

Agenda

Corporate Services Committee

5th Meeting of the Corporate Services Committee

February 5, 2019, 12:30 PM

Council Chambers

Members

Councillors J. Morgan (Chair), J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier,
Mayor E. Holder

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Pages

1. **Disclosures of Pecuniary Interest**
2. **Consent**
 - 2.1 RFP-18-40 Licensed Refrigeration Services Provider Irregular Result 2
 - 2.2 Provincial Dedicated Gas Tax Funds for Public Transportation Program 2018/2019 4
3. **Scheduled Items**
 - 3.1 Not to be heard before 12:30 PM - Apportionment of Taxes 10
4. **Items for Direction**
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5. **Deferred Matters/Additional Business**
6. **Confidential (Enclosed for Members only.)**
 - 6.1 12:45 PM - Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual, including communications necessary for that purpose, as it relates to interviews for Eldon House Board of Directors.
 - 6.2 Land Acquisition/Solicitor-Client Privileged Advice

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.
7. **Adjournment**

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON FEBRUARY 5, 2019
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	RFP18-40 LICENSED REFRIGERATION SERVICES PROVIDER IRREGULAR RESULT

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions **BE TAKEN** with respect to the selection of a Licensed Refrigeration Services Provider:

- (a) The proposal submitted by CIMCO Refrigeration, 651 Wilton Grove Road, London ON N6N 1N7 for the provision of refrigeration services in accordance RFP18-40 Licensed Refrigeration Services Provider, at a total estimated annual cost of \$189,693.66 excluding HST, **BE ACCEPTED**; it being noted that the bid submitted by CIMCO Refrigeration was an irregular result (only one bid received);
- (b) The Civic Administration **BE AUTHORIZED** to undertake all administrative acts that are necessary in connection with this contract; and
- (c) The approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract, having a purchase order, or contract record relating to the subject matter of this approval.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

Purpose

The purpose of this report is to seek approval from Committee and Council to award a contract for the provision of licensed refrigeration maintenance service as part of the ongoing facility maintenance program that the Facilities Division manages and which includes the City's artificial ice skating surface refrigeration plants. The Service Provider will provide all labour, materials, tools, equipment, transportation and supervision necessary to repair and service refrigeration systems on a regular, as required and emergency basis.

Purchasing Process

A formal Request for Proposal (RFP) closed on Wednesday October 24, 2018 and one (1) submission was received from CIMCO Refrigeration. In accordance with section 19.4 of the Procurement of Goods and Services Policy, it was decided that the bid should be considered and the submission should be opened and evaluated. The proposal was evaluated by a team with representation from Parks & Recreation Operations and Facilities Maintenance & Operations, with the assistance of Purchasing and Supply. The submission was evaluated as follows:

Criteria:

- Specific Requirements (Insurance, WSIB)
- Technical Requirements
- Financial Evaluation

Discussion

The City’s Facilities Division is responsible for the maintenance of ten (10) indoor arenas, and three (3) outdoor skating venues. Indoor arenas consist of three (3) single pad facilities, six (6) double pad facilities, and one (1) triple pad facility. Outdoor venues consist of Victoria Park and Covent Garden Market Skating pad, as well as the skating trail at Storybook Gardens.

Regulatory maintenance of refrigeration plants is outlined in a series of applicable standards. The Canadian Standards Association (CSA) and the Technical Standards Safety Act (TSSA) regulations define minimum requirements for inspection and maintenance as well as the design, construction and installation of mechanical refrigeration systems.

The City’s arenas are equipped with a variety of refrigeration equipment which use ammonia as the refrigerant. The characteristics of the refrigeration plants including their refrigerant type, cooling capacities and operating pressures are such that the TSSA requires that regular maintenance by specially licensed tradespeople be performed in order to ensure reliable, safe and efficient operation for the public and employees.

The service scope of this contract includes the provision of repair, troubleshooting and installation services of various refrigeration equipment, components, rink controllers as well as a variety of preventative and predictive maintenance items to be performed on an annual basis.

The contract term is for a period of three years with an option to renew the contract for an additional two, single year periods. CIMCO Refrigeration is an established provider of licensed refrigeration services and has provided satisfactory services to the City in the past. CIMCO Refrigeration submission does meet all of the City’s RFP criteria and can be awarded under section 8.10 of the Procurement of Goods and Services Policy as an Irregular Result.

Financial Impact

The estimated annual cost identified in CIMCO Refrigeration’s proposal fits within the existing operating budget earmarked for this type of service, therefore there are no additional financial impacts.

Conclusion

The ongoing maintenance of the City’s artificial ice surface refrigeration plants is important to their safe, reliable and efficient operation. The provision of licensed refrigeration service proposal from CIMCO Refrigeration in response to RFP18-40 was the only submission received, however it meets all of the City’s requirements and its estimated annual value fits within the existing operating budget.

Acknowledgements

This report was prepared by Val Morgado, Facilities and John Stevely, Purchasing & Supply.

SUBMITTED BY:	CONCURRED BY:
VAL MORGADO, MANAGER, FACILITIES MAINTENANCE & OPERATIONS	TIM WELLHAUSER, C.I.M. DIVISION MANAGER, FACILITIES
CONCURRED BY:	RECOMMENDED BY:
IAN B COLLINS, CPA, CMA DIRECTOR, FINANCIAL SERVICES	ANNA LISA BARBON, CPA, CGA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER

CC: John Freeman, Manager of Purchasing and Supply

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON FEBRUARY 5, 2019
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	PROVINCIAL DEDICATED GAS TAX FUNDS FOR PUBLIC TRANSPORTATION PROGRAM 2018/2019

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the attached proposed by-law (Appendix “A”) **BE INTRODUCED** at the Municipal Council meeting on February 12, 2019 to authorize the Mayor and the City Treasurer/Chief Financial Officer to execute a Letter of Agreement between the Province of Ontario and the City of London with respect to the Dedicated Gas Tax Funds for the Public Transportation Program.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Provincial Dedicated Gas Tax Funds for Public Transportation
(Corporate Services Committee — January 9, 2018)
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=38692>

Provincial Dedicated Gas Tax Funds for Public Transportation
(Corporate Services Committee — January 10, 2017)
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=29066>

LINK TO 2015-2019 STRATEGIC PLAN

Council’s 2015-2019 Strategic Plan for the City of London prioritizes ‘Building a Sustainable City’ as a key area of focus, under which investing in ‘robust infrastructure’ and ‘convenient and connected mobility choices’ are identified as individual strategies. Provincial investments supporting infrastructure in London represent important contributions to improving the quality of life of all Londoners.

BACKGROUND

In 2004, the Province of Ontario announced its Dedicated Gas Tax Funds for Public Transportation Program (Provincial Gas Tax). The Program provides municipalities with two cents per litre of provincial gas tax revenues. This funding was made permanent in 2013. In 2017, the Province committed to increase funding to 2.5 cents per litre in 2019–20, 3 cents per litre in 2020–21 and 4 cents per litre in 2021–22.

The Province prescribes that dedicated gas tax funds are to be used for the following purposes:

- Public transportation capital expenditures that promote increased transit ridership, and are above a municipality's baseline spending;
- Public transportation operating expenditures that are above a municipality's baseline spending;
- Capital expenditures for the replacement of any public transportation vehicles that are above a municipality's baseline spending;
- Capital expenditures that provide improvements to public transportation security and passenger safety, and are above a municipality's baseline spending; and,
- Expenditures for major refurbishment of any fully accessible, or to be made fully accessible, public transportation vehicle, with the exception of specialized vehicles used for the transportation of persons with disabilities, and are above a municipality's baseline spending.

All Provincial Gas Tax funding is transferred to the London Transit Commission.

The Minister of Transportation recently confirmed the City of London's allocation of \$10,341,542 for the 2018/2019 Program. This represents a 3% increase over last year's allocation. The City of London is very appreciative of the Province's commitment to the Provincial Gas Tax Program. Annual, predictable, and sustainable funding through programs like the Provincial Gas Tax Program provide the City of London with the certainty required to plan for the diverse needs of Londoners over the long term.

Investments into public transit make it easier for people to travel to and from work, school and appointments, reduces congestion and lowers air pollution. One bus takes up to 40 vehicles off the road and keeps 25 tonnes of greenhouse gas emissions out of the atmosphere each year. Increasing mobility choices for Londoners and visitors provides greater links to economic, social and cultural engagement within our city and beyond.

Each year the attached Letter of Agreement and supporting by-law must be received by the Province before the funds will be released. The purpose of this report is to authorize the Mayor and the City Treasurer to execute the Letter of Agreement between the Province of Ontario and the City of London.

RECOMMENDED BY:
ANNA LISA BARBON, CPA, CGA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER

Attach.

Appendix "A"

Bill No.
2019

By-law No.

A By-law to authorize the execution of a Letter of Agreement for the transfer of Provincial Gas Tax Revenues.

WHEREAS section 5(3) of the Municipal Act, 2001, as amended, provides that a municipal power shall be exercised by by-law:

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

1. The Mayor and Managing Director, Corporate Services and City Treasurer, Chief Financial Officer are hereby authorized to execute a Letter of Agreement for the transfer of Provincial Gas Tax Revenues under the Dedicated Gas Tax Funds for Public Transportation Program between the Province of Ontario and The Corporation of the City of London as outlined in Schedule "A" attached hereto. The Letter of Agreement shall form part of this by-law.
2. This by-law shall come into force and take effect on the day it is passed.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading –

Ministry of
Transportation

Office of the Minister

Ferguson Block, 3rd Floor
77 Wellesley St. West
Toronto ON M7A 1Z8
416 327-9200
www.ontario.ca/transportation

Ministère des
Transports

Bureau du ministre

Édifice Ferguson, 3^e étage
77, rue Wellesley Ouest
Toronto ON M7A 1Z8
416 327-9200
www.ontario.ca/transports



JAN 22 2019

Mayor Ed Holder
City of London
300 Dufferin Avenue, PO Box 5035
London ON N6A 4L9

Dear Mayor Holder:

RE: Dedicated Gas Tax Funds for Public Transportation Program

This Letter of Agreement between the **City of London** (the "Municipality") and Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Transportation for the Province of Ontario, (the "Ministry"), sets out the terms and conditions for the provision and use of dedicated gas tax funds under the Dedicated Gas Tax Funds for Public Transportation Program (the "Program"). Under the Program, the Province of Ontario provides two cents out of the provincial gas tax to municipalities to improve Ontario's transportation network and support economic development in communities for public transportation expenditures.

The Ministry intends to provide dedicated gas tax funds to the Municipality in accordance with the terms and conditions set out in this Letter of Agreement and the enclosed Dedicated Gas Tax Funds for Public Transportation Program 2018/19 Guidelines and Requirements (the "guidelines and requirements").

In consideration of the mutual covenants and agreements contained in this Letter of Agreement and the guidelines and requirements, which the Municipality has reviewed and understands and are hereby incorporated by reference, and other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Ministry and the Municipality agree as follows:

93. To support local public transportation services in the Municipality, the Ministry agrees to provide funding to the Municipality under the Program to a maximum amount of up to **\$10,341,542** ("the "Maximum Funds") in accordance with, and subject to, the terms set out in this Letter of Agreement and, for greater clarity, the guidelines and requirements.

94. Subject to Section 1, the Ministry will, upon receipt of a fully signed copy of this Letter of Agreement and a certified copy of the authorizing municipal by-law(s) and, if applicable, resolution(s) for the Municipality to enter into this Letter of Agreement, provide the Municipality with **\$7,756,157**; and any remaining payment(s) will be provided thereafter.
3. If another municipality authorizes the Municipality to provide local public transportation services on its behalf and authorizes the Municipality to request and receive dedicated gas tax funds for those services also on its behalf, the Municipality will in the by-law(s) and, if applicable, resolution(s) described in section 2 confirm that the Municipality has the authority to provide those services and request and receive those funds.
4. The Municipality agrees that any amount payable under this Letter of Agreement may be subject, at the Ministry's sole discretion, to any other adjustments as set out in the guidelines and requirements.
5. The Municipality will deposit the funds received under this Letter of Agreement in a dedicated gas tax funds reserve account, and use such funds and any related interest only in accordance with the guidelines and requirements.
6. The Municipality will adhere to the reporting and accountability measures set out in the guidelines and requirements, and will provide all requested documents to the Ministry.
7. The Municipality agrees that the funding provided to the Municipality pursuant to this Letter of Agreement represents the full extent of the financial contribution from the Ministry and the Province of Ontario under the Program for the 2018/19 Program year.
8. The Ministry may terminate this Letter of Agreement at any time, without liability, penalty or costs upon giving at least thirty (30) days written notice to the Municipality. If the Ministry terminates this Letter of Agreement, the Ministry may take one or more of the following actions: (a) cancel all further payments of dedicated gas tax funds; (b) demand the payment of any dedicated gas tax funds remaining in the possession or under the control of the Municipality; and (c) determine the reasonable costs for the Municipality to terminate any binding agreement(s) for the acquisition of eligible public transportation services acquired, or to be acquired, with dedicated gas tax funds provided under this Letter of Agreement, and do either or both of the following: (i) permit the Municipality to offset such costs against the amount the Municipality owes pursuant to paragraph 8(b); and (ii) subject to section 1, provide the Municipality with funding to cover, in whole or in part, such costs. The funding may be provided only if there is an appropriation for this purpose, and in no event will the funding result in the Maximum Funding exceeding the amount specified under Section 1.

9. Any provisions which by their nature are intended to survive the termination or expiration of this Letter of Agreement including, without limitation, those related to disposition, accountability, records, audit, inspection, reporting, communication, liability, indemnity, and rights and remedies will survive its termination or expiration.
10. This Letter of Agreement may only be amended by a written agreement duly executed by the Ministry and the Municipality.
11. The Municipality agrees that it will not assign any of its rights or obligations, or both, under this Letter of Agreement.
12. The invalidity or unenforceability of any provision of this Letter of Agreement will not affect the validity or enforceability of any other provision of this Letter of Agreement. Any invalid or unenforceable provision will be deemed to be severed.
13. The term of this Letter of Agreement will commence on the date of the last signature of this Letter of Agreement.
14. The Municipality hereby consents to the execution by the Ministry of this Letter of Agreement by means of an electronic signature.

If the Municipality is satisfied with and accepts the terms and conditions of this Letter of Agreement, please print it, secure the required signatures for it, and then return a fully signed copy, in pdf format, to the following email account:

MTO-PGT@ontario.ca

Sincerely,



Jeff Yurek
Minister of Transportation

I have read and understand the terms of this Letter of Agreement, as set out above, and, by signing below, I am signifying the Municipality's consent to be bound by these terms.

Municipality

Per: _____
Mayor

Date: _____

Per: _____
Chief Financial Officer/Treasurer

Date: _____

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON FEBRUARY 5, 2019
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	APPORTIONMENT OF TAXES

RECOMMENDATION

That on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the taxes on the blocks of land described in the attached Schedules **BE APPORTIONED** as indicated on the Schedules pursuant to Section 356 of the Municipal Act, 2001.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

BACKGROUND

The original blocks of land described in the attached Schedules have been subdivided by Plan of Subdivision or Condominium Plan. The Council has been requested, pursuant to Section 356 of the Municipal Act to direct the proper tax allocation.

The attached Schedules are based upon the relative assessments as determined by the Municipal Property Assessment Corporation. All property owners have been advised in writing of the tax apportionment.

PREPARED BY:	CONCURRED BY:
JIM LOGAN, CPA, CA DIVISION MANAGER TAXATION & REVENUE	IAN COLLINS, CPA, CMA DIRECTOR, FINANCIAL SERVICES
RECOMMENDED BY:	
ANNA LISA BARBON, CPA, CGA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	

TAX DIVISION AGENDA

Council Approval for Division of Taxes under Section 356, Municipal Act 2001

Meeting to be held Tuesday, the 5th day of February, 2019 in the Council Chambers, second floor, City Hall.

ROLL NUMBER	LEGAL DESCRIPTION
3936-020-140-06127	Condo Plan 83 Units 5 & 6 LVL 5 Apt 505 and 506
3936-060-080-12100	Plan 391 Pt Lot 14 S/S Euclid
3936-060-290-00200	Plan 419 Pt Lots 1 to 5 Pt Blk A RP 33R19615 2 to 7 and 11
3936-060-570-10400	33R19829
3936-070-240-03600	Con BF Pt Lot 36
3936-090-310-02400	33R19764C/Con 1 S Pt Lot 1
3936-090-450-14800	Con 6 S Pt Lot 13 (33M749)
3936-090-460-13923	Plan 986 Pt Blk H RP 33R14192 Parts 1 and 2

Legal Description

Allocation of Taxes (\$) 2018

Section 356 of the Municipal Act

CONDO PLAN 83 UNITS 5 & 6 LVL 5 APT 505
& 506

**Originating Roll Numbers
020-140-06127**

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided
020-140-06127	440 Central Ave Unit 506	\$158,500	2018	\$2,141.05	\$0.00	\$2,141.05
LUI KEVIN	CONDO PLAN 83 UNITS 5 & 6 LVL 5 APT 505 & 506					
Totals		\$158,500	2018	\$2,141.05	\$0.00	\$2,141.05
Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account
020-140-06127	440 Central Ave Unit 505	\$74,825	2018	\$1,010.75		\$1,010.75
GRANGER MICHAEL JAMES CARL	MCP83 LEVEL 5 UNIT 5					
020-140-06150	440 Central Ave Unit 506	\$83,675	2018	\$1,130.30		\$1,130.30
BEIRNES DENNIS ALLAN DANIELS THERESA IRENE	MCP83 LEVEL 5 UNIT 6					
Totals		\$158,500	2018	\$2,141.05	\$0.00	\$2,141.05

Legal Description
 PLAN 391 PT LOT 14 S/S EUCLID

Allocation of Taxes (\$) 2018

Section 356 of the Municipal Act

Originating Roll Numbers
 060-080-12100

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided
060-080-12100	66 BYRON AVE E	\$433,500	2018	\$5,855.80		\$5,855.80 RT
LANSINK BEREND DOUGLAS	PLAN 391 PT LOT 14 S/S EUCLID					
Totals		\$433,500	2018	\$5,855.80	\$0.00	\$5,855.80
Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account
060-080-12101	66 BYRON AVE E	\$350,741	2018	\$4,737.88		\$4,737.88 RT
LANSINK BEREND DOUGLAS	PLAN 391 PT LOT 14 RP 33R19870 PART 1					
060-080-12102	EUCLID AVE	\$82,759	2018	\$1,117.92		\$1,117.92 RT
LANSINK BEREND DOUGLAS LANSINK DONNA LEE	PLAN 391 PT LOT 14 RP 33R19870 PART 2					
Totals		\$433,500	2018	\$5,855.80	\$0.00	\$5,855.80

Legal Description
 PLAN 419 PT LOTS 1 TO 5 PT BLK A RP
 33R19615 2 TO 7 AND 11

Allocation of Taxes (\$) 2018

Section 356 of the Municipal Act

**Originating Roll Numbers
 060-290-00200**

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided
060-290-00200	11 GRAND AVE	\$446,312	2018	\$6,028.87		\$6,028.87 RT
CAMMAERT ANDREW JAMES CAMMAERT HEATHER CHRISTINE	PLAN 419 PT LOTS 1 TO 5 PT BLK A RP 33R19615 2 TO 7 AND 11					
Totals		\$446,312	2018	\$6,028.87	\$0.00	\$6,028.87
Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account
060-290-00205		\$336,552	2018	\$4,546.21		\$4,546.21 RT
STRONG DAWN MARIE ELIZABETH TURNBULL MAX MCCULLAUGH	PLAN 419 PT LOTS 1 TO 3 PT BLK A RP 33R19615 5 TO 7 11					
060-290-00210		\$109,760	2018	\$1,482.66		\$1,482.66 RT
CAMMAERT ANDREW JAMES CAMMAERT HEATHER CHRISTINE	PLAN 419 PT LOTS 3 TO 5 RP 19615 PARTS 2 TO 4					
Totals		\$446,312	2018	\$6,028.87	\$0.00	\$6,028.87

Originating Roll Numbers
060-570-10400, 060-570-10507, 060-570-10508, 060-570-10509

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided
060-570-10400	191 COMMISSIONERS RD E	\$268,272	2018	\$3,623.87	\$0.00	\$3,623.87 RT
HIGHLAND GREEN WEST BLOCK INC	CON 1 PT LOT 28 RP 33R14520 PT PART 1					
060-570-10507	128 CARNEGIE LANE	\$124,619	2018	\$1,683.37	\$1,683.37	\$0.00 RT
BALASSONE ALFONSO ANTHONY BALASSONE LUCIA	PLAN 33M718 LOT 2					
060-570-10508	134 CARNEGIE LANE	\$116,891	2018	\$1,578.98	\$1,578.98	\$0.00 RT
DEBENEDICTIS JOHN DEBENEDICTIS GLORIA	PLAN 33M718 LOT 3					
060-570-10509	142 CARNEGIE LANE	\$120,755	2018	\$1,631.18	\$1,631.18	\$0.00 RT
947563 ONTARIO LIMITED	PLAN 33M718 LOT 4					
Totals		\$630,537	2018	\$8,517.40	\$4,893.63	\$3,623.87

Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account
060-570-10404	191 COMMISSIONERS RD E	\$89,511	2018	\$1,209.12		\$1,209.12 RT
947563 ONTARIO LIMITED	WESTMINSTER CON 1 PT LOT 28 RP 33R19829 PART 7					
060-570-10405	EDWIN DR	\$55,729	2018	\$752.80		\$752.80 RT
HANNA BAKHOS HANNA MARLENE SLEIMAN	WESTMINSTER CON 1 PT LOT 28 RP 33R19829 PART 6					
060-570-10406	126 EDWIN DR	\$55,729	2018	\$752.80		\$752.80 RT
MARKOVIC DEAN	WESTMINSTER CON 1 PT LOT 28 RP 33R19829 PART 5					
060-570-10407	120 EDWIN DR	\$55,729	2018	\$752.80		\$752.80 RT
LEOPOLD MICHAEL THOMAS WELSH	WESTMINSTER CON 1 PT LOT 28 RP 33R19829 PART 4					
060-570-00102	128 CARNEGIE LANE	\$127,179	2018	\$1,717.96	\$1,683.37	\$34.59 RT
3ALASSONE ALFONSO ANTHONY 3ALASSONE LUCIA	WESTMINSTER CON 1 PT LOT 28 PLAN 33M718 LOT 2 AND RP 33R19829 PART 1					
060-570-00103	134 CARNEGIE LANE	\$121,388	2018	\$1,639.73	\$1,578.98	\$60.75 RT
DEBENEDICTIS JOHN DEBENEDICTIS GLORIA	WESTMINSTER CON 1 PT LOT 28 PLAN 33M718 LOT 3 AND RP 33R19829 PART 2					
060-570-00104	142 CARNEGIE LANE	\$125,272	2018	\$1,692.20	\$1,631.18	\$61.02 RT
947563 ONTARIO LIMITED	WESTMINSTER CON 1 PT LOT 28 PLAN 33M718 LOT 4 AND RP 33R19829 PART 3					
Totals		\$630,537	2018	\$8,517.40	\$4,893.63	\$3,623.87

Originating Roll Numbers
070-240-03600 and 070-240-03500

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided
070-240-03600	414 OLD WONDERLAND RD	\$428,000	2018	\$5,781.51	\$2,305.19	\$3,476.32
SALMON WILLIAM SIDNEY ESTATE						
070-240-03500	418 OLD WONDERLAND RD	\$261,500	2018	\$3,532.39	\$3,532.39	\$0.00
FOUR FOURTEEN INC						
Totals		\$689,500	2018	\$9,313.90	\$5,837.58	\$3,476.32
Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account
070-240-03602	OLD WONDERLAND RD	\$228,395	2018	\$3,085.20	\$0.00	\$3,085.20
SIFTON PROPERTIES LTD						
070-240-00101	414-418 WONDERLAND RD	\$461,105	2018	\$6,228.69	\$5,837.58	\$391.11
FOUR FOURTEEN INC						
Totals		\$689,500	2018	\$9,313.90	\$5,837.58	\$3,476.32

Originating Roll Numbers
090-310-02400, 090-310-01000, 090-310-01100, 090-310-01300

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided	
090-310-02400	2248 DUNDAS ST	\$142,800	2017	\$299.25	\$2,970.73	\$390.88	FT
		\$225,100	2017	\$3,062.36			RT
PHE-NAZ HOLDINGS INC	CON 1 S PT LOT 1 & RP33R4960 PTS 1 & 2						
090-310-01000	1434 CRUMLIN SD RD	\$181,000	2017	\$2,462.40	\$2,462.40	\$0.00	RT
DACHELLE HOLDINGS CORPORATION	CON 1 S PT LOT 1						
090-310-01100	1420 CRUMLIN SD RD	\$317,500	2017	\$11,727.87	\$11,727.87	\$0.00	IT
DACHELLE HOLDINGS CORPORATION	CON 1 S PT LOT 1						
090-310-01300	1412 CRUMLIN SD RD	\$170,500	2017	\$2,319.56	\$2,319.56	\$0.00	RT
DACHELLE HOLDINGS CORPORATION	CON 1 S PT LOT 1						
Totals		\$1,036,900	2017	\$19,871.44	\$19,480.56	\$390.88	
Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account	
090-310-02413	2448 DUNDAS ST	\$95,400	2017	\$199.92	\$2,970.73	\$291.55	FT
		\$225,100	2017	\$3,062.36			RT
PHE-NAZ HOLDINGS INC	WEST NISSOURI CON 1 PT LOT 1 RP 33R19764 PARTS 4 6 8 AND 10						
090-310-01200	1412-1434 CRUMLIN SD RD	\$47,400	2017	\$99.33	\$16,509.83	\$99.33	FT
		\$317,500	2017	\$11,727.87			IT
		\$351,500	2017	\$4,781.96			RT
DACHELLE HOLDINGS CORPORATION	WEST NISSOURI CON 1 PT LOT 1 RP 33R19764 PARTS 2 3 AND 9						
Totals		\$1,036,900	2017	\$19,871.44	\$19,480.56	\$390.88	

Originating Roll Numbers
090-310-02400, 090-310-01000, 090-310-01100, 090-310-01300

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided	
090-310-02400	2248 DUNDAS ST	\$213,900	2018	\$2,889.40	\$0.00	\$5,930.10	RT
		\$225,100	2018	\$3,040.69			RT
PHE-NAZ HOLDINGS INC	CON 1 S PT LOT 1 & RP33R4960 PTS 1 & 2						
090-310-01000	1434 CRUMLIN SD RD	\$190,000	2018	\$2,566.56	\$2,566.56	\$0.00	RT
DACHELLE HOLDINGS CORPORATION	CON 1 S PT LOT 1						
090-310-01100	1420 CRUMLIN SD RD	\$319,000	2018	\$11,544.55	\$11,544.55	\$0.00	IT
DACHELLE HOLDINGS CORPORATION	CON 1 S PT LOT 1						
090-310-01300	1412 CRUMLIN SD RD	\$179,000	2018	\$2,417.97	\$2,417.97	\$0.00	RT
DACHELLE HOLDINGS CORPORATION	CON 1 S PT LOT 1						
Totals		\$1,127,000	2018	\$22,459.17	\$16,529.08	\$5,930.09	

Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account	
090-310-02413	2448 DUNDAS ST	\$142,900	2018	\$1,930.32	\$0.00	\$4,971.01	RT
		\$225,100	2018	\$3,040.69			RT
PHE-NAZ HOLDINGS INC	WEST NISSOURI CON 1 PT LOT 1 RP 33R19764 PARTS 4 6 8 AND 10						
090-310-01200	1412-1434 CRUMLIN SD RD	\$71,000	2018	\$959.08	\$16,529.08	\$959.08	RT
		\$319,000	2018	\$11,544.55			IT
		\$369,000	2018	\$4,984.52			RT
DACHELLE HOLDINGS CORPORATION	WEST NISSOURI CON 1 PT LOT 1 RP 33R19764 PARTS 2 3 AND 9						
Totals		\$1,127,000	2018	\$22,459.17	\$16,529.08	\$5,930.09	

Originating Roll Numbers
090-450-14800

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided	
090-450-14800	660 SUNNINGDALE E	\$637,050	2018	\$1,158.62			FT
		\$501,650	2018	\$6,776.38			RT
		-\$61,673	2018	-\$42.72	\$7,935.00	\$4,189.69	FT
		\$822,750	2018	\$4,232.40			RT
SERGAUTIS PETER	CON 6 S PT LOT 13						
Totals		\$1,899,777	2018	\$12,124.69	\$7,935.00	\$4,189.69	
Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account	
090-450-14802	660 SUNNINGDALE RD E	\$637,050	2018	\$1,158.62			FT
		\$501,650	2018	\$6,776.38	\$7,935.00	-\$42.72	RT
		-\$61,673	2018	-\$42.72			FT
SERGAUTIS PETER	LONDON CON 6 PT LOT 13 RP 33R16565 PT PART 1						
090-450-14804	KLEINBURG DR	\$52,978	2018	\$272.53		\$272.53	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 LOT 1						
090-450-14805	KLEINBURG DR	\$57,506	2018	\$295.82		\$295.82	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 LOT 2						
090-450-14806	KLEINBURG DR	\$61,128	2018	\$314.46		\$314.46	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 LOT 3						
090-450-14807	KLEINBURG DR	\$54,336	2018	\$279.52		\$279.52	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 LOT 4						
090-450-14808	KLEINBURG DR	\$54,336	2018	\$279.52		\$279.52	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 LOT 5						
090-450-14809	KLEINBURG DR	\$54,336	2018	\$279.52		\$279.52	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 LOT 6						
090-450-14810	KLEINBURG DR	\$54,336	2018	\$279.52		\$279.52	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 LOT 7						
090-450-14811	KLEINBURG DR	\$53,884	2018	\$277.19		\$277.19	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 LOT 8						
090-450-14812	KLEINBURG DR	\$379,910	2018	\$1,954.34		\$1,954.34	RT
APPLEWOOD DEVELOPMENTS	PLAN 33M749 BLK 9						
Totals		\$1,899,777	2018	\$12,124.69	\$7,935.00	\$4,189.69	

Legal Description
 PLAN 986 PT BLK H RP 33R14192 PARTS 1
 AND 2

Allocation of Taxes (\$) 2018

Section 356 of the Municipal Act

**Originating Roll Numbers
 090-460-13923**

Originating Roll Numbers	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Amount to be Divided
090-460-13923	1930 BLUE HERON DR	\$259,500	2018	\$11,658.47		\$11,658.47 CT
1749280 ONTARIO INC	PLAN 986 PT BLK H RP 33R14192 PARTS 1 AND 2					
Totals		\$259,500	2018	\$11,658.47	\$0.00	\$11,658.47

Roll Numbers after Division	Property Address and Description	Assessed Values	Year	Taxes	Less Payments/Adjustments	Adjustment to Account
090-460-13926	1930 BLUE HERON DR	\$195,551	2018	\$8,210.56		\$8,210.56 CT
174980 ONTARIO INC	PLAN 986 PT BLK H RP 33R14192 PART 1					
090-460-13927	1920 BLUE HERON DR	\$63,949	2018	\$3,447.91		\$3,447.91 CT
SARATOGA HOMES LTD	PLAN 986 PT BLK H RP 33R14192 PART 2					
Totals		\$259,500	2018	\$11,658.47	\$0.00	\$11,658.47

Date: Friday, January 25, 2019

To: Corporate Services Committee, City of London

From: Board of Directors, London Convention Centre Corporation

Subject: London Convention Centre Investment

Background:

The London Convention Centre, is a 25 year old, City owned asset. For the past 12 years (2006-2017) LCC hosted events have annually generated \$13-\$20 million in direct spend for the London economy. The London Convention Centre has operated directing all annual City funding to reserves including the LCC capital reserve held by the City. Additionally, the London Convention Centre has contributed \$1,199,103 in operational surpluses to the LCC capital reserve held by the City.

In 2012, a study of the physical property was completed with the following recommendations identified:

In a study completed for the LCC in 2012, by HLT Advisory and LMN Architecture, consultants noted that “the LCC is beginning to show some signs of deferred maintenance. The facility requires capital investment to support the current level of operations ...” The LCC study further indicates, “the primary exhibit hall (i.e. the Ballroom) is sufficiently large to accommodate current and anticipated market demand, suggesting the LCC footprint is generally adequate. However, while current demand levels do not support additional exhibition/ballroom space, the venue is almost certainly not reaching existing potential as a result of:

- Inadequate crush space outside the Ballroom that limits the ability of event organizers to stage attendees in this area prior to entering the ballroom
- Configuration of the Ballroom and location of the kitchen which prevents use of the entire ballroom when subdivided
- Lack of signature space (a “wow” space) for high-impact events; and
- Limited flexibility for medium-sized breakout sessions

To remain competitive, the HLT Advisory/LMN Architectural study suggested the following: *LCC management could capitalize on more efficient use of existing space with modest reconfiguration/renovation which could address concerns of:*

1. *Insufficient crush space on ballroom level (2nd floor)*
2. *Location of washrooms (currently all in the east and north corridors)*
3. *Insufficient and inflexible meeting space on ground level (boardrooms, theatre, salons)*
4. *No “signature” space (high end quality space)*

5. *Limited arrival appeal from Doubletree by Hilton (north entrance)*
6. *Sound proofing partitions less than adequate (between salons)*
7. *General updating required given age of building (20 year old facility)*

Subsequent to receiving this report, the LCC Board established a two phased approach to address the identified challenges. Phase one of the 1st floor was completed in September 2016 which included the renovation and refurbishment of the 1st floor: theatre was converted to a divisible flat, flexible meeting room; boardrooms and offices were converted to open, flexible meeting space; salons and public foyers were updated to complement the renovated space; new hearing assistance and signage technology was added. Phase one was a \$5 million refurbishment supported by \$715,000 from the Federal Government infrastructure program. Annual capital funding received from the City was applied to phase one. The remaining funds came from the LCC capital reserve and a LCC loan of \$1.965 million from the City of London. Loan payments are made annually (2017-2026). Phase one did not include upgrades to the finishes of the 2nd floor.

The 2nd floor of the LCC has not been upgraded since 2009 when \$1.2MM was spent to partially update this floor. The upgrades in 2009 including new carpet, coloured LED lights in the east foyer, painting, and new fabric on the upper portion of the walls and new wallpaper on the moveable walls. Most hospitality properties upgrade finishes every 7-10 years to remain competitive. A high level cost analysis completed by Nicholson Sheffield Architects to upgrade the entire floor is attached with a high level budget estimate of \$3.85 million. This budget includes: new acoustic wall panels, new carpet, ceiling grid replacement, refinishing all finishes on moveable walls, several new tracks and several new sections of moveable walls, painting throughout the entire floor, new door pulls, decorative wainscoting, and lighting.

This extensive project can be divided into phases to reduce the budget requirement in any given year and manage the project within the available down time. A proposed 2019 budget of \$1.5MM is recommended by LCC Administration and supported by Nicholson Sheffield. Previously, \$1MM was approved by Council and is currently identified in the LCC capital budget for this 2nd floor interior upgrade.

Tourism Infrastructure Reserve Fund

The Tourism Infrastructure Reserve Fund (TIRF) was established in June 2018 for the purpose of funding initiatives/projects that support tourism, including but not limited to the following:

- a. Fund tourism related infrastructure projects;
- b. Finance new projects and improve venue capacity and sustainability in order to strengthen London's ability to attract major tourism related events; and
- c. Leverage private sector and government capital investment to support initiatives that encourage tourism infrastructure development.

The MAT was implemented in the City of London as of October 1, 2018. In the first month of implementation, the MAT generated approximately \$322,000 in gross revenue. After implementation costs and collection fees, the City's share (50%) is approximately \$150,000. Using conservative projections for hotel / motel stays in November and December, it is estimated that the City's share of the 2018 balance of the Tourism Infrastructure Reserve Fund will be in the range of \$340,000 - \$375,000. Conservatively an additional \$1.5-\$1.8 million will be collected annually thereafter.

The London Convention Centre advances the following areas of focus and objectives of the previous Council's Strategic Plan: Growing Our Economy

4. Strategic, collaborative partnerships

- A) Work better together for economic growth: Western Fair District, London Economic Development Corporation, London Hydro, London International Airport, Tourism London, London Convention Centre, Covent Garden Market, London Chamber of Commerce.

Recommendation:

The London Convention has a window of opportunity in the summer months of 2019 to update the 2nd floor. The ballroom and 2nd floor foyer have been placed "off market" to accommodate this renovation which means revenue during this period will be greatly reduced with only the 1st floor available for events. Nicholson Sheffield Architects have been retained for this project to carry the look and feel of the 1st floor renovation to the second of the LCC. A proposed total budget of \$1.5 million would enable much of the proposed work to be accomplished during the scheduled down time for the LCC 2nd floor. The LCC currently has \$1 million approved in the LCC capital reserve for this project and is seeking additional financial support from the City of London Municipal Accommodation Tax of \$500,000 for this 2019 project.

As a City owned asset which needs to be maintained to remain competitive to attract events to the City, and an identified window of opportunity to complete almost half of the proposed work, this ask is logical and reasonable and should be supported by the newly implemented MAT infrastructure fund held by the City of London.

c.c. City of London, Clerk's Office

c.c. Anna Lisa Barbon, Managing Director, Corporate Services and City Treasurer, CFO

London Convention Centre 2nd Floor Renovation
Preliminary Budget Options
December 20, 2018

Item	Budget Allowance
General Scope	
Contingency	\$150,000.00
Record drawings	\$3,700.00
General accounts	\$150,395.00
Bonds and insurance	\$32,500.00
Demolition	\$87,607.00
Miscellaneous metals	\$1,500.00
Rough carpentry	\$20,000.00
Millwork	\$10,000.00
Sprayed fireproofing repairs	\$7,500.00
Firestopping and smoke seals	\$1,000.00
Sealant and caulking	\$1,000.00
M&E cut and patch	\$15,000.00
Total - General	\$480,202.00
Phase 1 Scope	
Ballroom operable partitions	
Replace all stackings (6) and track intersections (6)	\$20,000.00
Replace (7) pass door panels	\$88,000.00
Vinyl over vinyl application on main ballroom partitions	\$146,000.00
Repair Ballroom bulkheads at new track intersections	\$13,550.00
Refurbish Ballroom sliding wall	\$20,000.00
Paint walls and ceilings in Ballroom	\$48,181.00
Replace carpet in Ballroom, South Foyer, East Foyer and on Stairs	\$387,824.00
Replace pulls on Ballroom entrance doors	\$20,000.00
Replace entrance doors at south end of Pedway with wood vinyl wrapped hollow metal doors and fire rated ceramic glass	\$5,300.00
Lighting	
Replace 2nd floor lighting controls	\$60,000.00
Replace downlights in the Ballroom	\$235,000.00
Subtotal	\$1,043,855.00
General Scope - Phase 1	\$161,443.71
Total - Phase 1	\$1,205,298.71
Phase 2 Scope	
Provide acoustic wall panels in Ballroom, to replace fabric panels and to cover drywall above fan	\$819,429.00
Provide metal finish on entrance archways in Ballroom	\$210,000.00
Replace stone wainscoting with porcelain in Ballroom (approx.. 2200sf)	\$61,010.00
Replace stone wainscoting with porcelain in South Foyer and East Foyer. Includes stone on upper	\$144,585.00
Provide acoustic wood ceiling in South Foyer and above East Foyer Stairs, to replace metal	\$100,000.00

London Convention Centre 2nd Floor Renovation

Preliminary Budget Options

December 20, 2018

Item	Budget Allowance
Rework sprinklers for ceiling replacements	\$45,534.00
Paint walls and ceilings in South Foyer and East Foyer	\$48,181.00
Paint walls in Pedway	\$2,250.00
Replace carpet in Pedway	\$5,957.00
Replace acoustic tile ceiling at the Pedway entrance with new tegular acoustic tile ceiling	\$4,066.00
Lighting	
Replace downlights in South Foyer, East Foyer and above Stairs	\$80,000.00
Add accent downlights in the South Foyer and in the 2 nd floor Elevator Lobby	\$50,000.00
Add decorative chandeliers in the South Foyer	\$60,000.00
Add decorative chandelier above the East Foyer Stairs	\$30,000.00
Subtotal	\$1,661,012.00
General Scope - Phase 2	\$256,893.87
Total - Phase 2	\$1,917,905.87
Phase 3 Scope	
Lighting	
Replace cove lighting in the Ballroom and in the 2nd Floor Elevator Lobby with coloured	\$400,000.00
Subtotal	\$400,000.00
General Scope - Phase 3	\$61,864.42
Total - Phase 3	\$461,864.42
Total	\$3,585,069.00