton Street, London, ON N6A 5P2 tel: 519.432.8282 fax: 519.432.7285

APPENDIX 'B'



Drawing A-02: Mezzanine Floor Plan

APPENDIX 'C'



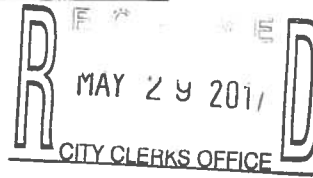
Drawing A-02: Enlarged portion of Mezzanine Floor Plan

**PATTON LAW**

Alan R. Patton, B.A., LL.B.

May 29, 2017

The Corporation of the City of London  
 City Hall  
 300 Dufferin Avenue  
 London, ON N6B 1Z2



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Yours truly,  
**PATTON LAW**

**Alan R. Patton**  
[alan@pattonlaw.ca](mailto:alan@pattonlaw.ca)

ARP/klp

Cc: Junction Climbing Centre Inc.

1512-140 Fullarton Street, London, ON N6A 5P2 tel: 519.432.8282 fax: 519.432.7285

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT CHARGE COMPLAINT 1030 ELIAS STREET MEETING HELD ON OCTOBER 24, 2017</b>

### RECOMMENDATION

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the Development Charges complaint by the Junction Climbing Centre Inc., the operator of a portion of the building situated at 1030 Elias Street, **BE DISMISSED** as the calculation of applicable Development Charges was made in accordance with the Development Charges By-law and as the complainant has not demonstrated that the complaint meets the grounds articulated in Section 28 of the Development Charges By-law.

### BACKGROUND

A complaint letter (hereinafter referred to as 'complaint') was received on May 29, 2017 from Patton Law, lawyer for the Junction Climbing Centre Inc. (included in Appendix 'A').

The aforementioned letter provides the following grounds for the complaint:

1. The amount of the charge is excessive and unreasonable.
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A building permit application was received on November 28, 2016 for the construction of a new 313 sq.m. (approx. 3,369 sq.ft.) mezzanine at the Junction Centre. As part of the permit application documentation, Drawing A-02 was submitted and is included in Appendix 'B' of this report. An enlarged area of Drawing A-02 is provided in Appendix 'C'. The building permit was issued on March 17, 2017, at which time the assessed Development Charges of \$74,456.44 were paid by the Junction Centre.

As per PART IV (Complaints) of the Development Charges By-law, a complaint may be made no later than ninety (90) days after the day the development charge is payable. On May 29, 2017 the City clerk's office received a complaint letter from Patton Law, representing the Junction Centre. The grounds of complaint are further discussed in detail in the Analysis section of this report.

## ANALYSIS

The Junction Centre operates at 1030 Elias Street and occupies a portion of the building. Its use, under the Development Charges By-law is classified as 'commercial'. As historical background, on April 25, 2014, a building permit was issued to convert a portion of the previously existing industrial building for the purposes of the Junction Centre. The Ontario Building Code, classifies this use as an 'Assembly Occupancy –Group A2'.

On November 28, 2016 a building permit application was submitted for the construction of a new 313 sq.m. mezzanine. Staff assessed the permit application, both in terms of compliance with the requirements of the Ontario Building Code and the City's Development Charges By-law C.P.-1496-244 (DC By-law).

Staff determined that the construction of the new 313 sq.m. mezzanine is considered 'development' under the City's DC By-law; a further, detailed analysis is provided below.

### Is the addition/construction of mezzanine floor space subject to payment of Development Charges?

Part II s.4 of the DC By-law requires the owner of a building that develops or redevelops said building to pay Development Charges.

#### ***"...4. Owner to Pay Development Charge***

*The owner of any land in the City of London who develops or redevelops the land or any building or structure thereon shall, at the time mentioned in section 6, pay development charges to the Corporation calculated in accordance with the applicable rate or rates in Section 1 as described in section 8."*

The DC By-law further defines 'development' as:

*"... the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of changing the size or usability thereof, and includes all **enlargement of existing development which creates new dwelling units or additional non-residential space** and includes work that requires a change of use building permit as per Section 10 of the Ontario Building Code; and "redevelopment" has a corresponding meaning;" (emphasis added)*

The addition of a mezzanine at the Junction Centre is considered as development considering it results in the "enlargement of existing development" and creates "additional non-residential space".

### How was the Development Charge amount calculated?

The DC By-law defines a commercial building as follows:

*"...**Commercial Building**" is a building used for :*

*...**(b) Retail purposes including activities of offering foods, wares, merchandise, substances, articles or things for sale or rental directly to the public** and includes offices within the same building, which support, are in connection with, related or ancillary to such uses, or **activities providing entertainment and recreation**. Retail purposes shall include but not be limited to...*

*...private schools, private lodging and retirement homes, **private recreational facilities**, sports clubs, golf courses... (emphasis added)*

*With the intent of providing some flexibility in the administration of this section, any building use not named specifically above which is considered an adventure in the nature of trade, and is neither an Institutional nor Industrial use, may be deemed to be a Commercial use at the discretion of the Director of Building Controls..."*

The Commercial DC rate in effect at the time the permit application was submitted was \$237.88 /sq.m. Thus, the Development Charge amount due, before the time the permit was issued, was calculated to be \$74,456.44 ; (313 sq.m. @ \$237.88 / sq.m.). The full DC amount was paid by the permit applicant prior to building permit issuance.



**Development Charges By-law C.P.-1496-244 and Grounds for Complaints**

The DC By-law in PART IV, s.28 provides the following grounds for complaint (depicted in italicized bold font below). Accordingly, staff's position is also provided under each sub-clause.

*28. Grounds of Complaint*

***(a) that the amount of the development charge was incorrectly determined;***

- The complaint letter received does not indicate how the development charge amount was incorrectly determined.

***(b) whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or,***

- There is no credit available to be used against the development charge for this application. The complaint letter does not refer to a credit available.

***(c) that there was an error in the application of this by-law.***

- The complaint letter does not indicate that an error was made in the application of the By-law.

The above grounds for complaint are identical to those provided in Section 20 of the *Development Charges Act*.

**Analysis of Grounds for Complaint as provided in the complaint letter**

As previously mentioned, the complaint letter provides the following grounds for the complaint:

1. The amount of the charge is excessive and unreasonable.
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services.
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein.
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services.
5. Such further and other reasons as counsel may advise.

Upon reviewing the above, it should be noted that it is staff's position that:

- Item no. 1 is not consistent with s. 28 of the DC By-law as a valid ground of complaint.

The rate used to calculate the total DC amount is derived from the DC By-law and was the correct rate used. The terms "excessive" and "unreasonable" are not considered nor mentioned in the DC By-law. It is uncertain as to whether a full exemption from payment of Development Charges is being sought. Part V of the DC By-law addresses 'Exemptions and Exceptions'; the construction of new non-residential floor space (mezzanine) in a commercial use does not qualify for exemption under Part V of the DC By-law.

- Item no. 2 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

Section 5.(6)2 of the Development Charges Act 1997, as amended, states:

*"...If the rules expressly identify a type of development they must not provide for the type of development to pay Development Charges that exceed the capital costs, determined under paragraphs 2 to 8 of subsection (1), that arise from the increase in the need for services*

*attributable to the type of development. However, it is not necessary that the amount of the development charge for a particular development be limited to the increase in capital costs, if any, that are attributable to that particular development. (emphasis added)"*

As noted above, the charges imposed need not be limited to the increase in capital costs for services to the site of the particular development in question. In other words, the development charge rates recover costs from each category of development, based on the increase in capital costs for that category as a whole. The development charge is not, nor could reasonably be, based on the individual capital costs of a development, on a development-by-development basis. Rather, the DC rates reflect the averaged costs of growth applicable to all the expected development in each category of development – Residential, Commercial, Institutional and Industrial.

The complainant's claim that the charges must somehow equate, relate, or correspond directly to the impact on City Services at the specific location of the proposed development is without merit. Development Charges are the averaging of growth costs over all development that occurs. Whether the development directly triggers new cost(s) for the servicing is immaterial to the recovery of Development Charges.

As per the provisions of the DC By-law, the Chief Building Official (CBO) need not consider an increase or impact in municipal services as a determining factor in considering whether Development Charges are applicable.

- Item no. 3 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

DC amounts, where applicable, are determined based on the merits of individual development or redevelopment cases. Previously imposed DCs were based on the redevelopment (conversion) of an industrial use to commercial use. At this location, the commercial use for the Junction Centre was established in 2014 via the change of use building permit that was issued and remains a commercial use.

For the purposes of the present complaint, the creation of non-residential floor space for this commercial use is considered development and the applicable DC rate was used to determine the DC amount due.

- Item no. 4 is not consistent with s.28 of the DC By-law as a valid ground of complaint.

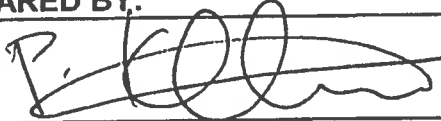
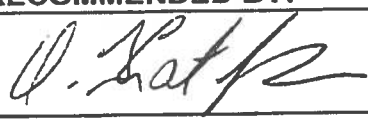
This item is very similar to item no.2 and comments have been provided above.

Staff maintains that the DC calculation and corresponding dollar amount was properly determined under the By-law in force at the time of the building permit application submission. Further, the complainant has not demonstrated that the complaint meets the grounds for complaint articulated in the DC By-law. Staff therefore recommends dismissal of the complaint.

It should be noted that staff has consistently considered any mezzanine floor space pertaining to commercial uses as 'non-residential floor space' and has included this space in DC calculations when DC payment is due.

## CONCLUSION

The complaint letter submitted by Patton Law on behalf of the Junction Centre regarding incorrect determination of the Development Charges was reviewed and it is staff's respectful opinion that the addition of a 313 sq.m. mezzanine is considered development and is subject to Development Charges in accordance with the DC By-law in force and effect at the time of building permit application submission. It is the Chief Building Official's opinion that the Development Charges were correctly determined and that the complaint filed by Patton Law should be dismissed.

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
	
<b>P. KOKKOROS, P. ENG. DEPUTY CHIEF BUILDING OFFICIAL, DEVELOPMENT AND COMPLIANCE SERVICES</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

PK:pk

c.c. Angelo DiCicco-Manager of Plans Examination  
Barry Card-City Solicitor,  
Nicole Hall-Solicitor II  
Paul Yeoman-Director, Development Finance  
Building File.

Y:\Shared\building\Rep&Recs\2017\PY 2017-09-12 - CSC - 1030 ELIAS ST - DC COMPLAINT -PK -Aug 31 version final.doc

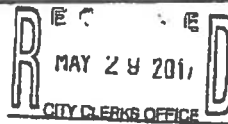
## APPENDIX 'A'

**PATTON LAW**

Alan R. Patton, B.A., LL.B.

May 29, 2017

The Corporation of the City of London  
 City Hall  
 300 Dufferin Avenue  
 London, ON N6B 1Z2



HAND DELIVERED

Re: **Junction Climbing Centre Inc.**  
**1030 Elais Street,**  
**London ON N5W 3P6**  
**Development Charges By-law Section 28**

I represent Junction Climbing Centre Inc. and file this complaint pursuant to sections 28, 29 and 30 of the Development Charges By-law, "the By-law"

The reasons for the complaint are:

1. The amount of the charge is excessive and unreasonable;
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services;
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein;
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services;
5. Such further and other reasons as counsel may advise.

Yours truly,  
**PATTON LAW**

A handwritten signature in black ink, appearing to read "Alan R. Patton".

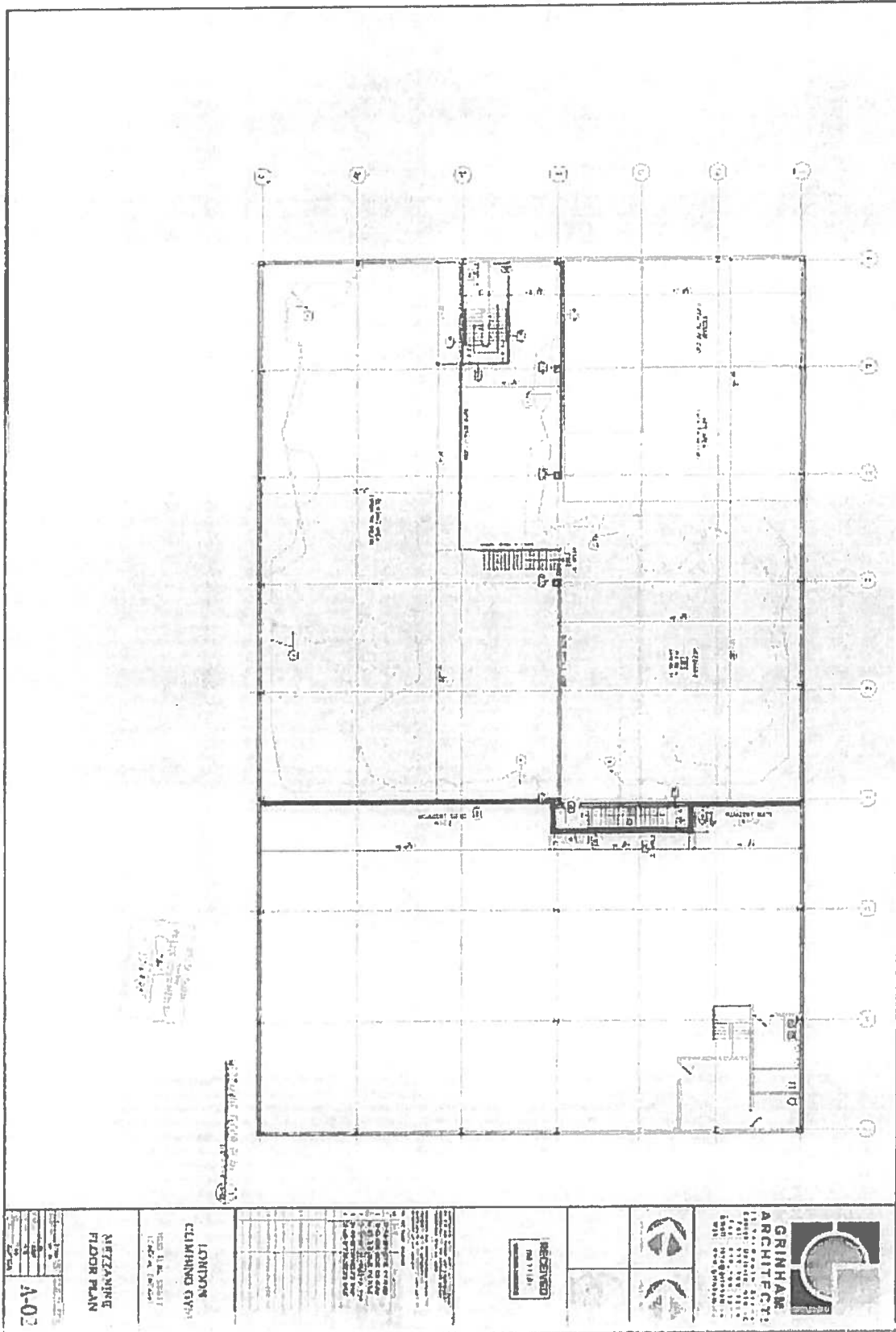
Alan R. Patton  
[alan@pattonlaw.ca](mailto:alan@pattonlaw.ca)

ARP/klp

Cc: Junction Climbing Centre Inc.

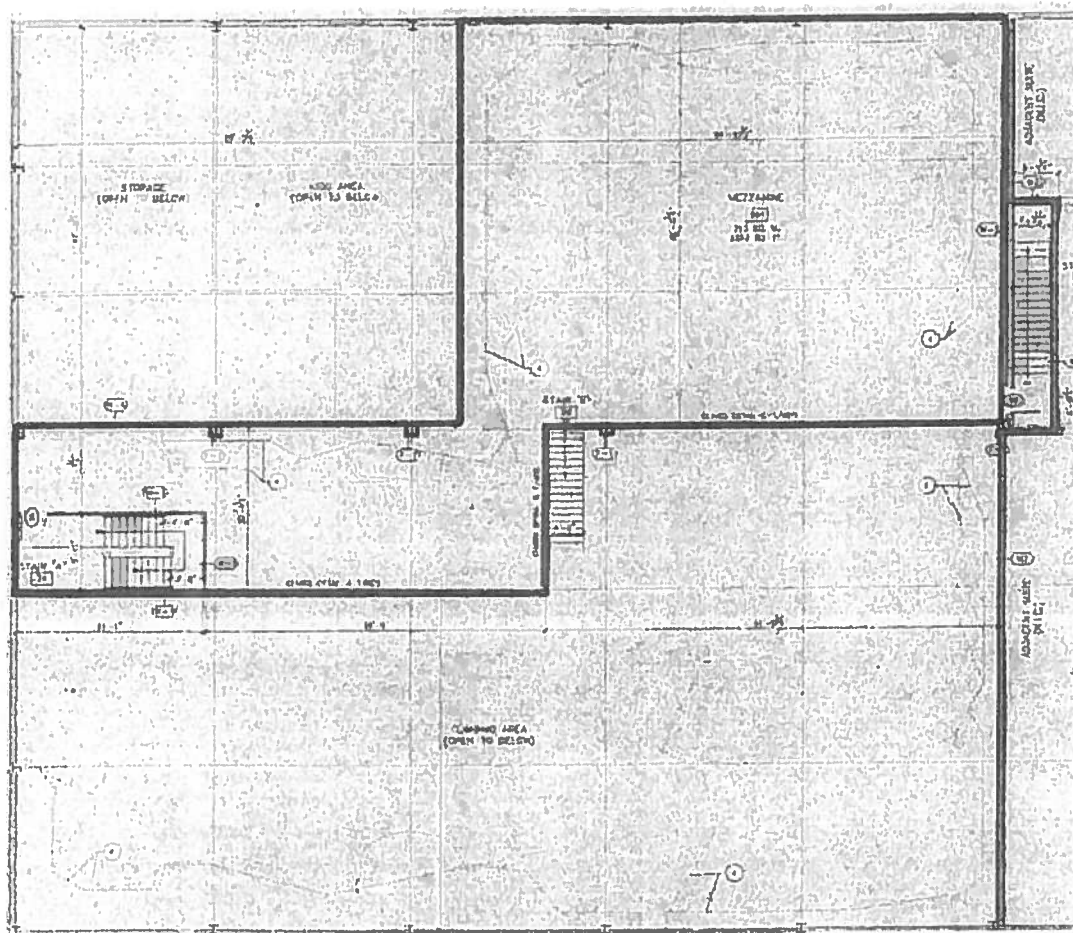
1512-140 Fullarton Street, London, ON N6A 5P2 tel: 519.432.8282 fax: 519.432.7285

APPENDIX 'B'



Drawing A-02: Mezzanine Floor Plan

APPENDIX 'C'



Drawing A-02: Enlarged portion of Mezzanine Floor Plan



P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

October 24, 2014

Analee Ferreira  
Patton & Associates  
Barristers & Solicitors  
1512-140 Fullarton Street  
London, Ontario N6A 5P2

COPY

Dear Ms. Ferreira:

**Re: 1030 Elias Street**

---

Further to the Resolution of Council dated September 16, 2014, directing that:

- a) the development charges in the amount of \$14,373.86 BE APPROVED, subject to any necessary adjustment arising from confirmation by The Corporation of the City of London, in order to rectify an incorrect determination or error based on the newly-developed floor area at 1030 Elias Street occupied by the additional washrooms, party room and maintenance room (estimated to total approximately 887 sq.ft.); and,
- b) the Chief Building Official BE DIRECTED to refund the difference between the original calculation and the amount confirmed by The Corporation of the City of London arising from this decision,

Please find enclosed a refund cheque in the amount of \$96,300.98 payable to your firm in trust.

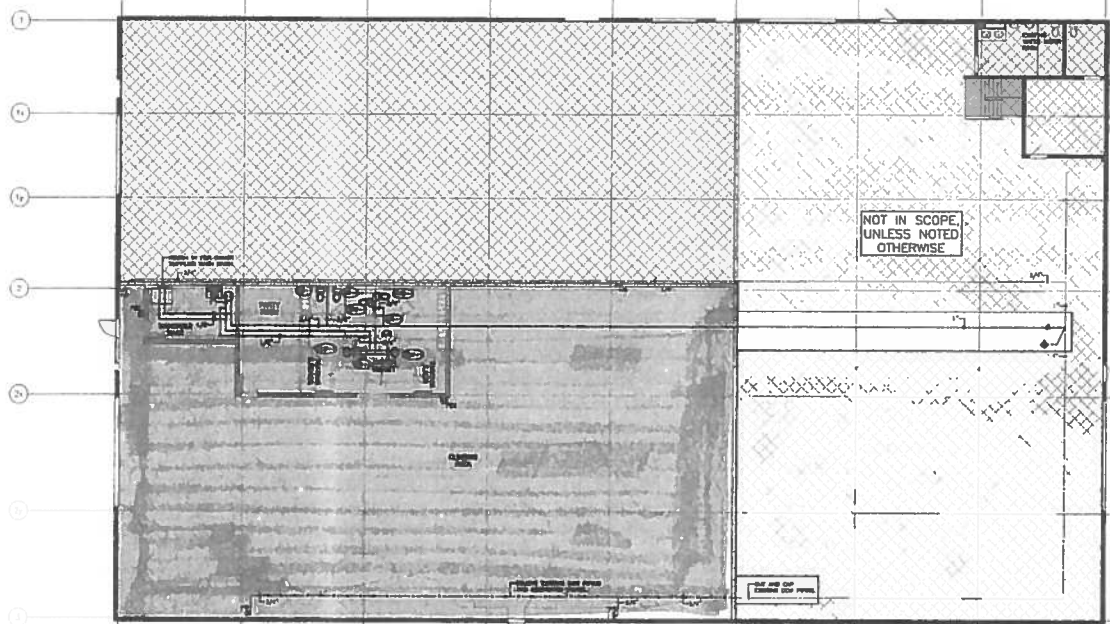
I am advised by development services staff that notwithstanding the change of use occurred throughout the entire 641 square metre space, the principle amount of the refund was calculated as directed by the Resolution of Council, as follows:

Development Charges paid under protest:	\$111,816.04
Newly Developed Floor Area:	90.3 square metres (20'-4" x 39'-1 5/8" & 16'-6 3/8" x 10'-8")
Revised Development Charges:	\$15,751.93 (90.3 sq.m. X \$174.44 per sq.m.)
Principle Refund amount:	\$96,064.11

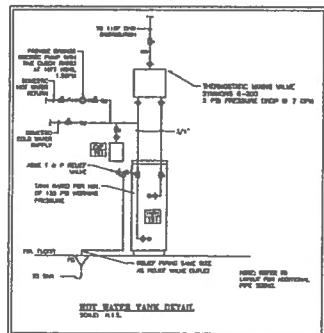
The enclosed refund cheque also includes interest calculated on 180 days at a rate of 0.5% on \$96,064.11 totaling \$236.87 in accordance with the *Development Charges Act*, and Regulations thereto.

The Corporation of the City of London  
City Solicitor's Office, Room 1014  
Office: 519-661-2500 Ext. 4711  
Fax: 519-661-5530  
nhall@london.ca

# 2014 - ORIGINAL CHARGES



**DOMESTIC WATER PIPING LAYOUT**  
 ROAD 1/8" = 1'-0"



**WATER TANK RELIEF VALVE DETAIL**  
 ROAD 1/8" = 1'-0"

01	CONTRACTOR	DATE
02	DESIGNER	DATE
03	CHECKER	DATE
04	APPROVER	DATE
05	REVISION	DATE

**Callidus Engineering**  
 A Division of 1-800-387-2222  
 1030 ELIAS STREET, LONDON, ONTARIO, CANADA N6A 1K9



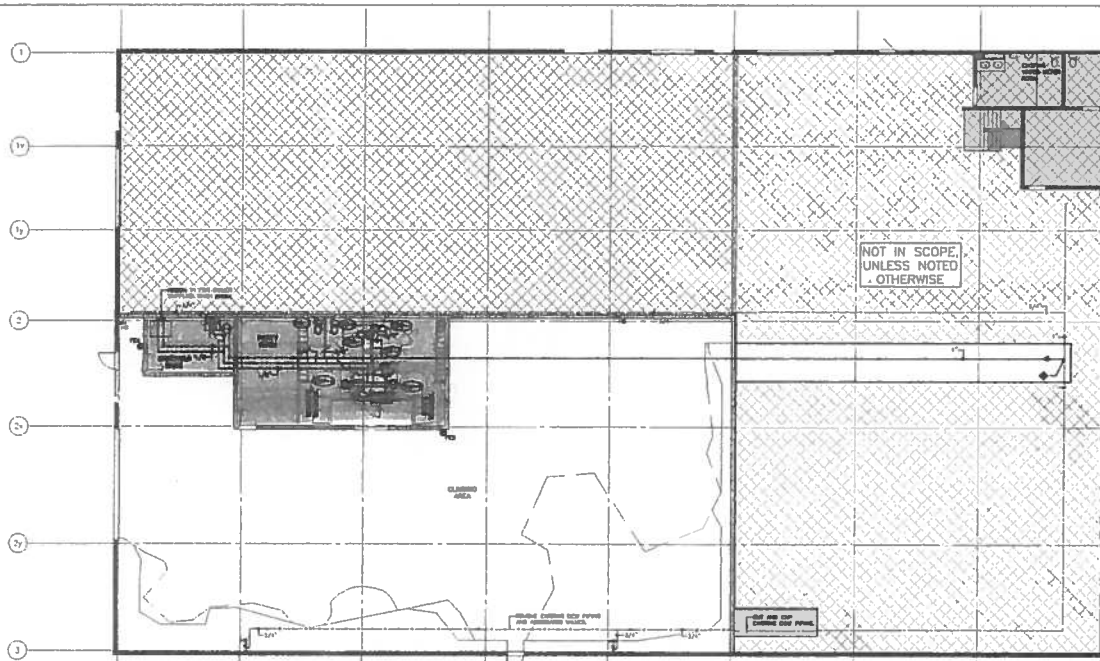
1030 ELIAS STREET,  
 LONDON, ONTARIO.

**DOMESTIC WATER PIPING LAYOUT AND DETAIL**

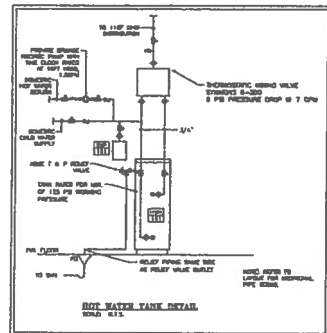
DESIGNED BY	DATE	PROJECT NO.
CHECKED BY	DATE	SCALE
DRAWN BY	DATE	
DATE	PROJECT NO.	
SCALE		



# 2014 - AS PER COUNCIL DECISION



**DOMESTIC WATER PIPING LAYOUT**  
SCALE 1/8" = 1'-0"



01	CC-00000 FOR REVIEW	MAILED	01/11
02	ISSUED FOR REVIEW	ISSUED	01/11
03	ISSUED FOR REVIEW	ISSUED	01/11
04	ISSUED FOR REVIEW	ISSUED	01/11
05	ISSUED FOR REVIEW	ISSUED	01/11
06	ISSUED FOR REVIEW	ISSUED	01/11

**Callidus Engineering**  
A Division of Laidlaw Design Inc.  
1200 West Beaver Creek Road, Unit 10, Richmond Hill, Ontario L4B 1P2  
416-709-8888 • 416-709-1144 • info@callidus.com

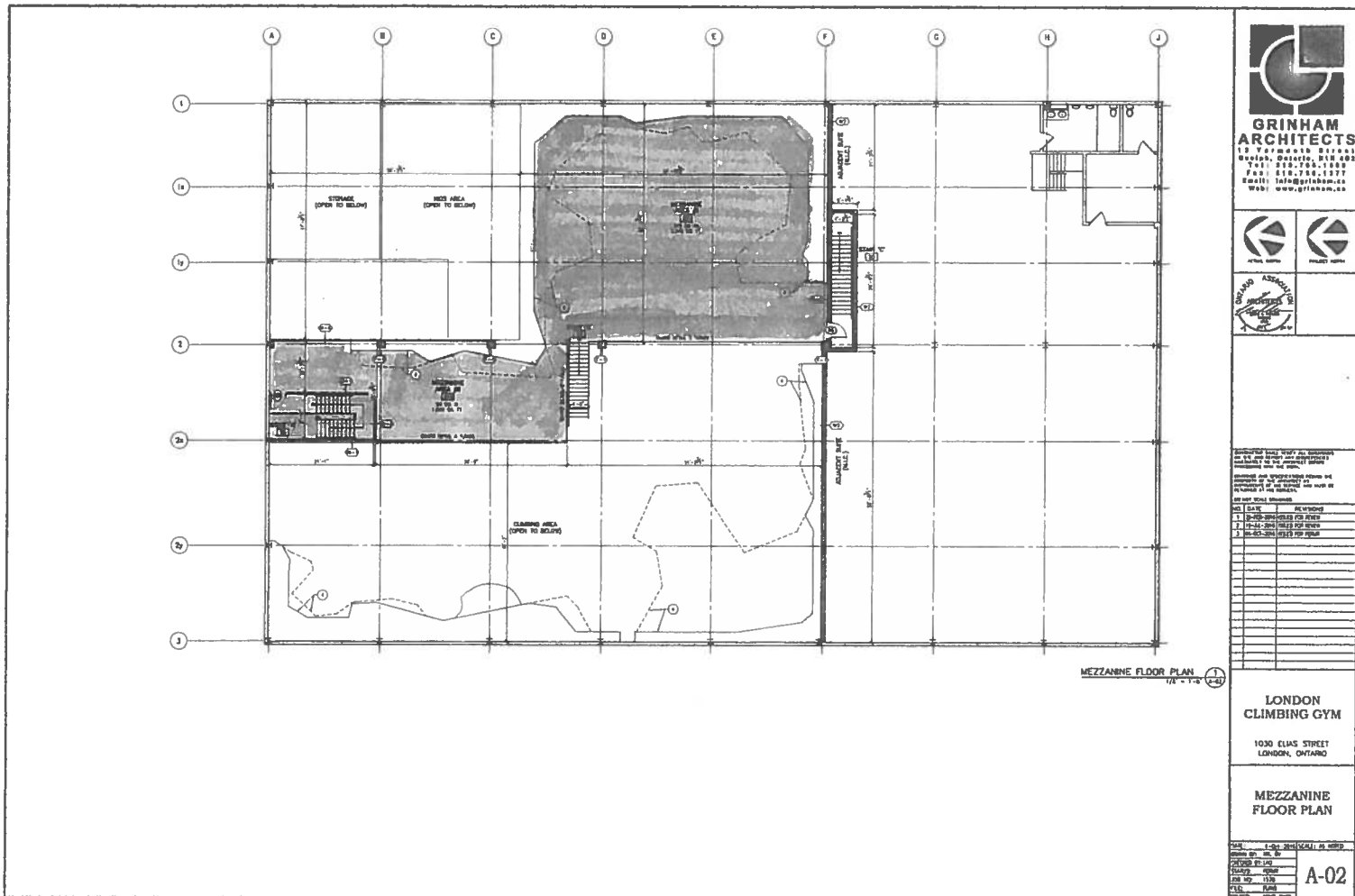


1030 ELIAS STREET,  
LONDON, ONTARIO.

**DOMESTIC WATER PIPING LAYOUT AND DETAIL**

PROJECT NO.	CC-0000
CLIENT	MAILED
DATE	01/11
SCALE	M3

2017 CURRENT



**GRINHAM ARCHITECTS**  
 10 Foremost Street  
 Shelburne, Ontario, N1W 6G2  
 Tel: 519-754-1889  
 Fax: 519-754-1977  
 Email: info@grinham.ca  
 Web: www.grinham.ca



REVISIONS

NO.	DATE	DESCRIPTION
1	20-09-2016	FOR PERMIT
2	17-10-2016	MEZZANINE FLOOR PLAN
3	04-05-2017	FOR PERMIT

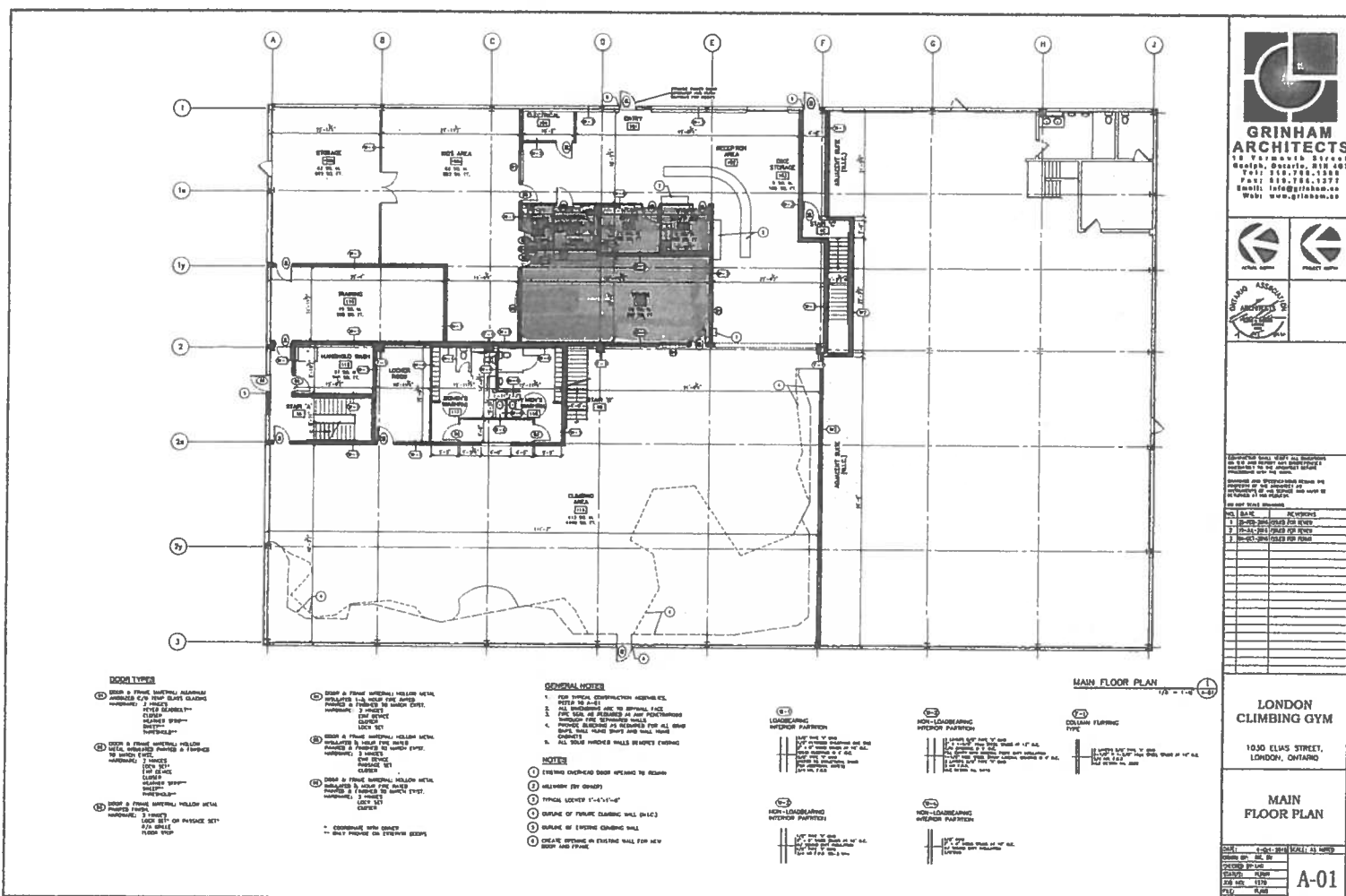
**LONDON CLIMBING GYM**  
 1030 ELIAS STREET  
 LONDON, ONTARIO

**MEZZANINE FLOOR PLAN**

DATE	1-05-2016	SCALE	AS SHOWN
DRAWN BY	AK, BR		
CHECKED BY	AK, BR		
STATUS	ISSUED		
DATE	15-05-2016		
FILE	AK-02		
PROJECT	LONDON CLIMBING GYM		

**A-02**

2017 - BASED ON 2014 PRECEDENT



REVISIONS

NO.	DATE	DESCRIPTION
1	2017-01-10	ISSUE FOR PERMIT
2	2017-01-10	ISSUE FOR PERMIT
3	2017-01-10	ISSUE FOR PERMIT

**LONDON CLIMBING GYM**  
 1030 ELIAS STREET,  
 LONDON, ONTARIO

**MAIN FLOOR PLAN**

DATE	SCALE	NO.
2017-01-10	1/8" = 1'-0"	A-01

Item	Ontario Building Code Data Matrix Parts 3 & 9							OBC Reference			
1	Project Description:		<input type="checkbox"/> New		<input type="checkbox"/> Part 11		<input checked="" type="checkbox"/> Part 3		<input type="checkbox"/> Part 9		
	JUNCTION CLIMBING GYM - INTERIOR FIT-UP		<input type="checkbox"/> Addition								
	<input checked="" type="checkbox"/> Change of Use		<input checked="" type="checkbox"/> Alteration								
2	Major Occupancy(s)		Group 'A-2', Assembly - Gymnasias				T 3.1.2.1.				
3	Building Area (m2)		Existing 1,840 m2		New N/A		Total 1,840 m2				
4	Gross Area (m2)		Existing 1,840 m2		New 313		Total 2,153 m2				
5	Number of Storeys		Above Grade 1		Below Grade 0						
6	Height of Building (m)		12.1 m								
7	Number of Streets/ Access Routes		1				3.2.5.4				
8	Building Classification		3.2.2.26				3.2.2.26				
9	Suite Area (m2)		Ground 1167.5 m2		Second 313		Total 1480.5 m2				
10	Gross Suite Area (m2)		Ground 1167.5 m2		Second 313		Total 1480.5 m2				
11	Sprinkler System Proposed		<input checked="" type="checkbox"/> entire building				3.2.2.26				
			<input type="checkbox"/> suite only								
			<input type="checkbox"/> in lieu of roof rating								
			<input type="checkbox"/> not required								
12	Standpipe Required		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		3.2.9				
13	Fire Alarm Required		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No						
14	Water Service/ Supply is Adequate		<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No						
15	High Building (3.2.6)		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No						
16	Permitted Construction		<input type="checkbox"/> Combustible		<input type="checkbox"/> Non-combustible		<input checked="" type="checkbox"/> Both		3.2.2.26		
	Actual Construction		<input type="checkbox"/> Combustible		<input type="checkbox"/> Non-combustible		<input checked="" type="checkbox"/> Both				
17	Mezzanine(s) Area m2		Existing N/A		New N/A		Total N/A				
18	Occupant Load Based On		m2/person		design of suite						
	Existing		Occupancy N/A		Load 0 persons						
	New		Occupancy N/A		Load 300 persons						
	Total		Occupancy N/A		Load 300 persons						
19	Washroom Facilities (# of Water Closets)		Existing: Men N/A		Proposed: Men 2		3.7.4.3.12				
			Existing: Women N/A		Proposed: Women 2						
20	Barrier-free Design		<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No (Explain)		3.8.1				
21	Hazardous Substances		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No						
22	Required Fire Resistance Rating (FRR)		Horizontal Assemblies FRR (Hours)			Listed Design No. Or Description					
			Floors 3/4 Hours			SEE ASSEMBLY SCHEDULE ON A-01		3.2.2.26			
			Roof N/A Hours			N/A					
			Mezzanine N/A Hours			N/A					
			FRR of Supporting Members			Listed Design No. Or Description					
			Floors 3/4 Hours			SEE ASSEMBLY SCHEDULE ON A-01		3.2.2.26			
			Roof N/A Hours			N/A					
			Mezzanine N/A Hours			N/A					
23	Spatial Separation - Construction of Exterior Walls							T.3.2.3.1.C			
	Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
	North	226	22	L/H	100%	18.0%	-	-	-	-	<input checked="" type="checkbox"/>
	South	N/A	-	L/H	-	-	-	-	-	-	-
	East	N/A	-	L/H	-	-	-	-	-	-	-
West	414	4.8	L/H	30%	0.5%	-	-	-	-	<input checked="" type="checkbox"/>	
24	Other - Describe		References based on proposed 641 m2 interior fit-up, Spatial Separation calculations based on fire compartment of proposed fit-up.								

EXHIBIT '5'

*Cemil*

DATE: 17/03/15

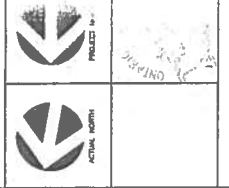
FOR THE CHIEF BUILDING OFFICIAL

ONTARIO ASSOCIATION OF ARCHITECTS

MEMBER A. GRIMHAM

LICENCE 4762

3 MAR 017



RECEIVED MAR 14 2011 BUILDING DIVISION

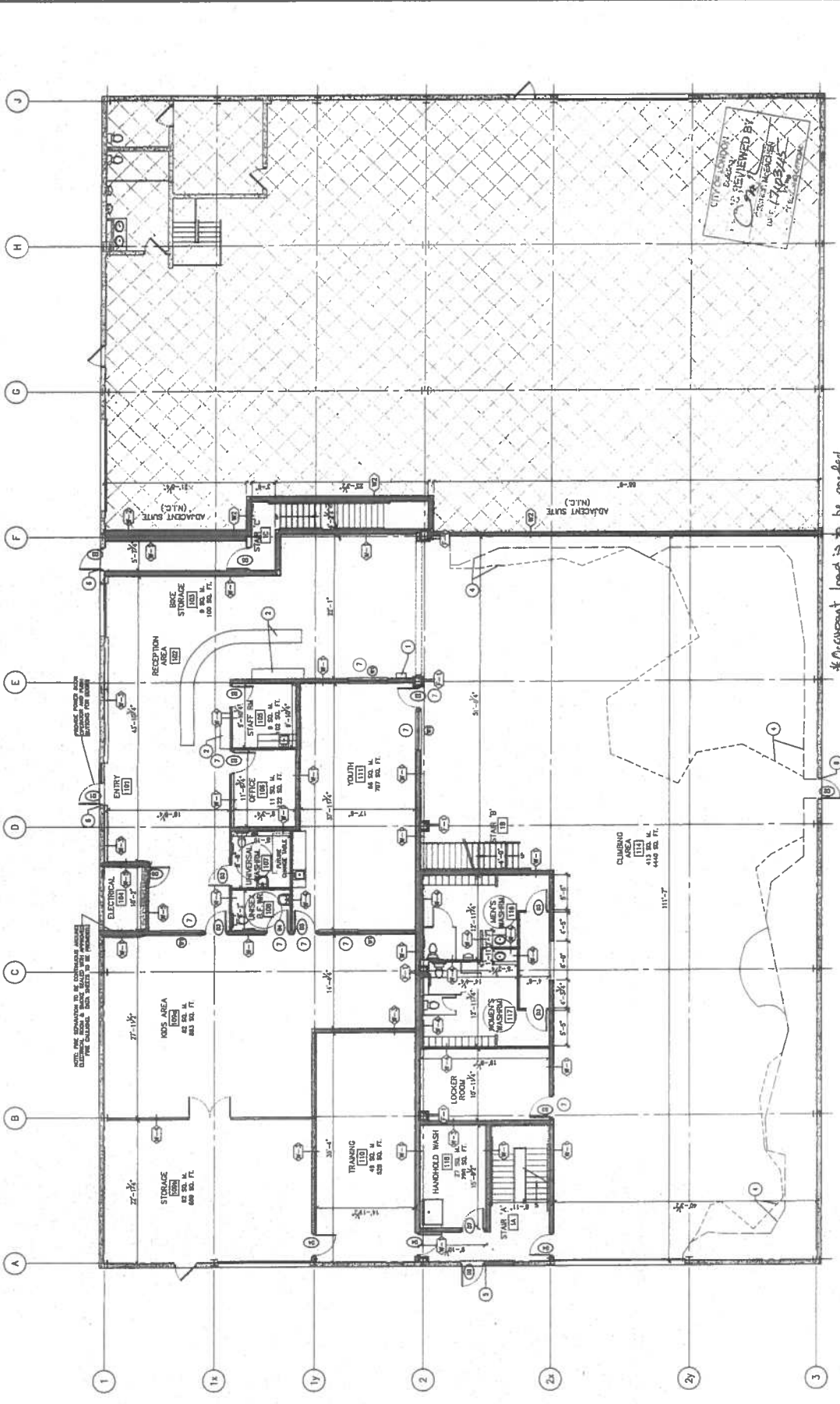
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

Revision table with columns: NO., DATE, REVISIONS

LONDON CLIMBING GYM 1030 ELIAS STREET, LONDON, ONTARIO

MAIN FLOOR PLAN

Project metadata table including DATE, DRAWN BY, CHECKED BY, STATUS, JOB NO., FILE, PLOTTED, SHEET: P/PC



MAIN FLOOR PLAN 1/8" = 1'-0" (A30)

- GENERAL NOTES: 1. REFER TO ALL CONSTRUCTION ASSEMBLIES... 2. ALL DIMENSIONS ARE TO FINISH FACE... 3. THROUGH FOR SPANNING WALLS... 4. BANK WALL HANG SINKS AND WALL HANG... 5. ALL UNFINISHED WOODWORK TO BE PAINTED... 6. PROVIDE DOOR CLOSER IN UNFINISHED... 7. PROVIDE EMERGENCY CALL SYSTEM AS PER... 8. SEE SPEC. 3.3.1.1(1)&(2)

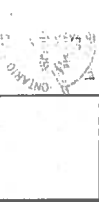
EXHIBIT '6'

- DOOR TYPES: 3'-2" x 7'-0" MATERIAL: ALUMINUM ANODIZED... 3'-2" x 7'-0" MATERIAL: HOLLOW METAL... 3'-2" x 7'-0" MATERIAL: HOLLOW METAL... 3'-2" x 7'-0" MATERIAL: HOLLOW METAL



\* Occupant load is to be verified in accordance with the fire code... \* Exit doors are to be approved with panic hardware... \* The arrangement of OBC 5.4.6 (c.1,2)

- NOTES: 1. EXISTING OVERHEAD DOOR OPENING TO REMAIN... 2. MILLWORK (BT OWNER)... 3. TYPICAL LUGGER 1'-8" x 1'-0"... 4. OUTLINE OF FUTURE CLIMBING WALL (ALL)... 5. OUTLINE OF EXISTING CLIMBING WALL... 6. CREATE OPENINGS IN EXISTING WALL FOR NEW BOARD INSIDE (SEE OTHER SHEETS)... 7. PROVIDE 2"-JAWED 5/8" TYPE 'X' CYLINDRICAL BUSHING WITH NYLON INSERT AND 3/4" DIA. OF SUPPORTING STRUCTURE



**RECEIVED**  
 MAR 14 2017  
 BUILDING DIVISION

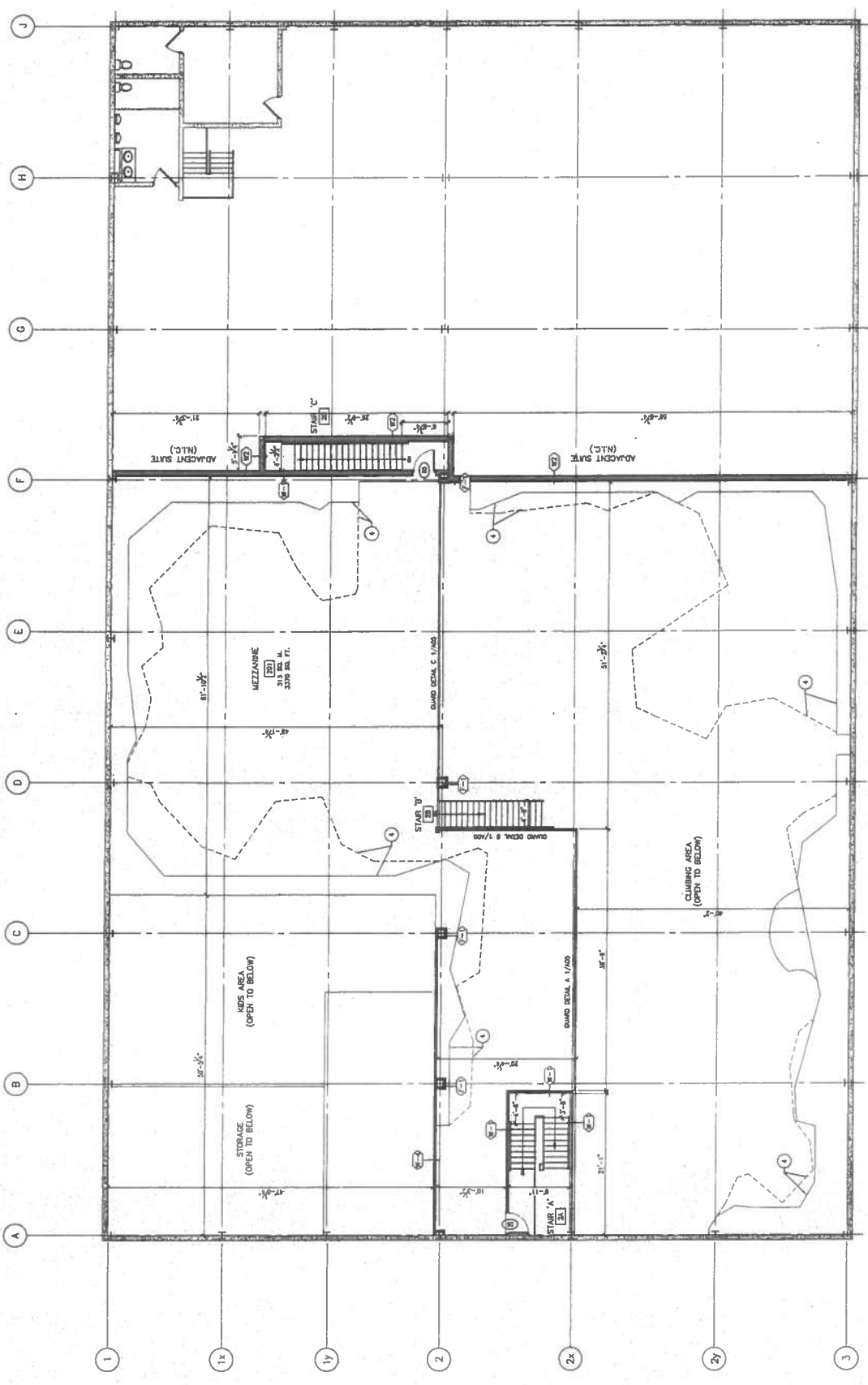
THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	REVISIONS
1	15-NOV-2016	ISSUED FOR PERMITS
2	15-NOV-2016	ISSUED FOR PERMITS
3	10-DEC-2016	ISSUED FOR PERMITS
4	15-FEB-2017	RE-SEAL FOR PERMITS
5	24-FEB-2017	RE-SEAL FOR PERMITS
6	10-MAR-2017	RE-SEAL FOR PERMITS

**LONDON CLIMBING GYM**  
 1030 ELIAS STREET,  
 LONDON, ONTARIO

**MEZZANINE FLOOR PLAN**

DATE	10-MAR-2017	SCALE	AS NOTED
DRAWN BY	MA, BY	CHECKED BY	JAC
STATUS	PERMIT	FILE	1570
PROJECT NO.	1570	PLANS	A-02
FOUNDER	WHE, DICE		



MEZZANINE FLOOR PLAN 1/8" = 1'-0"

LET BY LONDON  
 PLAN RECEIVED BY  
 CM  
 17/03/17



# LONDON

1030 ELIAS STREET

**Development Charges Complaint  
Corporate Services Committee Tribunal**

October 24, 2017



# LONDON

## BACKGROUND

The Junction Climbing Centre Inc. applied for and obtained a building permit to convert a part of an industrial building at 1030 Elias Street to a commercial use ; building permit issued April 25, 2014.

On November 28, 2016 the JCC Inc. submitted a building permit application to create new non-residential floor space (313 sq.m. mezzanine) ; building permit issued on March 17, 2017.

The mezzanine comprises 49% of the JCC Inc.'s floor area and under the Ontario Building Code is considered a 'storey' when calculating building height.

In accordance with the DC By-law, Development Charges were assessed on the new non-residential floor space created and DC amount calculated at \$74,456.44 ; paid in full, 'under protest'.





# LONDON

May 29, 2017- City received letter from Patton Law with the following grounds of complaint:

1. The amount of the charge is excessive and unreasonable.
2. The amount of the charge does not relate or correspond in any reasonable, fair or equitable manner to the impact upon City Services.
3. The amount of the charge is inconsistent with previously imposed Development Charges on the redevelopment of the property and the use contained therein.
4. The amount of Development Charge must correspond fairly and equitably to the impact on Municipal Services.
5. Such further and other reasons as counsel may advise.




# LONDON

## DC By-law provides the following "Grounds of Complaint":

s.28

- (a) the amount of the development charge was incorrectly determined;
- (b) *whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined, or;*
- (c) *there was an error in the application of this by-law.*

None of the reasons provided in the complaint letter make reference to the above-mentioned 'grounds of complaint' as stipulated in the DC By-law.







# LONDON

## Are Development Charges payable?

### 4. "Owner to Pay Development Charge"

*The owner of any land in the City of London who develops or redevelops the land or any building or structure thereon shall, at the time mentioned in section 6, pay Development Charges to the Corporation calculated in accordance with the applicable rate or rates in Schedule 1 as described in section 8.*

### In accordance with the DC By-law, "development":

*"means the construction, erection or placing of one or more buildings or structures on land or the making of an **addition** or alteration to a building or structure that has the effect of **changing the size** or usability thereof, **and includes** all enlargement of existing development which **creates new dwelling units or additional non-residential space** and includes work that requires a change of use building permit as per Section C.1.3.1.4 of the Ontario Building Code ; and redevelopment has a corresponding meaning;"(emphasis added)*




# LONDON

## How was the Development Charge amount calculated?

The creation of new non-residential space is considered as development.

New non-residential floor space added : 313 sq.m. (approx. 3,369 sq.ft.)

Commercial DC rate (at permit application) : \$237.88 / sq.m.

Development Charges due: 313 sq.m. x \$237.88/ sq.m. = \$74,456.44





# LONDON

## Impact on municipal services

From section 5.(6)2 of the Development Charges Act 1997, as amended:

*"... However, it is not necessary that the amount of the development charge for a particular development be limited to the increase in capital costs, if any, that are attributable to that particular development."*

The Development Charges imposed need not be limited to the increase in capital costs for services to the site of the particular development in question. The Development Charge rates recover costs from each category of development, based on the increase in capital costs for that category as a whole. The Development Charge is not, nor could reasonably be, based on the individual capital costs of a development, on a development-by-development basis.



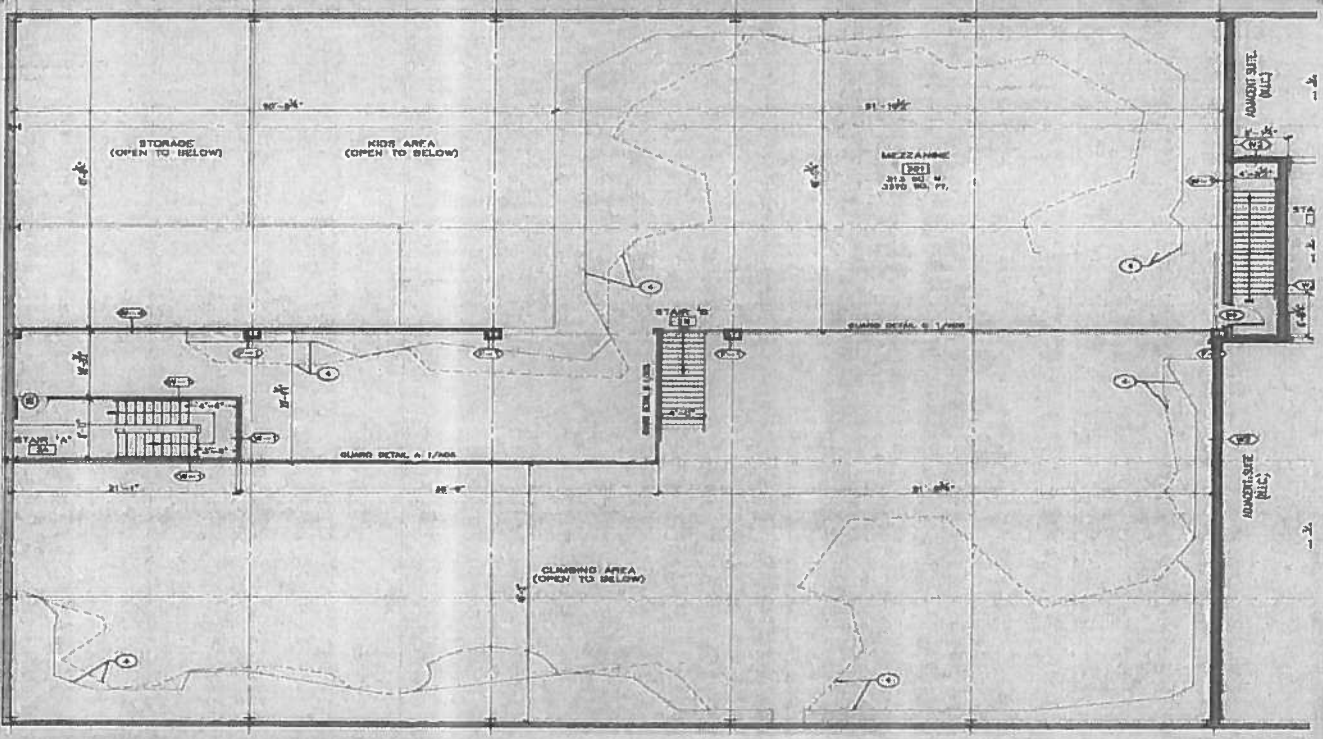
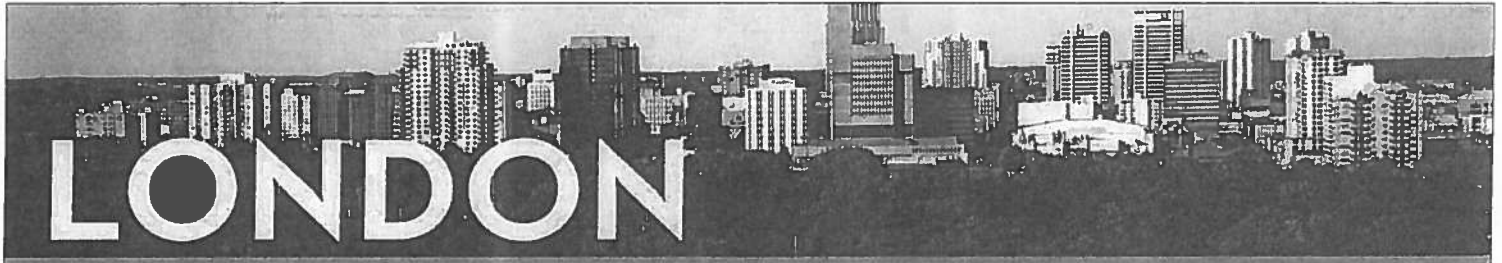

# LONDON

## CONCLUSIONS

- The newly created non-residential floor space is considered as 'development'.
- Considering the grounds of complaint per s.28 of the DC By-law:
  - (a) the amount of development charge was not incorrectly determined
  - (b) no credit was available to be used against the development
  - (c) there was no error made in the application of the By-law
- Mezzanine floor areas have consistently been included in the determination of the total non-residential floor space when calculating DC amounts due.

**Staff respectfully requests the complaint be DISMISSED.**





New mezzanine floor space





# MEMO

**DATE:** September 27, 2017

**TO:** Mayor and Members of Municipal Council

**FROM:** Cathy Saunders, City Clerk

**RE:** **Clause 6 – 26th Report of the Corporate Services Committee – Council Policy – Policy for the Use of City of London Resources for Municipal Election Purposes**

At the September 26, 2017 Corporate Services Committee meeting, the City Clerk was asked to further review the proposed Council Policy regarding the use of corporate resources during an election period, specifically as it relates to the time period in which the Policy would be in effect and to provide further clarity in section 5 of the proposed Policy as to the activities would be permitted during the time period in which the Policy is in effect.

The City Clerk has reviewed the proposed draft Policy and recommends that the revised draft Policy attached as Appendix “A” be considered by Municipal Council for adoption. The following summarizes the proposed revisions to the draft Policy that was presented to the Corporate Services Committee.

1. Delete the term and definition entitled “Election Period” and instead have the Policy apply at any time.
2. Amend section 5 as follows:

No ~~Council Member~~ **individual** shall distribute, in print or electronic form, material paid for by the City that illustrates, references, promotes, profiles or otherwise relays, information about an individual that **may directly or indirectly benefit a municipal campaign**. ~~is, or will be a registered candidate in an election, with the exception of official reports and/or minutes of City Council and Standing Committee meetings.~~ **This does not limit a Member of Council from communication with constituents on matters that are relevant to the business of the City and fall within the fiduciary responsibility of the Member of Council, providing that these do not promote the personal interests of a Member of Council.**

Section 5, as revised, would read as follows:

“No individual shall distribute, in print or electronic form, material paid for by the City that illustrates, references, promotes, profiles or otherwise relays information about an individual that may directly or indirectly benefit a municipal election campaign. This does not limit a Member of Council from communicating with constituents on matters of interest that are relevant to the business of the City and fall within the fiduciary responsibility of the Member of Council, providing that these do not promote the personal interests of a Member of Council.”

3. Amend by adding the following new section 6:
  - “6. No individual shall host a town hall or ward meeting that would directly or indirectly benefit a municipal election campaign. Rather, town hall or ward meetings shall be focused on the interests of the constituency regarding City business.”

**REVISED****APPENDIX "A"**

Bill No.  
2017

By-law No. CPOL.-

A by-law to revoke and repeal Council policy entitled "Use of Corporate Resources During a Municipal Election Year" and replace it with a new Council policy entitled "Policy for the Use of City of London Resources for Municipal Election Purposes".

WHEREAS section 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 the Council of The Corporation of the City of London wishes to revoke and repeal Council policy entitled "Use of Corporate Resources During a Municipal Election Year" and replace with a new policy entitled "Policy for the Use of City of London Resources for Municipal Election Purposes";

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

1. Any policy of The Corporation of the City of London approved, adopted, or amended by Municipal Council on a day prior to the day this by-law is in force and effect, pertaining to Use of Corporate Resources During a Municipal Election Year is hereby revoked.
2. Any by-law of The Corporation of the City of London in force and effect on a day prior to the day this by-law is in force and effect, which approves, amends or adopts a Council policy pertaining to the Use of Corporate Resources During a Municipal Election Year is hereby repealed.
3. The policy entitled "Policy for the Use of City of London Resources for Municipal Elections Purposes", attached hereto as Appendix "A", is hereby adopted.
4. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on October 3, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 3, 2017  
Second Reading – October 3, 2017  
Third Reading – October 3, 2017

## Appendix “A”

### Policy to Restrict the Use of City of London Resources for Municipal Election Purposes

#### Purpose:

To clarify the restrictions pertaining to the use of City of London resources for directly or indirectly benefitting a municipal election campaign.

#### Definitions:

For the purposes of this policy,

“Campaign-related activities” shall mean any activities that may directly or indirectly benefit a municipal election campaign.

“City” shall mean The Corporation of the City of London

“City resources” shall include, but not be limited to City employees, events organized or funded solely or jointly by the City, City facilities, City funds, City information and City infrastructure

#### Application:

This policy applies to the use of City resources by any party in a manner that would directly or indirectly benefit a municipal election campaign.

#### Policy:

1. Without exception, all parties shall adhere to the applicable provisions of the *Municipal Elections Act, 1996*, as amended, the Declaration of Office for Members of Council, the Code of Conduct for Members of Council and the Code of Conduct for Employees, regarding the use of City resources.
2. City resources, assets and funding that shall not be used by any party to directly or indirectly benefit a municipal election campaign include, but are not limited to:
  - City staff
  - City property, facilities and/or equipment, except in those cases where use of the property, facilities and/or equipment are rented in accordance with City procedures applicable to the general public and/or use of the property, facilities and/or equipment is permitted under other legislation (e.g. Election Sign By-law, etc.)
  - City funds
  - Print or electronic materials paid for by the City promoting an individual
  - Any photos or videos produced by the City, including electronic images and videos
  - City mail room supplies and services
  - City print room supplies and services
  - City technical services and equipment (e.g. computers, laptops, mobile devices and applications such as voice mail, e-mail, Internet and Intranet, City web pages and domains, etc.)
  - City brand (e.g. logos, crest, etc.)
  - Lists and files produced using City resources, with the exception of lists produced for election purposes in accordance with the *Municipal Elections Act, 1996* (e.g. Voters List).
3. City staff shall not canvass or actively work in support of a municipal candidate during business hours unless they are on paid or unpaid leave.
4. Campaign-related signs or materials shall not be displayed at or in City-owned or leased facilities, unless otherwise permitted by legislation, and, where permitted for display, shall comply with the provisions of the Election Sign By-law.
5. No individual shall distribute, in print or electronic form, material paid for by the City that illustrates, references, promotes, profiles or otherwise relays information about an individual that may directly or indirectly benefit a municipal election campaign. This does not limit a Member of Council from communicating with constituents on matters of interest that are relevant to the business of the City and fall within the fiduciary responsibility of

the Member of Council, providing that these do not promote the personal interests of a Member of Council.

6. No individual shall host a town hall or ward meeting that would directly or indirectly benefit a municipal election campaign. Rather, town hall or ward meetings shall be focused on the interests of the constituency regarding City business.
7. Nothing in this Policy is intended to prohibit a Member of Council from performing their job as an elected representative to represent the interests of their constituents regarding City business, during their period of office.

**From:** Faron Benoit <[faron@iheartbeer.ca](mailto:faron@iheartbeer.ca)>  
**Date:** October 7, 2017 at 3:53:04 PM EDT  
**To:** "Saunders, Cathy" <[csaunder@london.ca](mailto:csaunder@london.ca)>  
**Subject:** **Re: Event of Municipal Significance**

I am seeking my event to be deemed of municipal significance from the city of London.

Here are the details requested for my event:

**The name of the Event:** London I Heart Beer Holiday Festival  
**The exact address or location of the Event:** London Convention Centre  
**The purpose of the Event;** It's a Holiday drink festival promoting local beer, cider and spirits.  
**The date(s) of the Event;** Saturday November 25th, 2017  
**The times the Event begins and ends;** 2pm to 10pm

Cheers

**Faron Benoit**  
Owner, I Heart Beer Limited  
W: [iHeartBeer.ca](http://iHeartBeer.ca)  
E: [faron@iHeartBeer.ca](mailto:faron@iHeartBeer.ca)



## DEFERRED MATTERS

CORPORATE SERVICES COMMITTEE  
(as of October 11, 2017)

Page 1

FILE No.	SUBJECT	REQUEST DATE/ CLAUSE NO.	REQUESTED/ EXPECTED REPLY DATE	PERSON RESPONSIBLE	STATUS
1.1	That the General Manager of Environmental and Engineering Services and City Engineer BE REQUESTED to review and report back with respect to what steps can be taken to ensure that privately-owned and operated parking lots are effective partners in promoting visitors to the Downtown by ensuring their parking rates and fines achieve a reasonable balance between their business considerations and the ability of visitors to the Downtown to pay those rates and fines, so as to maximize visitors to the Downtown and thereby benefit all stakeholders, including the operators and owners of private parking lots.	2011/03/21 8/8/FAC	4th Quarter 2017	G. Kotsifas	In progress. Managing Director, Development and Compliance Services and Chief Building Official is taking the lead.
1.2	The City Clerk to liaise with the LYAC and other stakeholders to establish an award that recognizes local youth.	2015/03/10 14/8/CSC	4th Quarter 2017	C. Saunders	In progress.
1.3	The City Clerk be requested to report back to CSC with required changes to Council Policy 5(16) General Policy for Advisory Committees to reflect the implementation of the use of a ranked voting system for boards, commissions and advisory committees.  That Councillor J. Morgan BE REQUESTED to report back, in conjunction with the City Clerk, on alternative options for counting ranked ballots which would incorporate technology to assist in the tabulating process, particularly when there are multiple vacancies to fill.	2015/07/28 4/20/SPPC  2015/09/01 12/20/CSC	4th Quarter 2017	C. Saunders/ J. Morgan	In progress. Options currently being reviewed and tested to see if they meet corporate needs in terms of functionality and security.
1.4	That the Municipal Council resolution dated April 15, 2015 regarding a process for reviewing Council policies; reporting of expenditures that the Civic Administration has been delegated authority to approve; potential methods for enhancing public participation at public participation meetings, including the use of social media; and expanded utilization of the electronic agenda and voting system, including use of the data generated by the system BE REFERRED to the appropriate Members of the Civic Administration, for review and report back, with the understanding that the Civic Administration's review of these various matters will incorporate input from Members of Council who have raised these potential improvements, as well as input from other Council Members who may also have input to offer on these matters.	2015/05/19 12/13/CSC	4th Quarter 2017	M. Hayward	In progress.

## DEFERRED MATTERS

CORPORATE SERVICES COMMITTEE  
(as of October 11, 2017)

Page 2

FILE No.	SUBJECT	REQUEST DATE/ CLAUSE NO.	REQUESTED/ EXPECTED REPLY DATE	PERSON RESPONSIBLE	STATUS
1.5	Report back one-year after the Integrity Commissioner is in place regarding the advisability of appointing an Ombudsman and Lobbyist Registry for the City of London.	2015/10/06 8a)i)/23/CSC	4th Quarter 2017	Integrity Commissioner	Consultation under way.
1.6	Civic Admin BE REQUESTED to scope out the potential parameters for a comprehensive review of the Advisory Committee structure and report back to the appropriate Standing Committee in order for Municipal Council make an informed decision with respect to next steps.	2015/11/10 8/25/CSC	4th Quarter 2017	C. Saunders	A number of advisory committees have requested adjustments to their terms of reference and consultation is under way with respect to a further comprehensive review.
1.7	Provisions of child minding services for the public at ppm's related to Standing Committees:  b) the Civic Administration BE AUTHORIZED to undertake a Request for Proposal process to seek proposals from Third Party Service Providers for the provision of child minding services for the public at public participation meetings of Municipal Council Standing Committees with the proposals providing the costs and associated protocols for a 12-month "pilot project", commencing upon the selection of a preferred Proponent; c) the Civic Administration BE REQUESTED to canvass the Advisory Committees to determine the need for child minding services for Advisory Committees; and d) upon the completion of b) above, the Civic Administration BE DIRECTED to report back at a future meeting of the Corporate Services Committee with detailed costs, operating protocols and a recommended Purchase of Service Agreement, as well as information pertaining to c), above.	2016/03/23 11/8/CSC	4th Quarter 2017	L. Livingstone C. Saunders	In progress. Continuing to reach out to service providers as a result of unsuccessful RFP process.
1.8	Council Procedure By-law: b) the City Clerk BE REQUESTED to report back on an annual basis with respect to what changes might be in order to ensure the Council Procedure By-law continues to meet the needs of the Municipal Council.	2016/05/31 7/13/CSC	4th Quarter 2017	C. Saunders	

## DEFERRED MATTERS

CORPORATE SERVICES COMMITTEE  
(as of October 11, 2017)

Page 3

FILE No.	SUBJECT	REQUEST DATE/ CLAUSE NO.	REQUESTED/ EXPECTED REPLY DATE	PERSON RESPONSIBLE	STATUS
1.9	That the City Clerk BE DIRECTED to report back with the necessary proposed amendments to the Terms of Reference for the Advisory Committee on the Environment and the Diversity, Inclusion and Anti-Oppression Advisory Committee in order to permit two non-voting student representatives, one from each of the University Students' Council, Western University and the Fanshawe Students' Union, should both of those entities be interested in putting forward nominees from their respective organizations.	2016/11/08 18/26/CSC	4th Quarter 2017	C. Saunders	To be reported upon on conjunction with 1.6.
1.10	Sale of Major Assets Policy: c) City Treasurer BE DIRECTED to report back annually with respect to the dispositions(s) of surplus lands/assets, including details of the proceeds and allocations of said proceeds.	2017/03/21 5/12/CSC	May 2018	A.L. Barbon	
1.11	Property Taxation for 2017 d) Civic Admin BE DIRECTED to bring forward a proposed by-law for introduction and enactment at a future meeting of the Municipal Council to exclude vacant land from the capping phase-out eligibility criteria where all properties must be within 50% of CVA level taxes; e) Civic Admin BE DIRECTED to bring forward a proposed by-law for introduction and enactment at a future meeting of the Municipal Council to limit capping protection only to reassessment related changes prior to 2017 and that reassessment changes in capped classes beginning in 2017 would not be subject to the cap;	2017/05/02 2/17/CSC	November 2017	A.L. Barbon	
1.12	Workplace diversity and inclusion activities: b) Civic Admin BE DIRECTED to initiate an on-going process of data collection (metrics) for new hires at the City of London, by means of voluntary self-disclosure to assist with the collection of demographic information within the Corporation workforce, with the information to be reported out quarterly; it being noted that this process is expected to be similar to the process currently utilized by the London Police Services;	2017/05/16 4/18/CSC	4th Quarter 2017	B. Coxhead	

## DEFERRED MATTERS

CORPORATE SERVICES COMMITTEE  
(as of October 11, 2017)

Page 4

FILE No.	SUBJECT	REQUEST DATE/ CLAUSE NO.	REQUESTED/ EXPECTED REPLY DATE	PERSON RESPONSIBLE	STATUS
1.13	Civic Admin BE REQUESTED to review and report back on how the Procurement of Goods & Services Policy and the current purchasing practices could be improved to reduce barriers that new businesses, small businesses and business owned and/or operated by first-time business owners in our community face in accessing and understanding the City's procurement process.	2017/08/22 2/23/CSC	4th Quarter 2017	A. L. Barbon	
1.14	Cycling Advisory Committee: b) Civic Admin BE REQUESTED to explore recognition opportunities for Mr. H. Ketellars' contributions in the area of cycling and report back to the appropriate Standing Committee with what options might be available to the City.	2017/08/22 3/23/CSC	4th Quarter 2017	K. Scherr / C. Saunders	
1.15	Civic Admin BE DIRECTED to prepare a council policy to confirm the prohibition of activities of organizations whose ideologies are contrary to the City of London in civic spaces and/or city-owned facilities and spaces.	2017/08/22 Emergent Motion	4th Quarter 2017	B. Card	
1.16	Increase the participation of women from diverse communities in municipal decision making processes: b) City Manager and City Clerk BE DIRECTED to review and report back, prior to the tabling of the 2018 Budget, with an implementation plan to action the recommendations identified in the report, including information with respect to required resources and budget for the implementation;	2017/09/05	4th Quarter 2017	M. Hayward/ C. Saunders	
1.17	The proposed by-law attached to the staff report dated September 12, 2017 BE REFERRED back to the City Clerk to report back with a revised proposed by-law that incorporates the following: a) provision for election signs to be put up on private property within the candidate's electoral ward as early as the start of the campaign period, but not on public property any earlier than Nomination Day; b) amendments to proposed clauses 2.4 and 2.5 so that they now read as follows: "2.4 No person shall Place or permit to be placed an Election Sign outside of the Electoral District where the Candidate is	2017/09/19	4th Quarter 2017	C. Saunders	

## DEFERRED MATTERS

CORPORATE SERVICES COMMITTEE  
(as of October 11, 2017)

FILE No.	SUBJECT	REQUEST DATE/ CLAUSE NO.	REQUESTED/ EXPECTED REPLY DATE	PERSON RESPONSIBLE	STATUS
	<p>running for office. 2.5 Section 2.4 does not apply to an Election Sign within 50 metres of any Electoral District that is adjacent to the Electoral District where the Candidate is running for office.”; and c) addition of the following definitions: “Electoral District” means a geographic area represented by a Member of Municipal Council, Member of School Board, Member of Provincial Parliament in the Legislative Assembly of Ontario, and Member of Federal Parliament in the House of Commons. “Nomination Day” means the deadline to file a nomination with the City Clerk under the Municipal Elections Act, 1996; “Writ of Election” means the date as defined in the Canada Elections Act and the Elections Act (Ontario).</p>				
1.18	b) The Civic Admin BE DIRECTED to move to an annual review and report on employee absenteeism.	2017/10/03	4th Quarter 2018	B. Coxhead	Completed for 2017
1.19	Council Policy entitled “Use of Corporate Resources During a Municipal Election Year” be referred back to the Corporate Services Committee for additional discussion and consideration.	2017/10/03 6/26/CSC	4th Quarter 2017	C. Saunders	