

Agenda

Corporate Services Committee

7th Meeting of the Corporate Services Committee

April 14, 2020, 12:00 PM

Council Chambers

Members

Councillors A. Kayabaga (Chair), M. van Holst, J. Helmer, J. Morgan, A. Hopkins, Mayor E. Holder

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TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON APRIL 14, 2020
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	2020 DEBENTURE ISSUANCE

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer:

- a) Civic Administration **BE AUTHORIZED** to proceed with the issuance of debentures in the capital markets upon favourable market conditions to provide permanent financing for capital works in an amount not to exceed \$36,000,000;
- b) Civic Administration **BE INSTRUCTED** to schedule and convene an appropriately timed special Corporate Services Committee meeting upon successful placement of the City's debt in the capital markets to ensure adequate time for Council approval while adhering to the necessary financial settlement requirements.

LINK TO THE 2019-2023 STRATEGIC PLAN

Council's 2019-2023 Strategic Plan for the City of London identifies "Leading in Public Service" as a strategic areas of focus. Continuing to ensure the strength and sustainability of London's finances and adhering to the City of London's limit on authorized debt are strategies to maintain London's finances in a well-planned manner to balance equity and affordability over the long term. The 2020 Debenture Issuance report ensures that the proper mechanisms are in place to fund major capital projects while supporting intergenerational equity.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Corporate Services Committee, September 24, 2019, Agenda Item 2.2, 2019 Mid- Year Capital Monitoring Report.
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=67215>

Corporate Services Committee, October 8, 2019, Agenda Item 2.1, City of London's Credit Rating.
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=67685>

BACKGROUND

A municipality may issue debt for long-term borrowing to provide financing for capital works. The City issues debentures on projects that are substantially complete. The City reviews project status reports to determine if projects are substantially complete and this analysis along with cash flow requirements, budget constraints and market conditions determine the amount and timing of debentures issued each year. Generally, the City issues debentures through the capital markets using a fiscal agent or through government programs.

A review of approved capital projects indicates that projects meeting the required criteria for long-term debenture financing total \$36,000,000. The details of these projects are listed in **Appendix A**.

Over the past five years, the City has issued a total of approximately \$215.9 million in long-term debt as follows:

Issuance Date	Amount of Issuance(\$)	Term (years)	All in Rate of Borrowing*	Type	Agency
2-Apr-2019	49,380,000	10	2.66%	Serial/Instalment	Capital Markets-CDS&CO
13-Mar-2018	55,000,000	10	2.98%	Serial/Instalment	Capital Markets-CDS&CO
7-Mar-2017	41,000,000	10	2.48%	Serial/Instalment	Capital Markets-CDS&CO
29-Apr-2016	27,000,000	10	2.25%	Amortizer	Government Agency-FCM-GMF
7-Mar-2016	3,048,000	10	2.30%	Serial/Instalment	Capital Markets-CDS&CO
	30,048,000				
16-Mar-2015	40,500,000	10	1.87%	Serial/Instalment	Capital Markets-CDS&CO
Total	215,928,000				

*All-in rate includes fees
CDS& CO- nominee of CDS Clearing and Depository Services Inc
FCM-GMF- Federation of Canadian Municipalities-Green Municipal Fund

As part of the debenture issuance process, the City's fiscal agents provide recommendations on the form and timing of the issuance. The three main types of debenture issuances are:

1. Serial debentures - debt instrument that matures in installments over a period of time. In effect, a \$100,000, 5-year serial debenture would mature in approximate equal amounts of \$20,000 annually with unique coupon rates for each year.
2. Amortizing debentures - debt instrument where the principal is paid down over the life of the debenture according to an amortization schedule, typically through equal payments and one coupon rate.
3. Bullet debentures - debt instruments whose entire principal value is paid all at once on the maturity date, as opposed to periodic principal payments over the life of the debenture. These types of debentures are best suited for municipalities issuing greater than \$100 million and are structured so that a sinking fund is established to cover the principal value upon maturity.

Next Steps

National Bank Financial Inc. will launch and price the City's debenture issuance deal in the capital markets upon favourable market conditions. A report will be brought forward to a special Corporate Service Committee meeting to approve the debenture issuance and the respective by-law, with Council approval to follow. Timing of the City's debenture pricing will be dependent on market conditions. As such, the timing of the upcoming report to approve the debenture issuance will be dependent on activity in the marketplace.

Current Market Conditions

As the COVID-19 pandemic continues to impact multiple aspects of daily activity across the globe, financial/capital markets have reacted and continue to shift daily to new developments, announcements and outlooks. Civic administration is continually in touch with its fiscal agents to monitor the evolving markets and impacts to the City's upcoming debt issuance.

At the time of writing this report (April 2nd, 2020), the capital markets for municipal debt issuances have not been favourable as the COVID-19 situation has evolved. No municipal deals have been successfully completed in a number of weeks due to the "risk-off" tone and lack of liquidity in markets. The federal government has recently announced numerous programs to ease the economic fallout of the ongoing pandemic. Furthermore, the Bank of Canada has announced a

number of various decisions, programs and measures to improve market liquidity and hence improve market conditions. An example of some key announcements:

- The Canadian overnight rate has been cut three times within the past month (50 basis points at each cut), resulting in a current overnight rate of 0.25%.
- The Bank of Canada is launching the Commercial Paper Purchase Program, in which the Bank will purchase debt (commercial paper) of Canadian firms, municipalities and provincial agencies with the aim of supporting the flow of credit to the economy.
- The Bank of Canada will begin to acquire Government of Canada securities in the secondary market.
- Expansion of Insured Mortgage Purchase Program through Canada Mortgage and Housing Corporation (CMHC), with the goal of freeing up lending capacity at financial institutions.

Collectively, these measures are aimed at providing further liquidity in the markets and in discussion with our fiscal agents, it is anticipated that these programs will indirectly improve liquidity and demand for municipal debentures. It has been recommended that the City of London be prepared to take advantage of any window of stability in the markets – as soon as it arises – in order to complete its debenture issuance in these very turbulent and ever-changing markets. The timing of actual issuance is uncertain and will be dependent on how the COVID-19 pandemic and associated economic impacts continues to develop.

Financial Impact

The financial impact of this debenture issuance has been included in the 2020–2023 Multi-Year Budget and will also be incorporated in future Multi-Year Budget submissions. Furthermore, proceeds from our debt issuance will represent a cash injection to the City to aid in managing cash flows and maintaining its positive liquidity position.

CONCLUSION

The City’s 2020 planned debt issuance will provide the required long-term funding for the identified projects within Appendix A and aligns with the City’s Debt Management Policy. This approval will provide the authorization to act accordingly with minimal delay upon improvement in market conditions.

PREPARED BY:	REVIEWED BY:
FOLAKEMI AJIBOLA, CTP MANAGER, FINANCIAL MODELLING, FORECASTING & SYSTEMS CONTROL (TREASURY)	MARTIN GALCZYNSKI, CPA, CA MANAGER, FINANCIAL PLANNING & POLICY
CONCURRED BY:	RECOMMENDED BY:
KYLE MURRAY, CPA, CA DIRECTOR, FINANCIAL PLANNING & BUSINESS SUPPORT	ANNA LISA BARBON, CPA, CGA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER

APPENDIX A

Capital Projects for Issuance

Project Number	Project Title	Amount to be Financed(\$)	By-Law#
Property Tax Supported			
ID1145	Industrial Land Acquisition for Future Development	2,200,000	W.-1716-76
RC2756	East Multi Purpose Recreation Centre	7,031,370	W.-5598-54
TS1489	Western Road Widening	600,000	W.-5550-67
RC2755	Southwest Multi Purpose Recreation Centre	800,000	W.-5578-93
RC2758	Southeast Multi Purpose Recreation Centre (Land)	1,368,630	W.-1974-654
TS1308	Highway 401 Interchange Projects	3,000,000	W.-5535-98
		15,000,000	
Non-Rate Supported(City Services Reserve Funds)			
RC2756	East Multi Purpose Recreation Centre	2,700,000	W.-5598-54
TS1489	Western Road Widening	2,000,000	W.-5550-67
ES5263	Southwest Capacity Improvement	2,300,000	W.-5642-466
ES2204	Colonel Talbot Pumping Station	6,500,000	W.-5593-37
ID1057	ILDS Sanitary Servicing Trunk	3,500,000	W.-5643-22
ES2685	Greenway PCP Treatment Capacity Upgrades	1,000,000	W.-5636-41
ESSWM-DCNLP9	SWM Facility - Dingman Creek North Lambeth	3,000,000	W.-5584-183
		21,000,000	
Total 2020 Debenture Issuance		36,000,000	

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON APRIL 14, 2020
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	PROVINCIAL DEDICATED GAS TAX FUNDS FOR PUBLIC TRANSPORTATION PROGRAM 2019/2020

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** 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

Corporate Services Committee, February 5, 2019, Agenda Item 2.2, Provincial Dedicated Gas Tax Funds for Public Transportation Program 2018/2019
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=57134>

Corporate Services Committee, January 9, 2018, Agenda Item 3, Provincial Dedicated Gas Tax Funds for Public Transportation
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=38692>

LINK TO 2019-2023 STRATEGIC PLAN

The following report supports the Strategic Plan through the strategic focus area of "Building a Sustainable City", under the outcome of ensuring London's infrastructure is built, maintained and operated to meet the long-term needs of our community.

Provincial investments supporting public transit infrastructure in London represent important contributions to maintaining and 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.

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 \$10,656,850 for the 2019/2020 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.
2020

By-law No.

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

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 funding 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 “1” 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

777 Bay Street, 5th Floor
Toronto ON M7A 1Z8
416 327-9200
www.ontario.ca/transportation

Ministère des
Transports

Bureau de la ministre

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MAR 12 2020

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 2019/2020 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:

1. 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 **\$10,656,850** ("the "Maximum Funds") in accordance with, and subject to, the terms and conditions set out in this Letter of Agreement and, for greater clarity, the guidelines and requirements.
2. Letter of Agreement and a 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 **\$7,992,638**; 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 2019/2020 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,



Caroline Mulroney
Minister of Transportation

I have read and understand the terms and conditions 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 and conditions.

Municipality

Date

Name (print):
Title (head of council or
authorized delegate):

I have authority to bind the Municipality.

Date:

Name (print):
Title (clerk or authorized delegate):

I have authority to bind the Municipality.

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON APRIL 14, 2020
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	YEAR 2020 TAX POLICY

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 property taxation for 2020:

- a) the Civic Administration **BE DIRECTED** to prepare a proposed by-law for introduction and enactment at the Municipal Council meeting to be held on April 21, 2020, reflective of committee recommendations in accordance with Sub-sections 308(4) and 308.1(4) of *the Municipal Act, 2001*, to set tax ratios in the various property classes in keeping with the option selected by the Municipal Council from the attached Schedule "B"; it being noted that the 2020 Municipal Tax Ratio By-Law (attached as Appendix A) has been prepared reflecting option AB1;
- b) the Civic Administration **BE DIRECTED** to bring forward a proposed by-law (attached as Appendix B) for introduction and enactment at the Municipal Council meeting to be held on April 21, 2020, to fully utilize options available in 2020 to exclude properties in capped property classes which have reached current value assessment tax levels or higher in 2019, from being capped again in 2020 and future years;
- c) the Civic Administration **BE DIRECTED** to bring forward a proposed by-law (attached as Appendix C) for introduction and enactment at the Municipal Council meeting to be held on April 21, 2020 to initiate a four (4) year phase out of capping for any of the non-residential property classes, where London is eligible for such option, and exclude vacant land from the capping phase-out eligibility criteria where all properties must be within 50% of current value assessment (CVA) level taxes;
- d) the Civic Administration **BE DIRECTED** to bring forward a proposed by-law (attached as Appendix D) for introduction and enactment at the Municipal Council meeting to be held on April 21, 2020 to limit capping protection only to reassessment related changes prior to 2017, and that reassessment changes in capped classes thereafter would not be subject to the cap; and
- e) the Civic Administration **BE DIRECTED** to bring forward a proposed by-law (attached as Appendix E) for introduction and enactment at the Municipal Council meeting to be held on April 21, 2020 to adopt the capping formulae for the commercial, industrial and multi-residential property classes as described in detail in this report.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Corporate Service Committee, February 18, 2020, Item # 2.5, Future Tax Policy

Corporate Services Committee, January 20, 2020, Item # 2.7, Assessment Growth for 2020, Changes in Taxable Phase-in, Values and Shifts in Taxation as a Result of Reassessment

Corporate Services Committee, October 22, 2019, Item # 2.3, Vacant/Excess Land Subclass Reductions and Other Tax Policy Issues

Corporate Services Committee, April 30, 2019, Item # 2.1, Year 2019 Tax Policy

BACKGROUND

Tax Ratios for 2020 Taxation – (Recommendation A)

Definition of the Term “Tax Ratio”

Tax ratios compare the tax rate for municipal purposes in a particular property class to the residential class. The ratio for the residential class is deemed to be 1.00. A tax ratio of 2.00 would therefore indicate a municipal tax rate twice the residential municipal tax rate. Education tax rates are set by the Province and are not dependent on tax ratios approved by Municipal Council. Under subsection 308(4) of the *Municipal Act, 2001* all single tier municipalities are required to pass a by-law each year to establish tax ratios for the year.

History of Tax Ratio Setting Restrictions

Beginning in 2001, the Province established threshold tax ratios for three (3) property classes - commercial, industrial and multi-residential. At the time, the Province indicated that these threshold ratios represented the Provincial average in each class. For 2017, the multi-residential threshold ratio was reduced from 2.74 to 2.00. Under provisions of the *Municipal Act, 2001*, and related Regulations, municipalities were not permitted in 2001, or subsequent years, to impose a general municipal levy increase on a property class which had a ratio exceeding the Provincial threshold. Beginning in 2004, this restriction was modified somewhat to permit levy increases at half the residential rate in property classes with tax ratios above Provincial thresholds. The Province advised on December 20, 2019 that this flexibility will be provided to municipalities again for 2020 taxation, except in the case of the multi-residential class where the tax ratio is greater than 2.00.

London’s Tax Ratios, Provincial Thresholds and Municipal Comparisons

In reviewing tax policy for 2020, it should be noted that none of the property classes in the City of London are above the Provincial thresholds. The only property class in London that was ever above the Provincial threshold was the industrial class. Council moved the industrial class ratio down to the threshold for 2001 taxation. At the time of the last reassessments in 2006, 2009 and 2013, Council maintained the policy of not permitting tax ratios in any property class to exceed Provincial thresholds.

The tax ratios in effect for 2019, and their proximity to the Provincial thresholds or averages established in 2001, as well as the Provincial targets, or allowable ranges, can be summarized as follows:

	City of London 2019 Tax Ratio	Provincial Threshold/Average (O.Reg. 73/03)	Provincial Targets/Allowable Ranges (O.Reg. 386/98)
Commercial	1.920000	1.98	0.6 to 1.1
Industrial	1.920000	2.63	0.6 to 1.1
Multi-Residential	1.749100	2.00	1.0 to 1.1
Pipeline	1.713000	N/A	0.6 to 0.7
Farm	0.102820	N/A	N/A
Residential	1.000000	N/A	N/A

Schedule “D”, attached, provides comparative information on how different municipalities tax the various different major property classes. The information from Schedule “D” comes from the 2019 BMA Municipal Study and includes all municipalities with populations greater than 110,000. The last column of Schedule “D” is a theoretical calculation that shows the tax increase that would be required in the residential property class in each municipality if all property classes had a tax ratio of 1.00. The Schedule indicates that the theoretical adjustment for the City of London would be near the median and the average for the group.

Possible directions identified in the Future Tax Policy report to the Corporate Services Committee on February 18, 2020

In the above referenced report four (4) possible directions were identified. They were as follows:

1. Maintain tax ratios in the three (3) main non-residential classes at their current levels;
2. Adjust ratios on an annual basis to mitigate assessment related tax increases in property classes (possibly giving priority to the multi-residential property class);
3. Reduce all the non-residential tax ratios in a gradual way (possibly giving priority to the multi-residential property class); and/or,
4. Focus only on lowering the multi-residential tax ratio over a period of time.

Items two (2) and three (3) above are not mutually exclusive, could overlap in a gradual implementation and will be affected by the reassessment process.

Every four (4) years the property tax base of the entire Province is reassessed and new market values are phased into the property tax system. This phasing in process, without any intervention in the form of tax ratio setting, results in shifts in taxation between property classes. The tax ratio rules, however, established by the Province, permit the setting of tax ratios to offset tax shifts within certain limits. These limits are maximum ratios that the Province sets for certain non-residential property classes.

In the current phase in process that is taking place for the period of 2017 to 2020, equalizing tax increases in the residential and multi-residential property classes has necessitated a reduction in the multi-residential tax ratio during this period of time.

In reference to the possible directions listed above, Schedule “B” ‘2020 Tax Policy Alternative Tax Ratio Options for Consideration’ has been compiled. The first column of Schedule “B” shows the result if no changes are made to tax ratios (direction #1 above). Option A on schedule B reflects direction #2 referenced above. Option B on schedule B

also reflects direction #2 above. Option C reflects direction #2 and #3 above, with a focus on the commercial and industrial classes. Option D reflects direction #4 referenced above.

Tax Ratios –Commercial and Industrial (Recommendation A)

Schedule “A”, attached, summarizes the tax ratios for all municipalities with populations greater than 110,000 included in the 2019 Municipal Study, prepared by BMA Management Consulting Inc. The attached Schedule “A” shows the tax ratios for the three (3) main non-residential property classes – Commercial, Industrial, and Multi-residential. In 2015, the City of London achieved a long term objective, identified in September 2011, of lowering and equalizing the tax ratios in the main non-residential property classes. Over a four (4) year period, the City adjusted all the main non-residential tax ratios to a level of 1.95. Both the Region of Waterloo and the City of London had uniform ratios of 1.95 for all the aforementioned property classes in 2015. In 2016, 2017, 2018, and 2019 the City decreased the multi-residential ratio to equalize the municipal tax increase in the residential and multi-residential property classes.

For 2020, it is recommended that the Commercial and Industrial tax ratios continue to be maintained at a uniform level. It would seem there is no logical justification for taxing industrial properties at higher rates than commercial properties, as was a past practice. The Province has accepted the validity of this position in the setting of education tax rates for commercial and industrial properties. For the first time in 2017, the Province established equal education property tax rates for commercial and industrial properties and has continued this practice in 2018, 2019, and 2020.

For 2020, the Commercial and Industrial tax ratios could be set at a level to equalize municipal tax increases in the commercial and residential property classes. This level is indicated in option A on the attached schedule “B”. This option would result in the commercial and industrial ratios being set at what is generally described as a revenue neutral level. If no ratio adjustment is made in the commercial class, the average municipal tax increase in the class would be 7.94% as indicated on the attached Schedule “C”. Schedule “A” indicates that the City of London commercial tax ratio in 2019 was above the average level although close to the median level for the group.

Lowering the commercial/industrial tax ratio could potentially provide greater flexibility at the time of a future reassessment where there may be a shift in taxation towards the residential property class. The next reassessment was scheduled for 2021 however it was recently (March 25, 2020) postponed as a result of COVID-19 measures. Under current legislation, if the commercial tax ratio is increased beyond 1.98, a portion of the tax levy increase on the commercial property class is restricted and transferred to other property classes, including residential. Where the tax ratio is below 1.98, the municipality would have flexibility to prevent tax shifts towards the residential class. The greater the tax ratio is below 1.98, the greater the flexibility for the municipality in future years.

The effect on economic development is an important consideration in the review of tax policy in the commercial and industrial property classes, as well as other property classes. Schedule “H”, attached, evaluates and rates various different economic development strategies. The schedule suggests that tax policy may have significant advantages over other economic development strategies.

Tax Ratios – Multi-residential Property Class (Recommendation A)

Schedule “A” indicates the multi-residential ratio in the City of London is below the average and the median when compared to the other municipalities listed. In December

2016, the Provincial Ministry of Finance issued a letter indicating that the Province had concerns with respect to the taxation of multi-residential properties, and it was their intention to study the issue and consult with various stakeholders beginning early 2017. In the letter, the Province indicated its intention to restrict tax increases in the multi-residential property class in 2017, in any municipality where the 2017 tax ratio was greater than 2.0. London was not subject to this restriction since its tax ratio was below the 2.0 level. The same tax ratio restriction for the multi-residential property has been in place for 2018 and 2019, and is in place for 2020.

Since the year 2000, the City has decreased its multi-residential tax ratio from 2.3852 to 1.749100, as of 2019. This has been the result of adopting a long term policy to equalize non-residential tax ratios, and also to equalize municipal tax increases in the residential and multi-residential property classes in particular years. In 2015, the City equalized non-residential tax ratios. In 2016, 2017, 2018, and 2019 the City equalized municipal tax increases in the residential and multi-residential property classes and decreased the multi-residential property class tax ratio below the commercial and industrial levels.

For 2020, it is recommended that Council adopt the same policy as adopted in 2016, 2017, 2018 and 2019 to equalize municipal tax increases in the multi-residential and residential property classes. This approach is reflected in options A, AB1, AB2, and B on Schedule "B", which results in a multi-residential tax ratio of 1.711880.

Tax Ratios – New Multi-residential Property Class (Recommendation A)

On July 5 2017, the Minister of Finance signed a regulation requiring all municipalities to establish a new multi-residential property class with a tax ratio range between 1.0 and 1.1. The regulation applied to any multi-residential property in Ontario built or converted from a non-residential use, pursuant to a building permit issued after April 20, 2017. In accordance with this regulation, the City of London established a new multi-residential property class with a ratio of 1.0 in 2017. It is recommended that this ratio be continued for 2020. There was no property in the new multi-residential property class included on the assessment roll provided to the City of London at the end of 2018, but property has now appeared in the roll provided at the end of 2019 for 2020 taxation.

Farm Property Class Tax Ratio (Recommendation A)

The tax ratio for the farm property is set in accordance with Section 308.1 of the *Municipal Act, 2001*. Under the provisions of Section 308.1, the ratio is automatically reset to 0.25 every year, unless the municipality sets it at a lower level by by-law each year. The farm property class is a very small class in the City of London, and changes in the tax ratio for the farm class have no significant impact on any other property classes. In the past, the City has always followed a policy of setting the farm property class tax ratio at a level that would result in the farm class receiving the average municipal tax increase, subject to the 0.25 maximum in the legislation. After a review of farm tax ratios and farm tax rates in the Province, and in the vicinity of London, we are not recommending continuation of this policy for 2020. This issue was discussed in a previous report to Committee in October 2019 (staff report Vacant/excess Land Subclass Tax Reduction and Other Tax Policy Issues). It is recommended that the tax ratio for farmland in 2020 be the same as 2019 i.e. 0.102820.

In December 2017, the Ministry of Finance issued a letter indicating that beginning in 2018 it would permit the option of a 75% tax rate reduction on the first \$50,000 of assessment related to qualifying non-farm commercial activity at a farm property. At the time of the 2018 property tax billing, MPAC had not provided the City of London with a list of any eligible properties and the City did not utilize this option. The City has been

recently notified by MPAC that only one (1) roll number in the City qualifies for this special tax reduction. Participation in the program, however, is not recommended. Only one (1) property qualifies and tax mitigation is already being provided to farm land property owners through the establishment of tax ratios. The tax reduction on one (1) property would be less than \$1,000.

Landfill Property Class Tax Ratio (Recommendation A)

The City of London does not have any taxable property in the Landfill property class. It is, however, recommended that a ratio be established each year at the maximum permitted by legislation. Council would still have the ability to set a ratio at a lower level at any point in time, in the future, at its discretion if and when taxable assessment came into existence in the City. This approach will maximize the flexibility for ratio setting in this property class in the future. The maximum ratio permitted by legislation in 2020 is 2.818527 (Revenue neutral ratio x 1.05 or 2.684311 x 1.05). The ratio established in 2019 was 2.633590.

Pipeline Tax Ratio (Recommendation A)

Unlike the commercial, industrial, and multi-residential classes, the Province has not set any threshold tax ratio level or levy restriction with respect to the pipeline class. However, there are significant restrictions on increases in pipeline tax ratios set out in section 308 of the *Municipal Act, 2001*. It is therefore recommended that the tax ratio for the pipeline class not be changed for the year 2020.

Summary of Tax Ratio Recommendations for 2020 (Recommendation A)

In summary, for 2020 Civic Administration are recommending Council select option AB1 but would support the recommendation of option A or a tax ratio option that would be between and including option B as shown on Schedule "B". Schedule "B" indicates the alternative tax ratios and the average % increases in taxes in the various property classes, both including and excluding the education component of the property tax bill. For preparation of the 2020 Municipal Tax Ratio By-Law, Civic Administration has prepared the By-Law (attached as Appendix "A") utilizing Option AB1 which is similar with the option that was chosen in 2019. This option was also presented in the future tax policy report delivered to the February 18th, 2020 meeting of the Corporate Services Committee.

The percentages shown on Schedule "B" represent average tax changes only. In reality virtually no-one is exactly at the average. Most property owners will be slightly above or slightly below the average.

Property Tax Rate Calculation Adjustment

In 2020, the Province is permitting an optional technical adjustment in the calculation of levy increases required to be disclosed on tax bills (Ontario Regulation 75/01). The option would be appropriate in situations where the municipality has not adequately included provisions for future losses from assessment appeals, and similar adjustments in tax levies and budgets of previous years. This is not currently the situation in the City of London and we do not recommend the selection of this option. This option has been mentioned in letters to municipal treasurers from the Ministry of Finance dated December 21, 2016, December 22, 2017, April 9, 2019 and December 20, 2019.

Elimination of vacant/excess land subclass tax reduction beginning in 2020

In 2017, the Ministry of Finance announced that they were prepared to permit

Municipalities to end vacancy rebate programs and the subclass reductions for vacant and excess land in the commercial and industrial property classes. The legal mechanism for doing this is a regulation issued by the Minister. Many municipalities, including London, have taken action to phase-out vacancy rebate programs. The Minister of Finance filed a regulation on May 3rd 2018 that reduced the vacancy rebate to 15% from 30% in 2018 and ended the vacancy rebate in London beginning January 1st 2019.

On October 29th 2019 Council passed a resolution requesting that the Ontario Minister of Finance file a regulation to eliminate the 30% tax rate reduction for land in the Commercial and Industrial property classes, when the land is categorized in the subclasses of vacant or excess land, beginning in 2020. The Council resolution will mirror the Provincial government treatment for education property taxes in these two (2) subclasses beginning in 2020.

At this point in time the requested resolution has not been filed by the Minister but we anticipate the resolution will be filed in April 2020, and will apply to the year 2020 and subsequent years. All tax calculations in this report have been done on the assumption the Minister will file the regulation.

Ongoing Reductions in Business Education Taxes

In April 2005, London City Council passed a resolution requesting that the Ontario Minister of Finance “review the entire process for setting education property tax rates for business properties, and that education tax rates for properties in the City of London be lowered to a level consistent with other municipalities in the Province”. The resolution, along with a letter from the Mayor, went to the then Minister of Finance, Greg Sorbara, in April 2005. After a letter from the Minister was received in June 2005, the Mayor followed up with a second letter in February 2006 to new Minister of Finance, Dwight Duncan. In 2007, Dwight Duncan announced that major tax reform would occur in the area of education property taxes, along the lines requested by the City beginning in 2008, and would be phased-in over the seven (7) year period ending in 2014. As a result of this major reform, the Province had indicated that by the year 2014, when the phase-in was complete, education property taxes in the City of London would be reduced by \$33.6 million each year in the future from what they otherwise would have been.

However, the Ontario budget introduced to legislature on March 27, 2012, announced that business education property tax cuts previously scheduled for 2013 and 2014 would be deferred until 2017 and 2018 after Ontario was returned to a balanced budget. It is estimated that the reductions that the 2012 Provincial budget deferred would have been in excess of \$10 million in the City of London and represent about 20% of the education property taxes in the commercial and industrial property classes in the City. The City Treasurer sent a report to the Corporate Services Committee meeting of April 3, 2018 (Year 2018 Tax Policy) recommending that the Mayor be requested to send a letter to Minister of Finance requesting clarification as to the current status of the business education tax cuts. This recommendation was approved by Council.

In October 2018, Mayor Brown sent a letter to then Minister of Finance, Vic Fedeli, requesting clarification status of the promised reduction in Business Education Property Tax rates. The Minister of Finance responded in December 2018. In their letter they appeared to acknowledge that the current system for setting business education property tax rates is inequitable and the intentions of the previous government to address the situation were never fully implemented. They did not specifically indicate how the current government planned to proceed in the future. It was noted however that in the letter issued to all Municipal Treasurers, dated December 20, 2019 from the

Assistant Deputy Minister, the lower business education tax rate that was promised by the previous Liberal government is identified as the “BET Target” (Business Education Taxes).

On May 8, 2019 City Council passed a motion requesting Mayor Ed Holder “send a letter to the Minister of Finance, on behalf of City Council, requesting further clarification with respect to the long term intention of the current government with respect to the business education property tax cuts that were temporarily frozen with the 2012 Provincial budget.”

Utilizing Options Available to Bring an End to Capping Tax Increases and Clawing Back Tax Decreases in the Commercial, Industrial and Multi-Residential Property Classes (Recommendations B, C, and D)

Since major Province wide tax reform began in 1998, the Province has mandated a complex system of capping tax increases and clawing back tax decreases in the commercial, industrial and multi-residential property classes. Civic Administration have long believed the entire system was unfair to taxpayers, damaging to economic development and administratively onerous. Based on consultation with municipal representatives, including the City of London during 2008, the Province provided increased flexibility under the business tax capping program for 2009 and future years. It appears the Province decided to provide this very significant increase in flexibility to municipalities because of the new tax mitigation provided by the four (4) year phase-in of assessment values, beginning with the reassessment for 2009 taxation.

Beginning in 2009, municipalities had options to permanently remove properties from the capping and claw-back system once they have reached their current value assessment (CVA) level taxes. Municipalities can have these options apply to all capped property classes or limit the options to individual capped classes. For 2020, this means that any property which had paid CVA taxes or higher (i.e. clawed back) in 2019 can be excluded from having a tax increase capped in 2020. At the same time, a property that had a tax increase capped in 2019 cannot have a tax decrease clawed back in 2020, if the options are chosen. Preliminary calculations indicate that continuing to fully utilize the options available could completely end capping in the year 2020 and future years.

Beginning in 2016 and for future years where there are no properties taxed at less than 50% of CVA levels, a municipality may enter a four (4) year phase out program to end capping from reassessment related changes prior to 2017. London was eligible for this program in the industrial class for 2016. In 2019, London was eligible in the commercial and multi-residential property classes.

Beginning in 2017, the Province provided new flexibility to exclude vacant land from the phase-out eligibility criteria for capping of reassessment related changes prior to 2017. In addition, beginning in 2017, and for future years, municipalities have the option to limit capping protection only to reassessment changes prior to 2017. For municipalities that select this option, reassessment related increases, beginning in 2017, would not be subject to the cap. These options would be implemented through municipal by-laws.

We recommend that Council take advantage of all opportunities to bring the capping of tax increases and the clawing back of tax decreases to an end in 2020 and future years. In 2019, the City utilized all options available to exclude properties from future capping and no problems were encountered. The continued implementation of all available options to end capping in 2020 will require Council to pass by-laws in accordance with the *Municipal Act, 2001*. We believe any continuation of the capping program is unnecessary because of the four (4) year phase in of assessed values that began in

2009. Capping can create a situation where some properties never pay their share of the levy in the property class based on market values and uniform tax rates for the various property classes. As can be seen on the attached Schedule “F”, capping and clawing back adjustments to commercial and industrial property taxes were in excess of \$10 million in 1998 and 2001, and now in 2020 can reach a point of total elimination.

By-law to Set a Formula for Calculating Caps in the Commercial, Industrial and Multi-Residential Property Classes (Recommendation E)

Since 2008, Council has adopted several options permitted by Section 329.1, of the *Municipal Act, 2001*, to reduce the amount of capping of tax increases and clawing back of decreases in the commercial, industrial and multi-residential property classes. The selected options were as follows:

- capping at 10% of previous years taxes instead of the 5% minimum;
- utilizing the option of 10% of previous years CVA taxes where applicable;
- reducing cap adjustments equal to or less than \$500 to nil; and
- new construction was taxed without any cap adjustment.

The use of all these options significantly reduced the amount of clawing back of decreases as can be seen on Schedules “E” and “F” of this report. No significant problems or issues were encountered by the City Tax Office in past billings as a result of utilizing the above options. The use of these option will bring an end to capping in 2020.

It is therefore recommended that a by-law be enacted under section 329.1 of the *Municipal Act, 2001* for 2020 and subsequent years, where applicable, to adopt the capping formula described above.

No By-law Recommended to Claw back a Portion of Tax Decreases in Capped Property Classes

For 2020, and future years, with the end of tax capping in the commercial industrial and multi-residential property classes, it will no longer be necessary to consider and claw back of property tax decreases in those property classes.

Phase-In Program for Residential Property Class not recommended

All residential properties in the City of London were reassessed for 2017 taxation based on January 1, 2016 market values. The January 1, 2016 market values are being phased-in over a four (4) year period from 2017 to 2020 as required by Provincial legislation. Assessment related tax changes occurring in the residential class have been analyzed and compared to the 2013, 2009, 2006, 2004, 2003, 2001 and 1998 reassessments. The results of this analysis are shown on Schedule “G” (attached).

Assessment related tax changes exclude tax increases that result from levy increases. The levy increase is imposed in addition to assessment related tax changes (increases and decreases).

As can be seen from Schedule “G”, the amount of assessment related decreases and increases for 11 years (2009 – 2020) are significantly less than the increases and decreases which have occurred in reassessments in the City prior to 2009. The reason for this is that for the first time in 2009, the Province included a phase-in of all reassessment changes on the 2009 assessment roll. This phase-in process will be continued over 2017 to 2020. For 2020, residential properties will be valued on the roll at their January 1, 2016 value.

For 1998 and subsequent reassessments up to and including 2013, Council decided that, under section 318 of the *Municipal Act, 2001*, a phase-in of assessment related tax changes was not necessary. Based on the above data and the fact that the Province has already instituted a four (4) year phase-in of assessment values on the roll, it appears clear that no further tax mitigation in the residential class is necessary. In summary, based on our analysis of the reassessment data and the existence of a four (4) year phase-in of values on the assessment roll, we believe any additional phase-in of the residential class, under section 318 of the *Municipal Act, 2001*, is not warranted.

Comments on Unusual Tax Increases after a Reassessment

Whenever a general reassessment occurs, there will always be a small number of large tax increases. Inevitably, when over 140,000 properties are valued, some errors and inaccuracies will occur. If a property is overvalued when a reassessment occurs, the remedy is to contact MPAC and have the valuation corrected or appeal the assessment in accordance with the provisions of the *Assessment Act*.

When a property is undervalued or incorrectly classified to the taxpayers benefit, the taxpayer has no financial incentive to have the error or inaccuracy corrected. The error or inaccuracy will typically be corrected at the next reassessment and surface as an unusually large increase. Focusing on the amount or percentage of the increase obscures the real cause of the tax change (i.e. an inaccuracy in the valuation or classification of the property in the past). Phasing-in or capping taxes in these situations only perpetuates errors and inaccuracies in the assessment system and represents a major departure from the fundamental principle of fairness (i.e. that every property owner within a class pays the same tax rate on the market value of his or her property).

Review of Tax Policy is an Annual Requirement

Subsection 308(4) of the *Municipal Act, 2001* requires that all single tier municipalities “shall pass a by-law in each year to establish the tax ratios for that year for the municipality”. Tax ratios determine the distribution of tax levy between the different property classes.

Every four (4) years a general reassessment of the Province occurs in accordance with section 19.2 of the *Assessment Act*. Although reassessments have no effect on the total amount of the tax for any year, reassessments can affect the way the tax burden is distributed between the different property classes.

The setting of tax ratios permits Municipal Councils to control the way tax burden is distributed between property classes. Tax ratios need to be reviewed every year to determine how the current year’s tax burden is being imposed on the different property classes, and how the tax ratios in each year compare to the level of tax ratios in other municipal jurisdictions in the Province. The setting of tax ratios by municipal Councils is subject to legislation contained in part VIII of the *Municipal Act, 2001* and various regulations filed in accordance with that part of the *Act*.

Provincial tax policy, with respect to education property taxation, is also relevant to tax policy determination at the municipal level. Each year the Ministry of Finance for the Province sends a letter to all municipalities advising them of any changes to municipal tax policy restrictions on municipalities. The Province normally provides in the letter information about provincial education property tax rates and education property tax policy decisions. All the information in this annual letter will be relevant to tax ratio setting at the municipal level.

Future Tax Policy Strategy

Moving forward, based on what is known to date, Civic Administration will continue to bring forward annually Tax Policy options for Municipal Council's consideration in keeping with the four (4) directions that have been set out in this report, subject to any further direction, being mindful of the impact of reassessment and competitiveness of tax ratios in comparison with other Ontario municipalities. In light of reassessment being postponed, and the economic impact on non-residential properties (commercial and industrial property classes) as result of COVID-19, it would be appropriate to hold off on setting a long term strategy until Civic Administration is able to understand what the next reassessment would mean to property classes along with the impact that COVID-19 will have on the community. It is anticipated that new reassessment values will apply beginning with the 2022 taxation year, however the new valuation base year has not yet been decided. Should the reassessment values be made available mid-2021, Civic Administration would look to update Municipal Council as to what the impacts are by property class at that time.

SUMMARY

Schedule "A", attached, is a very important schedule. It shows how London's tax ratios compare to other municipalities in the Province. This schedule indicates that the City of London currently has tax ratios in place which are competitive with other major cities in Ontario.

Schedule "B" attached shows the various options recommended for Council's consideration with respect to setting 2020 tax ratios. The schedule shows the average % increase in each property class, both including and not including the education component of the property tax. Schedule "B" also shows the ratios required to implement each identified alternative. Civic Administration has prepared the 2020 Municipal Tax Ratio By-Law using Option AB1 which reduces tax ratios for multi-residential properties, commercial properties, and industrial properties.

If Council adopts the capping options recommended in this report, the year 2020 will be the first year since 1997 that no properties in the commercial industrial or multi-residential property classes will be subject to capping or clawing-back. This means that in all property classes all properties will be subject to one uniform tax rate applicable to all properties, within the property class, and capping and clawing back tax changes in the City of London will be completely ended in future years.

Every four (4) years, Ontario undergoes a province-wide reassessment by MPAC. The next reassessment was to be based on market values as of January 1, 2019 and was to start to affect property taxation beginning in 2021. Whenever there is new reassessment it is possible that taxes can shift between property classes in a pattern that is different from the previous four (4) year cycle. However, due to COVID-19, the reassessment that was set to begin in 2021 has been postponed.

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Attach.: List of Attachments, 2020 Year Tax Policy (Schedule A through H)
Appendix A through E

SCHEDULE "A"



TAX RATIOS FOR MUNICIPALITIES IN BMA STUDY WITH POPULATIONS OVER 110,000

Municipality with > 110,000 Population in 2019 BMA Study	Multi-Residential Tax Ratio	Commercial Tax Ratio (Residual)	Industrial Tax Ratio (Residual)	Industrial Tax Ratio (Large)	Large and Residual Industrial Tax Ratios
Barrie	1.0000	1.4331	1.5163	1.5163	1.5163
Brampton	1.7050	1.2971	1.4700	1.4700	1.4700
Durham	1.8665	1.4500	2.1040	2.1040	2.1040
Greater Sudbury	1.9650	1.9420	3.7263	4.3254	4.0259
Guelph	1.8254	1.8400	2.2048	2.2048	2.2048
Halton	2.0000	1.4565	2.3599	2.3599	2.3599
Hamilton	2.5671	1.9800	3.3696	3.9513	3.6605
Kingston	1.8000	1.9800	2.6300	2.6300	2.6300
London	1.7491	1.9200	1.9200	1.9200	1.9200
Mississauga	1.3461	1.5007	1.6266	1.6266	1.6266
Niagara	1.9700	1.7349	2.6300	2.6300	2.6300
Ottawa	1.4005	1.8249	2.5521	2.1916	2.3719
Thunder Bay	2.2850	2.1152	2.4151	3.1700	2.7926
Toronto	2.3444	2.7800	2.7632	2.7632	2.7632
Waterloo	1.9500	1.9500	1.9500	1.9500	1.9500
Windsor	2.0000	2.0187	2.3200	2.9381	2.6291
York	1.0000	1.2794	1.5704	1.5704	1.5704

Average	1.8102	1.7943			2.3662
Median	1.8665	1.8400			2.3599
Minimum	1.0000	1.2794			1.4700
Maximum	2.5671	2.7800			4.0259
Provincial Threshold	2.0000	1.9800	2.6300	2.6300	2.6300

London Compared to Median	-6.3%	4.3%			-18.6%
London Compared to Average	-3.4%	7.0%			-18.9%

change in group averages since 2006	-19.64%	-5.37%			-7.84%
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decreases in ratios 
 increases in ratios 

SCHEDULE "B"
2020 TAX POLICY ALTERNATIVE TAX RATIO OPTIONS FOR CONSIDERATION

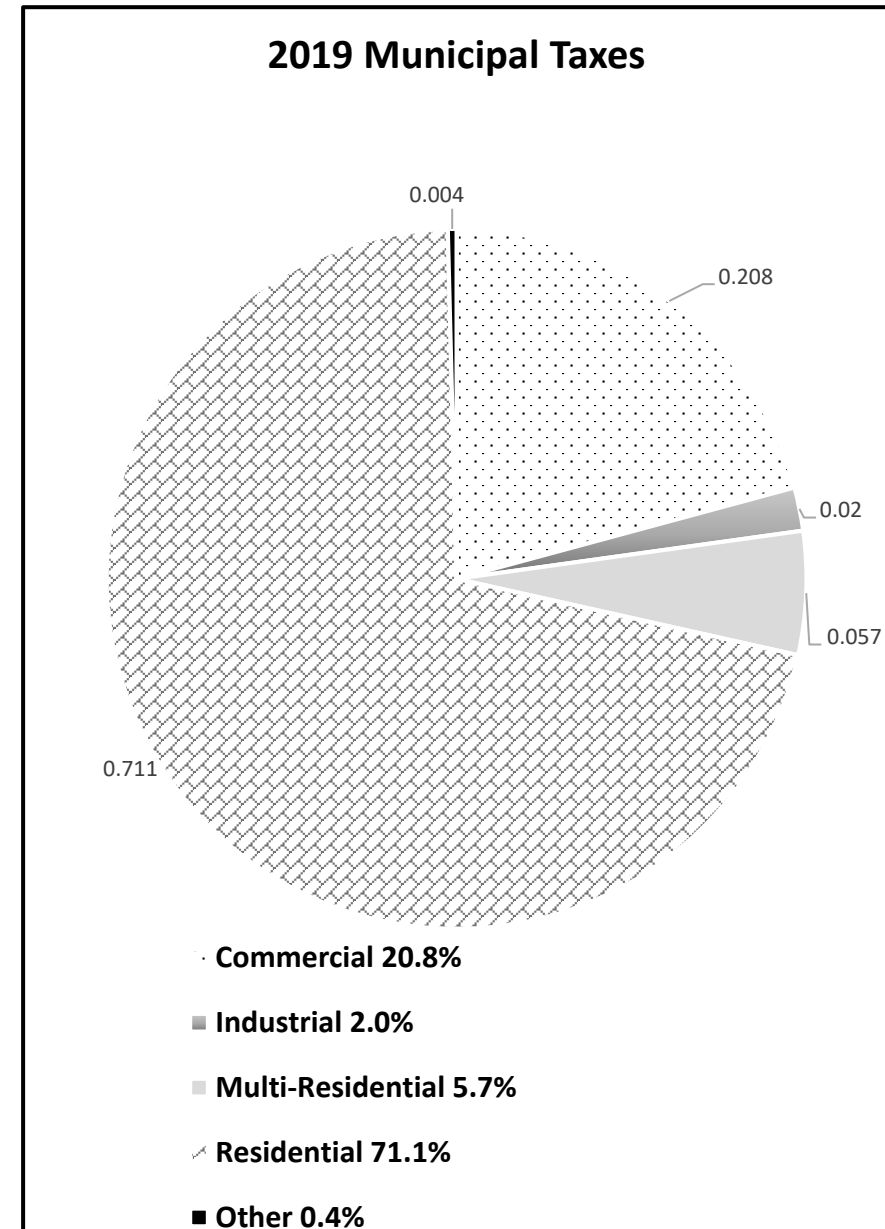
	No change to tax ratios alternative - keep tax ratios in 2020 same as 2019	Option A - equalize average municipal tax increase in residential multi-residential and commercial property classes	Option AB1 - equalize average municipal tax increase in residential, multi-residential and commercial/industrial tax ratios at 1.899500	Option AB2 - equalize average municipal tax increase in residential, and multi-residential classes and commercial/industrial tax ratios at 1.910000	Option B - equalize average municipal tax increase in residential, and multi-residential classes - no change in other tax ratios	Option C - reduce commercial and industrial property class tax ratios and keep average increase in residential class at 4.3% including education (and keep multi-res ratio below commercial and industrial)	Option D - reduce only the multi-residential tax ratio to 1.5 and equalize municipal increase in residential and classes
future tax policy direction	Direction #1	Direction #2	Direction #2	Direction #2	Direction #2	Direction #2 and #3	Direction #3
average tax increases in property classes including education	residential = 2.3% farm = 14.0% multi-residential = 4.8% commercial = 5.4% industrial = 2.0% new multires = 4.5%	residential = 3.2% farm = 14.9% multi-residential = 3.7% commercial = 3.5% industrial = 0.2% new multi-res = 5.4%	residential = 2.6% farm = 14.3% multi-residential = 3.1% commercial = 4.9% industrial = 1.6% new multi-res = 4.8%	residential = 2.5% farm = 14.2% multi-residential = 3.0% commercial = 5.2% industrial = 1.9% new multi-res = 4.7%	residential = 2.4% farm = 14.1% multi-residential = 2.9% commercial = 5.5% industrial = 2.1% new multi-res = 4.6%	residential = 4.3% farm = 15.9% multi-residential = 4.9% commercial = 0.9% industrial = -2.3% new multi-res = 6.5%	residential = 3.0% farm = 14.7% multi-residential = -8.4% commercial = 6.0% industrial = 2.6% new multi-res = 5.3%
average tax increases in property classes excluding education	residential = 3.0% farm = 15.7% multi-residential = 5.3% commercial = 7.0% industrial = 3.6% new multi-res = 5.3%	residential = 4.1% farm = 16.9% multi-residential = 4.1% commercial = 4.1% industrial = 0.8% new multi res = 6.3%	residential = 3.4% farm = 16.1% multi-residential = 3.4% commercial = 6.3% industrial = 2.9% new multi-res = 5.7%	residential = 3.3% farm = 16.0% multi-residential = 3.3% commercial = 6.7% industrial = 3.3% new multi-res = 5.5%	residential = 3.2% farm = 15.9% multi-residential = 3.2% commercial = 7.2% F10 industrial = 3.7% new multi-res = 5.4%	residential = 5.3% farm = 18.3% multi-residential = 5.3% commercial = 0.0% industrial = -3.2% new multi-res = 7.6%	residential = 3.9% farm = 16.7% multi-residential = -9.0% commercial = 7.9% industrial = 4.5% new multi-res = 6.1%
tax ratios used	residential = 1.000000 farm = 0.102820 multi-residential = 1.749100 commercial = 1.920000 industrial = 1.920000 pipelines = 1.713000 managed forests =0.250000	residential = 1.000000 farm = 0.102820 multi-residential = 1.711880 commercial = 1.848350 industrial = 1.848350 pipelines = 1.713000 managed forests =0.250000	residential = 1.000000 farm = 0.102820 multi-residential = 1.711880 commercial = 1.899500 industrial = 1.899500 pipelines = 1.713000 managed forests =0.250000	residential = 1.000000 farm = 0.102820 multi-residential = 1.711880 commercial = 1.910000 industrial = 1.910000 pipelines = 1.713000 managed forests = 0.250000	residential = 1.000000 farm = 0.102820 multi-residential =1.711880 commercial = 1.920000 industrial = 1.920000 pipelines = 1.713000 managed forests =0.250000	residential = 1.000000 farm = 0.102820 multi-residential = 1.7491000 commercial = 1.755000 industrial = 1.755000 pipelines = 1.713000 managed forests = 0.250000	residential = 1.000000 farm = 0.102820 multi-residential = 1.500000 commercial = 1.920000 industrial = 1.920000 pipelines = 1.713000 managed forests =0.250000

- % calculations above do not include business education tax rates on new construction in commercial and industrial property classes.
- Recommended ratio for Landfill property class under all options is 2.818527.
- Recommended ratio for New Multi-residential property class under all options is 1.000000.
- % calculations for commercial and industrial property classes do not include vacant and excess land.

SCHEDULE "C"
MUNICIPAL TAX IMPACT BY PROPERTY CLASS FOR 2020
LEVY CHANGE AND NO CHANGE IN TAX RATIOS

	2019 Tax Rates on 2019 Year End Assessments	2020 Taxes (2020 Approved Budget)	Tax Change From Assessment Phase- in and Budget	Tax Ratios Used
Summary by Class				
Commercial	\$84,130,815	\$90,817,102	7.95%	1.920000
Office Building	\$8,424,456	\$8,830,652	4.82%	1.920000
Farmland	\$515,897	\$596,977	15.72%	0.102820
Industrial	\$7,988,944	\$8,757,725	9.62%	1.920000
Large Industrial	\$4,523,183	\$4,738,448	4.76%	1.920000
Multi-residential	\$34,584,371	\$36,411,009	5.28%	1.749100
New Multi-residential	\$147,043	\$154,780	5.26%	1.000000
Pipeline	\$2,156,539	\$2,226,756	3.26%	1.713000
Residential	\$438,144,679	\$451,478,082	3.04%	1.000000
Shopping Centre	\$35,786,059	\$38,886,490	8.66%	1.920000
Managed Forest	\$2,838	\$3,157	11.23%	0.250000
	\$616,404,824	\$642,901,178	4.30%	

Summary by Class				
Commercial Including Optional Classes	\$128,341,330	\$138,534,245	7.94%	1.920000
Farmland	\$515,897	\$596,977	15.72%	0.102820
Industrial Including Optional Classes	\$12,512,127	\$13,496,173	7.86%	1.920000
Multi-residential	\$34,584,371	\$36,411,009	5.28%	1.749100
New Multi-residential	\$147,043	\$154,780	5.26%	1.000000
Pipeline	\$2,156,539	\$2,226,756	3.26%	1.713000
Residential	\$438,144,679	\$451,478,082	3.04%	1.000000
Managed Forest	\$2,838	\$3,157	11.23%	0.250000
	\$616,404,824	\$642,901,178	4.30%	



SCHEDULE "D"
SHIFT IN TAX BURDEN - UNWEIGHTED TO WEIGHTED RESIDENTIAL ASSESSMENT
FOR MUNICIPALITIES IN BMA STUDY WITH POPULATIONS OVER 110,000

Municipality with > 110,000 Population in 2019 BMA Study	Residential Unweighted Assessment	Residential Weighted Assessment	% Change	Implied Adjustment to Residential Taxes
Toronto	74.1%	52.2%	-21.9%	42.0%
Thunder Bay	79.4%	64.0%	-15.4%	24.1%
Greater Sudbury	79.5%	64.2%	-15.3%	23.8%
Windsor	74.7%	60.6%	-14.1%	23.3%
Cambridge	75.1%	61.8%	-13.3%	21.5%
Kingston	74.0%	61.3%	-12.7%	20.7%
Waterloo	74.0%	62.2%	-11.8%	19.0%
Guelph	78.5%	66.3%	-12.2%	18.4%
Hamilton	82.0%	69.5%	-12.5%	18.0%
Kitchener	79.0%	67.0%	-12.0%	17.9%
Ottawa	75.1%	64.2%	-10.9%	17.0%
St. Catharines	79.0%	68.2%	-10.8%	15.8%
London	80.7%	70.2%	-10.5%	15.0%
Burlington	78.9%	69.8%	-9.1%	13.0%
Mississauga	72.8%	64.6%	-8.2%	12.7%
Oshawa	79.8%	71.3%	-8.5%	11.9%
Oakville	84.9%	78.1%	-6.8%	8.7%
Milton	81.7%	75.7%	-6.0%	7.9%
Barrie	76.5%	71.1%	-5.4%	7.6%
Whitby	86.4%	80.6%	-5.8%	7.2%
Vaughan	79.3%	74.6%	-4.7%	6.3%
Brampton	81.5%	76.8%	-4.7%	6.1%
Markham	85.5%	82.6%	-2.9%	3.5%
Richmond Hill	89.7%	87.6%	-2.1%	2.4%

If all non-residential classes were at 1, residential taxes would increase by 15.0%

Average	15.2%
Median	15.4%
Maximum	42.0%
Minimum	2.4%

London Compared to Median	-2.9%
London Compared to Average	-1.3%

Residential unweighted assessment does not reflect any weighting of various classes with tax ratios.

Residential weighted assessment reflects the weighting of non-residential assessment with tax ratios

SCHEDULE "E"
CLAW BACK PERCENTAGES BY YEAR

Year	Multi Residential	Commercial	Industrial
1998*	42.96%	60.88%	40.73%
1999	29.54%	42.07%	16.47%
2000	20.16%	25.38%	7.99%
2001*	65.56%	66.18%	21.18%
2002	40.89%	58.29%	21.95%
2003*	48.34%	73.90%	78.54%
2004*	42.73%	75.18%	63.44%
2005	24.84%	53.87%	53.23%
2006*	38.69%	36.71%	33.37%
2007	36.97%	59.00%	67.51%
2008	88.84%	42.72%	46.38%
2009**	11.11%	21.46%	20.19%
2010	10.93%	21.96%	17.36%
2011	10.78%	6.34%	4.44%
2012	6.49%	7.46%	5.45%
2013**	25.35%	11.42%	6.69%
2014	8.53%	18.26%	1.16%
2015	14.40%	9.52%	0.98%
2016	5.38%	8.32%	0.00%
2017**	0.00%	8.49%	0.00%
2018	0.00%	0.00%	0.00%
2019	0.00%	0.00%	0.00%
2020	0.00%	0.00%	0.00%

* Reassessment Year

** Reassessment Year with Phase-in

SCHEDULE "F"
CAP ADJUSTMENTS BY YEAR

Year	Multi Residential	Commercial	Industrial	Total
1998*	\$861,955	\$8,161,158	\$1,347,038	\$10,370,151
1999	\$456,005	\$6,268,157	\$757,655	\$7,481,817
2000	\$320,089	\$5,410,929	\$454,271	\$6,185,289
2001*	\$951,130	\$8,745,043	\$959,260	\$10,655,433
2002	\$390,568	\$5,818,822	\$461,648	\$6,671,038
2003*	\$725,782	\$5,935,519	\$1,019,716	\$7,681,017
2004*	\$833,525	\$6,200,165	\$1,121,642	\$8,155,332
2005	\$213,377	\$3,302,585	\$662,151	\$4,178,113
2006*	\$414,312	\$4,514,056	\$506,016	\$5,434,384
2007	\$175,561	\$2,625,310	\$351,547	\$3,152,418
2008	\$147,361	\$1,530,497	\$263,380	\$1,941,238
2009**	\$49,289	\$1,063,691	\$186,855	\$1,299,835
2010	\$34,468	\$876,641	\$187,789	\$1,098,898
2011	\$22,117	\$583,670	\$94,371	\$700,158
2012	\$12,141	\$412,698	\$74,571	\$499,410
2013**	\$11,235	\$298,044	\$47,394	\$356,673
2014	\$7,075	\$209,216	\$18,019	\$234,310
2015	\$5,023	\$138,795	\$10,170	\$153,988
2016	\$4,249	\$90,398	\$0	\$94,647
2017**	\$0	\$59,141	\$0	\$59,141
2018	\$0	\$16,131	\$0	\$16,131
2019	\$0	\$1,790	\$0	\$1,790

SCHEDULE "G"
ASSESSMENT RELATED TAX CHANGES IN THE RESIDENTIAL PROPERTY CLASS

	2020 Phase-in	2019 Phase-in	2018 Phase-in	2017 Reassessment	2016 Phase-in	2015 Phase-in	2014 Phase-in	2013 Reassessment	2012 Phase-in	2011 Phase-in	2010 Phase-in	2009 Reassessment	2006 Reassessment	2004 Reassessment	2003 Reassessment	2001 Reassessment	1998 Reassessment
# of Assessment Related Tax Decreases	137,370	136,385	133,416	118,456	97,618	97,796	95,998	69,923	76,549	69,240	61,079	54,704	63,520	61,220	57,887	52,265	39,905
Average Assessment Related Tax Decrease 	\$51.00	\$56.00	\$58.00	\$72.00	\$28.00	\$31.00	\$34.00	\$43.00	\$26.00	\$29.00	\$31.00	\$41.00	\$108.00	\$79.00	\$72.00	\$92.00	\$230.00
# of Assessment Related Tax Increases	15,610	14,298	14,997	27,942	42,552	40,462	39,673	64,536	56,027	61,940	65,042	70,186	54,125	49,262	49,864	49,769	57,307
Average Assessment Related Tax Increase 	\$63.00	\$69.00	\$75.00	\$68.00	\$47.00	\$49.00	\$51.00	\$53.00	\$24.00	\$28.00	\$29.00	\$32.00	\$128.00	\$98.00	\$84.00	\$97.00	\$160.00

SCHEDULE "H"
Rating/Evaluation of Economic Development Strategies - Municipalities

Economic Development Issue	Development Charge Grant	Water Pricing Rate Structure	Community Improvement Plans	Property Tax Ratios
Broad focus - all industry types in London -old and new, large and small	Low	Low	Low	High
Long term time frame in business planning	Low	High or Low depending water consumption of industry type	Low	High for all industry types
Significance in business planning and workforce expansion	High or Low dependent on new building construction	High or Low depending water consumption of industry type	High or Low depending on location	High for all industry types
Effect on on ongoing competitiveness	Low	High or Low depending water consumption of industry type	Low	High for all industry types
Effect on Municipal Capital Financing	Negative	Negative (consumption effect)	negative	Neutral
Impact on Industry retention	Low	High or Low depending water consumption of industry type	Low	High
Promotion of diversification in economic development	Medium to Low	Low	Medium to Low	High (ends bias against industrial development vs. commercial)
Potential for reduction in existing business vacancies in buildings	Low to None	Low to Medium	Medium to Low	High

Strategies described in this table are not alternative strategies.

Each strategy and/or policy stands on its own and should be designed and implemented on logical, equitable principles that are consistent with Council's objectives.

Principles relevant to tax ratio policy are that City should have a competitive property tax system and the system should be equitable and logical.

Only the tax ratio strategy/policy has a broad and long term focus that would apply to all industrial properties in the City and all key sector clusters in the industrial class.

Additional Information				
Basis of charge	Square metre of gross floor area	Per cubic metre of water usage	Location	Current dollar value of land and building
2019 charge per unit	\$278.74/sq.m. commercial - industrial exemption	\$2.2506 to \$0.9391/cu. m in declining blocks for water charge - \$2.0003 to \$0.8344/cu. m in declining blocks for wastewater charge	Various	2.264112%

APPENDIX “A”

Bill No.
2020

By-law No.

A by-law setting tax ratios for property classes in 2020.

WHEREAS section 308 of the *Municipal Act, 2001*, as amended, provides that the council of every single tier municipality in each year shall pass a by-law in each year to establish the tax ratios for that year for the municipality;

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

2020 MUNICIPAL TAX RATIO BY-LAW

1. The tax ratios as set out in column 3 of Schedule “A” of this by-law are hereby established for 2020 taxation.

Definitions - Realty Tax Classes and Realty Tax Qualifiers

2. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule “B” of this by-law and are indicated in the first two characters of the codes in column 2 of Schedule “A” of this by-law. Where there is more than one code in column 2 of Schedule “A” the codes are separated by a comma.

Municipal Option to Apply

3. A single percentage of 30% is hereby adopted in accordance with subsection 313(4) of the *Municipal Act, 2001* instead of the percentages set out in paragraphs 2 to 5 of subsection 313(1) for the year 2020 and future years.

Administration of By-law

4. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

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

PASSED in Open Council on April 21, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading –April 21, 2020
Second Reading – April 21, 2020
Third Reading – April 21, 2020

SCHEDULE "A"
By-law No.

MUNICIPAL TAX RATIOS

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2020 TAX RATIOS
com taxable farmland 1	c1n	0.750000
com taxable farmland 2	c4n	1.899500
commercial taxable – hydro	chn, xhn	1.899500
commercial taxable vacant -hydro	cjn, xjn	1.899500
commercial taxable - excess - hydro	ckn, xkn	1.899500
commercial taxable tenant of Province	cpn, xpn	1.899500
com taxable	ctn, xtn	1.899500
com taxable excess land	cun, xun	1.899500
com taxable vacant land	cxn, xxn	1.899500
office bldg taxable – hydro	dhn	1.899500
office bldg taxable	dtn, ytn	1.899500
office bldg taxable excess land	dun, yun	1.899500
farmland taxable fp	fffp	0.102820
farmland taxable fs	fffs	0.102820
farmland taxable no support	Ftn	0.102820
farmland taxable ep	ftep	0.102820
farmland taxable es	ftes	0.102820
parking lot taxable	Gtn	1.899500
industrial taxable farmland 1	i1n	0.750000
industrial taxable farmland 2	i4n	1.899500
industrial taxable – hydro	ihn, Jhn	1.899500
industrial taxable-hydro- excess land	ikn, Jkn	1.899500
industrial taxable	itn, Jtn	1.899500
industrial taxable excess land	iun, Jun	1.899500
industrial taxable vacant land	ixn, Jxn	1.899500
large industrial taxable	Ltn, ktn	1.899500
large industrial excess land	Lun, kun	1.899500
multi-res taxable farmland 1 ns	m1n	0.750000
multi-res taxable farmland 1 ep	m1ep	0.750000
multi-res taxable farmland 1 es	m1es	0.750000
multi-res taxable farmland 1 fp	m1fp	0.750000
multi-res taxable farmland 1 fs	m1fs	0.750000
multi-res taxable farmland 2 ep	m4ep	1.711880
multi-res taxable fp	mtfp	1.711880
multi-res taxable fs	mtfs	1.711880
multi-res taxable ep	mtep	1.711880
multi-res taxable es	mtes	1.711880
multi-res taxable n	mtn	1.711880
pipeline taxable	ptn	1.713000
res/farm taxable 1 fp	r1fp	0.750000
res/farm taxable 1 fs	r1fs	0.750000
res/farm taxable farmland 1 ep	r1ep	0.750000
res/farm taxable farmland 1 es	r1es	0.750000
res/farm taxable farmland 2 ep	r4ep	1.000000
res/farm taxable -hydro fp	rhfp	1.000000
res/farm taxable-hydro fs	rhfs	1.000000
res/farm taxable-hydro ep	rhep	1.000000
res/farm taxable-hydro es	rhes	1.000000
res/farm taxable fp	rtp	1.000000
res/farm taxable fs	rtps	1.000000
res/farm taxable ns	rtn	1.000000
res/farm taxable ep	rtep	1.000000

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2020 TAX RATIOS
res/farm taxable es	rtes	1.000000
shopping centre taxable	stn, ztn	1.899500
shopping centre excess land	sun, zun	1.899500
managed forest taxable fp	Ttfp	0.250000
managed forest taxable fs	ttfs	0.250000
managed forest taxable ep	ttep	0.250000
managed forest taxable es	ttes	0.250000
Landfill taxable	ht	2.818527
New multi-residential taxable	nt	1.000000

**SCHEDULE “B”
By-law No.**

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C, X	Commercial	B	Taxable: General Excess Land
D, Y	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Shared Payment-in-Lieu
I, J	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L, K	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S, Z	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
H	Landfill	1	Taxable: Farmland 1
		2	Payment-In-Lieu: Full, Farmland 1
		3	Payment-In-Lieu: General, Farmland 1
		4	Taxable: Farmland II
		5	Payment-In-Lieu: Full, Farmland II
		6	Payment-In-Lieu: General, Farmland II

Note that each RTC will be applied in combination with an appropriate RTQ.

All Realty Tax Classes and Realty Tax Qualifiers are letters or numbers.

Where there is more than one Realty Tax Class or Realty Tax Qualifier in a column they are separated by a comma.

APPENDIX “B”

Bill No.
2020

By-law No.

A by-law to opt to have Section 8.0.2 of Ontario Regulation 73/03, as amended, apply within the City of London for the year 2020 and subsequent years to exempt certain properties in the commercial classes, industrial classes and multi-residential property class from the application of Part IX of the *Municipal Act, 2001*.

WHEREAS in accordance with Ontario Regulation 73/03, Council has certain options with respect to the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial classes, industrial classes, or multi-residential property class for 2020 or a subsequent taxation year.

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

1. Section 8.0.2 of Ontario Regulation 73/03, as amended, shall apply in the City of London for the year 2020 and subsequent years to certain properties as specified in Section 2 of this by-law.
2. Any property in the commercial classes, the industrial classes or the multi-residential class in the City of London shall be exempt from Part IX of the *Municipal Act, 2001* for the year 2020 if the property meets any of the conditions specified in paragraphs 1, 2, or 3 of Subsection 8.0.2(2) of Ontario Regulation 73/03, as amended.

Administration of By-law

3. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

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

PASSED in Open Council on April 21, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – April 21, 2020
Second Reading – April 21, 2020
Third Reading – April 21, 2020

APPENDIX “C”

Bill No.
2020

By-law No.

A by-law to exercise the option to establish a phase out and end to the capping of property taxes under Part IX of the *Municipal Act, 2001* for eligible property classes.

WHEREAS in accordance with Ontario Regulation 73/03, Council has certain options with respect to the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial, industrial, multi-residential or landfill property classes for 2020 or a subsequent taxation year.

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

1. All the options described in sections 8.2 and 8.3 of Ontario Regulation 73/03 shall apply in the City of London for the year 2020 and subsequent years to all properties in certain property classes as specified in section 2 of this by-law.
2. The Industrial property class, the Commercial property class and the Multi-residential property class shall be subject to this by-law.
3. The City of London elects under subsection 8.3(2) to exclude vacant land in the determination of eligibility for the application of section 8.3 of Ontario Regulation 73/03.

Administration of By-law

4. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

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

PASSED in Open Council on April 21, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – April 21, 2020
Second Reading – April 21, 2020
Third Reading – April 21, 2020

APPENDIX “D”

Bill No.
2020

By-law No.

A by-law to exclude reassessment related tax increases after 2016 from the capping provisions of Part IX of the *Municipal Act, 2001*.

WHEREAS in accordance with Ontario Regulation 73/03, Council has the option to elect to exclude reassessment related tax increases occurring after 2016 from the capping provisions of Part IX of the *Municipal Act, 2001*

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

1. Section 15.0.1 of Ontario Regulation 73/03 shall apply in the City of London for the year 2020 and subsequent years to certain property classes as specified in section 2 of this by-law.
2. The Commercial, Industrial, and Multi-residential property classes shall be subject to this by-law.

Administration of By-law

3. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

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

PASSED in Open Council on April 21, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – April 21, 2020
Second Reading – April 21, 2020
Third Reading – April 21, 2020

APPENDIX “E”

Bill No.
2020

By-law No.

A by-law to opt to use certain subsections of section 329.1 of the *Municipal Act, 2001*, as amended, in the calculation of taxes in the commercial, industrial, and multi-residential property classes.

Whereas in accordance with section 329.1 of the *Municipal Act, 2001*, as amended, Council has certain options with respect to the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial classes, industrial classes, or multi-residential property class for 2020 or a subsequent taxation year.

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

1. Paragraph 1 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 10% in subparagraph (i) shall apply to the commercial classes, industrial classes and the multi-residential property class for the year 2020 and subsequent years.
2. Paragraph 2 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 10% in clause 2(i)(A) shall apply to the commercial classes, industrial classes and the multi-residential property class for the year 2020 and subsequent years.
3. Paragraph 3 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using \$500 in subparagraph (i) shall apply to the commercial classes, industrial classes and the multi-residential property class for the year 2020 and subsequent years.
4. Paragraph 8 of subsection 329.1(1) of the *Municipal Act, 2001*, as amended, using 100% in subparagraph (ii) shall apply to the commercial classes, industrial classes and the multi-residential property class for the year 2020 and subsequent years.

Administration of By-law

5. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

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

PASSED in Open Council on April 21, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON APRIL 14, 2020
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	YEAR 2020 EDUCATION TAX RATES

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer:

- a) a By-law to levy education tax rates for 2020 **BE INTRODUCED** at the Council meeting of April 21, 2020, attached as Appendix "A".
- b) the Mayor **BE REQUESTED** to send a letter to the Minister of Finance on behalf of City Council requesting further clarification with respect to the long term intention of the current government, with respect to the business education property tax cuts that were temporarily frozen with the 2012 Provincial budget.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- Corporate Services Committee, April 30th, 2019, Item # 2.2, Year 2019 Education Tax Rates
- Corporate Services Committee, April 3th, 2018, Item # 2.5, Year 2018 Education Tax Rates
- Corporate Services Committee, April 25th, 2017, Item # 3, Year 2017 Education Tax Rates
- Corporate Services Committee, April 26th, 2016, Item #10, Year 2016 Education Tax Rates

BACKGROUND

On January 22, 2020, the Ontario Minister of Finance filed Ontario Regulation 6/20 to set education property tax rates for 2020. The regulation sets out the following uniform tax rates for all properties in the residential, multi-residential, farm, and managed forests property classes in Ontario.

Residential and Multi-Residential Classes	0.153000%
Farm and Managed Forests Classes	0.038250%

Education tax rates for the above property classes have been reduced 5.0% by the Province to offset the reassessment change in assessed values across the Province.

The regulation also sets out property tax rates applicable to other property classes. The tax rates for other property classes are, however, not yet uniform across the Province. In March 2007, the Province announced that it would be phasing in uniform rates for commercial and industrial property classes over an eight year period ending in 2014. Previously, the Province had a system that maintained education tax rates at historical levels in place at the time of major property tax reform in 1998. The transition to the new system would have meant by the year 2014 London businesses should have been paying \$33.6 million dollars less in education property taxes every year compared to what they would otherwise be paying.

In the Ontario budget introduced in legislature on March 27th, 2012, it was announced that business education property tax cuts previously scheduled for 2013 and 2014 would be deferred at least until 2017-2018 and after Ontario had returned to a balanced budget. These reductions were originally introduced to correct historical inequities in education tax rates, which the City of London and others had drawn to the attention of the Province. It is estimated that the reductions that were deferred until Ontario returned to a balanced budget would be in excess of \$10 million in total for commercial and industrial properties in London.

In April 2017, the Ontario Minister of Finance announced that the Provincial budget for 2017 to 2018 had returned to balance. No announcement, however, was made with respect to the unfreezing of the business education tax cuts originally frozen with the 2012 provincial budget.

In the report on Education Taxes submitted to the Corporate Services Committee on April 3rd 2018, it was recommended that the Mayor send a letter to the then Minister of Finance, Vic Fedeli, to request clarification with respect to the current status of the business education tax cuts. In October 2018, then Mayor Brown sent a letter to the Minister of Finance requesting clarification status of the promised reduction in Business Education Property Tax rates. The then Minister of Finance Vic Fedeli responded in December 2018.

In his letter Mr. Fedeli appeared to acknowledge that the current system for setting business education property tax rates is inequitable and the intentions of the previous government to address the situation were never fully implemented. However, he did not specifically indicate how or if the current government planned to proceed with the promised cuts in the future. If the Province had fully implemented the tax cuts originally promised in 2012, in 2019 it would have reduced most commercial and industrial property taxes in the City of London in excess of 7%.

In our April 30th, 2019, 2019 Education Tax Rates report to the Corporate Services Committee, it was recommended that a letter again be sent by the Mayor to clarify what the long term intention of the current government is with respect to business education property tax rates in the Province. This was approved, and Mayor Holder subsequently sent a letter to Minister of Finance Rod Phillips dated July 16th, 2019. A copy of that letter is attached as Appendix "B".

In the letter issued to all Municipal Treasurers dated December 20, 2019, attached as Appendix "C", from the Assistant Deputy Minister of Finance, advising of important provincial property tax policy decisions for 2020, the lower business education tax rate that was promised by the previous Liberal government is identified as the "BET Target". "BET" is identified as an abbreviation for Business Education Tax rate and the use of the term target would seem to imply an intention to reduce rates that are above the target, as is the case in London. The letter gives no indication as to if and when the target will be achieved in the future.

As of mid-March 2020 it is understood that no response has been received by Mayor Holder from the Minister of Finance. We have contacted the staff at the Ministry of Finance and it is our expectation that a letter from the Minister will be forthcoming.

New construction, in the commercial and industrial property classes, is already subject to the lower uniform Provincial education tax rate (i.e. BET Target), provided the application for the building permit was made after March 22, 2007 and certain other criteria are met. For 2020, the new construction rate has been set at 0.98% to reflect the phase in of the 2020 reassessment. In 2019, the rate was 1.03%.

Ontario Regulation 6/20 also changed the way vacant and excess commercial and industrial land is taxed, for education purposes for 2020 and subsequent years. Prior to 2019, vacant and excess land in the commercial and industrial classes were subject to an education tax rate that was discounted by 30%. The regulation changed the discount to 15% in 2019 and eliminates the discount in 2020.

Education tax rates for 2020 for the other property classes for the City of London that have been set out by regulation are as follows:

Commercial	1.250000%
Industrial	1.250000%
Pipeline	1.250000%
Landfill	1.250000%
Small Scale on Farm (Commercial and Industrial)	0.245000%

SUMMARY

In summary, it is recommended that a by-law be introduced prior to the final billing for 2020 to levy education tax rates as required by Provincial regulation. It is also recommended that Council direct the Mayor to send a letter to the Minister of Finance on behalf of City Council. The intention of the letter is to request further clarification with respect to the current status of the business education tax cuts that were temporarily frozen with the 2012 Provincial budget and an indication as to when it is anticipated the cuts that were deferred will occur.

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	

Attached

APPENDIX “A”

Bill No.
2020

By-law No.

A by-law levying rates for 2020 for school purposes in the City of London.

WHEREAS by section 257.7 of the *Education Act*, the Municipal Council is required to levy and collect upon all the residential property and business property in the City of London the tax rates prescribed under section 257.12 of the said *Act* for school purposes;

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

2020 SCHOOL RATE BY-LAW

School Rates

1. The rates set out in column 3 of Schedule “A” of this by-law are hereby levied for 2020 upon all the property rateable for school purposes in the City of London.

Definitions - Realty Tax Classes and Realty Tax Qualifiers

2. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule “B” of this by-law and are indicated in the first two characters of column 2 of Schedule “A” of this by-law. Where there is more than one code in column 2 of Schedule “A” the codes are separated by a comma.

Administration of By-law

3. The administration of this by-law is assigned to the City Treasurer, Chief Financial Officer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

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

PASSED in Open Council on April 21, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

**SCHEDULE “A”
By-law No.**

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2020 EDUCATION TAX RATES
commercial taxable farmland 1	c1n	0.114750%
commercial taxable farmland 2	c4n	1.250000%
Commercial small scale on farm	c7n	0.245000%
commercial taxable – hydro	chn	1.250000%
commercial taxable vacant -hydro	cjn	1.250000%
commercial taxable - excess - hydro	ckn	1.250000%
commercial taxable tenant of prov	cpn	1.250000%
commercial taxable	ctn	1.250000%
commercial taxable excess land	cun	1.250000%
commercial taxable vacant land	cxn	1.250000%
office bldg taxable – hydro	dhn	1.250000%
office bldg taxable	dtm	1.250000%
office bldg taxable excess land	dun	1.250000%
farmland taxable fp	ffp	0.038250%
farmland taxable fs	ffs	0.038250%
farmland taxable no support	ftn	0.038250%
farmland taxable ep	ftep	0.038250%
farmland taxable es	ftes	0.038250%
parking lot taxable	gtn	1.250000%
industrial taxable farmland 1	i1n	0.114750%
industrial taxable farmland 2	i4n	1.250000%
industrial taxable - hydro	lhn, isn	1.250000%
industrial taxable-hydro- excess land	ikn	1.250000%
industrial taxable	itn	1.250000%
industrial taxable excess land	iun	1.250000%
industrial taxable vacant land	ixn	1.250000%
large industrial taxable	Ltn	1.250000%
large industrial excess land	Lun	1.250000%
multi-res taxable farmland 1 ns	m1n	0.114750%
multi-res taxable farmland 1 ep	m1ep	0.114750%
multi-res taxable farmland 1 es	m1es	0.114750%
multi-res taxable farmland 1 fp	m1fp	0.114750%
multi-res taxable farmland 1fs	m1fs	0.114750%
multi-res taxable farmland 2 ep	m4ep	0.153000%
multi-res taxable fp	mtfp	0.153000%
multi-res taxable fs	mtfs	0.153000%
multi-res taxable ep	mtep	0.153000%
multi-res taxable es	mtes	0.153000%
multi-res taxable n	mtn	0.153000%
pipeline taxable	ptn	1.250000%
res/farm taxable 1 fp	r1fp	0.114750%
res/farm taxable 1 fs	r1fs	0.114750%
res/farm taxable farmland 1 ep	r1ep	0.114750%
res/farm taxable farmland 1 es	r1es	0.114750%
res/farm taxable farmland 2 ep	r4ep	0.153000%
res/farm taxable -hydro fp	rhfp	0.153000%
res/farm taxable-hydro fs	rhfs	0.153000%
res/farm taxable-hydro ep	rhep	0.153000%
res/farm taxable-hydro es	rhes	0.153000%
res/farm taxable fp	rtfp	0.153000%
res/farm taxable fs	rtfs	0.153000%
res/farm taxable ns	rtm	0.153000%
res/farm taxable ep	rtep	0.153000%
res/farm taxable es	rtes	0.153000%
shopping centre taxable	stn	1.250000%
shopping centre excess land	sun	1.250000%
managed forest taxable fp	tftp	0.038250%

SCHEDULE "A" cont'd
By-law No.

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2020 EDUCATION TAX RATES
Managed forest taxable fs	tfs	0.038250%
managed forest taxable ep	ttep	0.038250%
managed forest taxable es	ttes	0.038250%
Landfill	Ht	1.250000%
commercial taxable (new construction)	Xtn	0.980000%
commercial taxable excess land (new construction)	Xun	0.980000%
commercial taxable vacant land (new construction)	Xxn	0.980000%
office bldg (new construction)	ytn	0.980000%
office bldg excess land (new construction)	yun	0.980000%
shopping centre (new construction)	ztn	0.980000%
shopping centre excess land (new construction)	zun	0.980000%
industrial taxable (new construction)	Jtn	0.980000%
industrial taxable excess land (new construction)	Jun	0.980000%
industrial taxable vacant land (new construction)	Jxn	0.980000%
industrial taxable (new construction)	ktn	0.980000%
industrial taxable excess land (new construction)	kun	0.980000%
New multi-residential	nt	0.153000%

**SCHEDULE “B”
By-law No.**

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C	Commercial	B	Taxable
D	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Full, Shared Payment-in-Lieu
I	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
X	Commercial (new construction)	1	Taxable: Farmland Awaiting Development Phase I
Y	Office Building (new construction)	2	Payment-In-Lieu: Full, Farmland 1
Z	Shopping Centre (new construction)	3	Payment-In-Lieu: General, Farmland 1
J	Industrial (new construction)	4	Taxable: Farmland Awaiting Development Phase II
K	Large Industrial (new construction)	5	Payment-In-Lieu: Full, Farmland II
H	Landfill	6	Payment-In-Lieu: General, Farmland II

Note that each RTC will be applied in combination with an appropriate RTQ.



London
CANADA

APPENDIX "B"

July 16, 2019

The Honourable Rod Phillips
Minister of Finance
Frost Building South, 7th Floor
7 Queen's Park Cres.
Toronto, ON
M7A 1Y7



Dear Minister Phillips,

Re: Business Education Property Tax Rates in Ontario

Thank you for the letter to the former Mayor of the City of London regarding business education property tax rates dated December 27th, 2018. The Council of the City of London shares your government's commitment to "making Ontario a premier destination for job creation investment, entrepreneurship and growth" and "exploring all possible avenues to make life more affordable for Ontario families and businesses." The Council of the City of London endeavours to promote policies and actions within its own jurisdiction that help achieve these goals.

We believe, however, that current provincial tax policy with respect to setting business education property tax rates is a significant factor that is negatively affecting economic development and conditions in London and the surrounding region. The City of London has been contacted directly by a Corporation that is one of Ontario's largest commercial property owners. The Corporation has noticed the disparity in commercial education property tax rates on their own different properties within the Province. Their representatives met with City finance staff to discuss what could be done about this problem in our region.

The Council of the City of London has been raising its concerns with respect to inequities related to Business Education Property Tax Rates in Ontario since 2005. In 2007 the Province did clearly acknowledge the problem and indicated it would move all business properties to an equitable system with a uniform property tax rate over a seven year period from 2008 to 2014. As you are aware, the adjustments scheduled for 2013 and 2014 never occurred. The result is that in 2019, commercial properties in the City of Toronto pay an education tax rate of 1.03%, while

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APPENDIX “B”

most London commercial properties pay 1.29%. This is a rate difference of 25% in the education portion of the tax bill. In 2019, the education portion of a commercial or industrial property tax bill in London is about 36% of the total bill.

At its meeting on May 7th, 2019 the current Council of City of London passed a resolution asking that I write to you requesting clarification as to what the long term intention of your government is with respect this important issue. Your letter of December 27th, 2018 seems to acknowledge that the current system is not equitable but does not identify any specific actions or timetable that the Province may have under consideration to address the problem. We note that the letter from your Assistant Deputy Minister to Municipal Treasurers dated April 9th, 2019, concerning various tax policy issues for 2019, does identify a uniform “Business Education Tax Target” for the Province. The letter, however, does not give any indication as to when the target will be reached or any specific plan to achieve the target in the future.

I am kindly requesting clarification as to the long term intention of your government with respect to the business education tax target and the business education tax cuts that were temporarily frozen with the 2012 Provincial Budget.

Sincerely,

Ed Holder
Mayor, City of London

c. The Honourable Jeff Yurek, M.P.P. (Elgin-Middlesex-London)

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APPENDIX "C"

Ministry of Finance

Provincial-Local
Finance Division

10th Floor
777 Bay Street
Toronto ON M5G 2C8
Tel.: 416 327-0264
Fax.: 416 325-7644

Ministère des Finances

Division des relations provinciales-
municipales en matière de finances

10e étage
777, rue Bay
Toronto ON M5G 2C8
Tél. : 416 327-0264
Télééc. : 416 325-7644



Le français suit l'anglais.

December 20, 2019

Dear Municipal Treasurer / Clerk-Treasurer:

I am writing to advise you of important decisions made by the Minister of Finance for the 2020 taxation year related to education property tax rates and municipal flexibility in setting property tax policy.

Please note that all these decisions will be reflected in the Online Property Tax Analysis (OPTA) system to support municipal property tax analysis and policy implementation.

The Province will notify municipalities when regulations implementing the property tax policy decisions are in place.

Education Property Taxes

To assist municipalities with their budget planning, draft education property tax rates for 2020 are attached. The province-wide residential education property tax rate and the target and ceiling business education tax (BET) rates are summarized in the following table. The Province will notify municipalities when these rates have been set in regulation.

	2019 Rates	2020 Rates
Residential	0.161%	0.153%
BET Target	1.03%	0.98%
BET Ceiling	1.29%	1.25%

In response to municipal suggestions, the operators of the OPTA system have worked with municipalities to enhance the system through the implementation of a new education property tax module in OPTA. Beginning in 2020, the module will help municipalities calculate the total remittance of education property taxes and reconcile any in-year adjustments to school boards. Further details on this enhancement, including training and other supports, will be available from OPTA shortly. Should you have any questions concerning the OPTA system, please contact the OPTA help desk at 416-591-1110 or 1-800-998-5739, ext 300.

APPENDIX "C"

Business Vacancy Rebate and Reduction Programs

Municipalities will continue to have broad flexibility to modify their business vacancy rebate and reduction programs to better reflect local circumstances. The new submission dates to notify the Minister of changes effective for 2020 and subsequent years are April 1, 2020 and August 1, 2020.

As noted in my letter of April 9, 2019, the phase-out of the education portion of the vacancy programs will be completed by 2020. This ensures that the education portion of the vacancy programs is consistent with the tax decisions of most of the municipalities that have implemented program changes. To avoid undue administrative burden for municipalities that submitted a notification to the Minister prior to January 1, 2019, the education property tax portion will continue to mirror municipal property tax policy decisions for those municipalities.

Railway Rights-of-Way

For the 2020 tax year, the property tax rates for railway rights-of-way will remain at 2019 levels. This means that the 2020 rates will be the same as rates communicated to municipalities on May 24, 2019 for the 2019 year.

Municipal Property Tax Flexibility

Property Tax Rate Calculation Adjustment

Municipalities continue to have the option to make an adjustment to the year-end assessment used in the notional property tax rate calculation. This technical adjustment ensures that when calculating notional tax rates, municipalities and the Province can address any unintended effects due to specific in-year property assessment changes, such as assessment appeal losses. The option to apply the adjustment is an annual municipal decision to be passed in by-law. Adoption of the adjustment is implemented by simply selecting the option through the OPTA system.

Tax Ratio Flexibility

Municipalities will continue to be provided with tax ratio flexibility to avoid most tax shifts that may occur between property classes as a result of phased-in reassessment impacts. Similar to 2019, municipalities that tax multi-residential properties at more than double the rate of residential properties will not be able to increase the multi-residential tax ratio. However, these municipalities will still be able to choose whether to use tax flexibility in response to reassessment-related tax shifts among other property classes.

Modified Levy Restriction

Municipalities with property classes subject to the levy restriction will continue to have the flexibility to apply a municipal tax increase to those classes of up to 50 per cent of any increase applied to the residential class. For instance, a municipality levying a 2 per cent increase in residential taxes could raise taxes on any restricted class by up to 1 per cent. A full levy restriction applies to multi-residential properties with a tax ratio greater than 2.0 in 2019.

APPENDIX "C"

If you have any questions related to these decisions, please contact Chris Broughton, Director of the Property Tax Policy Branch at Chris.Broughton@ontario.ca or 416-455-6307.

Sincerely,

Original signed by

Allan Doheny
Assistant Deputy Minister
Provincial-Local Finance Division

APPENDIX "C"

City of London

2020 Business Education Tax (BET) Rates

BET Rate - Broad Classes

Business Property Class	2020 BET Rate	2020 New Construction BET Rate
Commercial	1.250000%	0.980000%
Industrial	1.250000%	0.980000%
Pipeline	1.250000%	n/a
Landfill	1.250000%	n/a
Small-Scale On-Farm (Commercial & Industrial)	0.245000%	n/a

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON APRIL 14, 2020
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	PROPERTY TAX DEFERRAL OPTIONS

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, Civic Administration **BE DIRECTED** to set final billings for the 2020 taxation year based on Option 1 as outlined in this report with the following due dates:

- a) For property tax installments: August 31st, 2020, October 31st, 2020, and December 15th, 2020.
- b) For those property owners on preauthorized payment: August 31st, 2020, September 30th, 2020, October 31st, 2020, November 30th, 2020, and December 15th, 2020.

BACKGROUND

On March 25th, 2020, in response to the COVID-19 pandemic, Municipal Council approved a number of items in response to residents' concerns with respect to their ability to meet financial obligations as result of the recent economic and health concerns brought on by the pandemic. One of the directions was:

“d) the Civic Administration **BE DIRECTED** to report back to the appropriate Standing Committee on the potential impacts, costs and the next steps with respect to further options that may be available to assist taxpayers, including the deferral of the June 30th tax installment.”

At this time, Council will be looking to set Tax Policy for 2020, which is an opportune time to discuss the timing of final billings for property taxes. Currently there are 157,492 property tax accounts, of which 94,851 are billed, 35,427 are on preauthorized payment, and 27,214 are on mortgage payments. Typically, for final property tax billings, property owners are to pay the City in three (3) installments (billed) at the end of June, August, and October. If the property owner elected to be on the preauthorized payment (PAP), rather than paying in three (3) installments, the property owner is able to pay over five (5) installments at the end of the month, beginning in June and ending in October. Property owners who pay their taxes with their mortgage payments remit their share of taxes to their mortgage company based on their monthly mortgage payment. The mortgage company then remits payment of the taxes to the City on their behalf, in accordance with the installment deadlines.

EXPERIENCE AND DEVELOPMENTS

As part of the emergent motion approved by Municipal Council on March 25th, Civic Administration was directed to waive interest and penalties for unpaid Interim 2020 Property Tax Installments that came due March 31, 2020, for a period of 60 days. Civic Administration has acted on this and observed that some property owners, where possible, elected to adjust their payments. Although the direction did not apply to payments already setup through pre-authorized payments (PAP), based on existing options available to property owners, some property owners elected to cancel their payments and switch to an alternate payment method.

Since March 25th, in recognition of COVID-19, Civic Administration has noted that other municipalities had or were in the process of implementing similar property tax deferral programs for interim billings. Also on March 27th, 2020, Civic Administration received a letter from the Ontario Minister of Finance, dated March 25, 2020, highlighting a number of property tax initiatives that were announced in Ontario's Action Plan: Responding to COVID-19, namely:

- The deferral of municipal remittances to school boards for the upcoming two quarters (June 30th, and September 30th) by up to 90 days;
 - Payment 2 usually due on June 30 is now due September 30, 2020.
 - Payment 3 usually due on September 30 is now due December 15, 2020.
 - Payment 4 remains due on December 15, 2020.
- The planned property tax reassessment for 2021 will be postponed.

OPTIONS MOVING FORWARD

Given the challenges that property owners may face as a result of COVID-19, the following options have been identified for consideration, which are applicable to all property owners.

The basis for all of these options is ensuring that final property tax billings are completed before the end of December 2020. As the municipal portion of each installment is at least \$130 million, not proceeding with the final billing prior to the end of December 2020 would result in the City experiencing a significant budget deficit and cash flow shortage. The Municipal Act requires that deficits must be funded at year end or recovered in the next budget.

Option 1 – Delay final installments by 60 days.

What does this mean?

- Preauthorized payments would continue to be paid at the end of the month (except December) beginning in August and ending on December 15, 2020, resulting in the final installment being spread over five (5) payments
- For regular payments, installments would be pushed back to the end of month in August, and October, with the final payment being due December 15th.

Pros of this option

- Cleanest approach to implement
- Consistent with current practice, but due dates pushed back 60 days.
- Maintains spread of PAPs over 5 periods.

Cons of this option

- Regular payment date for final payment is at the middle of December, rather than end of month.

Option 2 – Delay final installments by 90 days

What does this mean?

- PAP would continue to be paid at the end of the month (except December) beginning in September and ending on December 15, resulting in the final installment being spread over four (4) payments
- For regular payments, installments would be pushed back to the end of month in September, and November, with the final payment being due December 15th.

Pros of this option

- Longer deferral of property tax payment
- Consistent with school board deferral.

Cons of this option

- The City may be required to borrow from reserve funds to sustain its liquidity until property tax payments resume in September (see Financial Impact section for more details)
- PAP program will now be spread over four (4) payments instead of five (5) payments, meaning each payment will be larger.
- Compressed payment schedule for taxpayers, as the November and December installments would be due 2 weeks apart from each other possibly creating hardship.
- Regular payment date for final payment is at the middle of December, rather than end of month.

Option 3 – Delay commencement of final installments by 90 days, however last payment now being made in November

What does this mean?

- Preauthorized payments would continue to be paid at the end of the month beginning in September and ending in November, resulting in the final installment being spread over three (3) payments
- For regular payments, installments would be pushed back to the end of month in September, October, and November.

Pros of this option

- Longer deferral of property tax payment
- Consistent with school board deferral.

Cons of this option

- The City may be required to borrow from reserve funds to sustain its liquidity until property tax payments resume in September (see Financial Impact section for more details).
- PAP program will now be spread over three (3) payments instead of five (5) payments, resulting in much larger payment amounts possibly creating hardship.
- Compressed payment schedule, as each installment would be due 1 month apart from each other, rather than the normal 2 month schedule.

Other Considerations – Not involving final installments

Option 4 – Delay remaining two interim preauthorized payments by 60 days

What does this mean?

- Delay the April PAP payment to June, and delay the May PAP payment to July. (assumes final billing has been deferred by at least 60 days)

Pros

- Would delay the remaining payment of interim PAP payments automatically by 60 days.
- May prevent property owners from having to cancel their PAP payments, as this would automatically be delayed.

Cons

- Creates an inequity between property tax payers who have already paid their taxes on March 31st, i.e. regular payments and mortgage payments.
- Written notice provision at least 10 calendar days before each and any change is required by law to property owners on the PAP program.

Option 5 – Stop remaining interim PAP (two payments) and defer to final PAP calculation for final billings

What does this mean?

- Remaining payments for April 30th, and May 29th will be cancelled and deferred (added) to the final PAP calculation.

Pros

- Will delay the remaining payment of property taxes for those on PAP to final billings.

Cons

- Creates an inequity between property tax payers who have already paid their taxes on March 31st, i.e. regular payments, and mortgage payers.
- Written notice provision at least 10 calendar days before each and any change is required by law to property owners on the PAP program.
- Payments deferred will be added on to final billings, making the final billings even larger.
- People on PAP with fixed incomes may wish to continue paying through their regular withdrawals.

Option 6 – Stop one of the April or May PAP payments and defer that payment to the final PAP calculation for final billings

What does this mean?

- The PAP payment for April 30th will be cancelled and added to the final PAP calculation, however the May 29th PAP will still be processed.

Pros

- Will ensure equity amongst property tax payers. All property tax payers would have theoretically paid 40% of property taxes, prior to final installment.

Cons

- Payment deferred will be added on to final billings, increasing the amount of final billings.
- May increase or create confusion with property owners on PAP. (Selection of the May PAP payment for deferral to the final billing may reduce possible confusion associated with stopping in April and then continuing a payment in May.)
- People on PAP with fixed incomes may wish to continue paying through their regular withdrawals.

FINANCIAL IMPACT

The most significant financial impact associated with the property tax deferral measures outlined in this report is on the City's cash liquidity, specifically by delaying cash inflows that would normally be received in the months of June and July. The City continues to incur the majority of expenses (with some exceptions), however it is also incurring additional costs to respond to the pandemic, as well as the loss of revenues, particularly user fees due to the closure of amenities and the cancellation of programming.

Civic Administration is actively monitoring the Corporation's cash flow on a daily basis and modelling various scenarios to assess the impact of COVID-19 on the City's cash resources. Based on the recommended Option 1 proposed in this report and assuming a gradual recovery of "normal" City operations by the end of June, it is anticipated that the City will have sufficient cash resources to sustain operations until property tax payments resume in August. It should be noted, however, that any further relief measures are likely to require temporary borrowing from the City's reserve funds in order to provide the necessary cash resources to sustain operations.

A further report outlining the projected financial impact of COVID-19 on the Corporation will be presented to the Strategic Priorities and Policy Committee on April 28th. This report will outline the various areas experiencing financial impacts associated with the pandemic, as well as other potential relief options that could be considered to further support the community.

SUMMARY

COVID-2019 is having worldwide impacts as seen in volatile financial markets and the overall economy. Liquidity is becoming a concern for many individuals and businesses. One tool that a municipality could use to ease the strain caused by this emergency is to defer property tax payments to provide time for other levels of government who have more tools at their disposal to support programs for businesses and citizens that are impacted by the pandemic. In weighing deferral options, the municipality needs to be mindful of its own cash flow as core essential services being provided are expected to be maintained.

Deferring the final billings for property tax payments by 60 days as outlined in Option 1 of this report, provides some relief, while at the same time maintains an amortization of five (5) payments for those property owners on preauthorized payments, rather than reducing that payment schedule down to four (4) or even three (3) payments. Property tax deferral is only one potential relief option for a municipality. A report to the Strategic Priorities and Policy later in April will also identify other tools that Municipal Council could consider to provide relief in the context of the City’s anticipated financial impacts.

PEPARED BY:	PREPARED 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	

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON TUESDAY, APRIL 14, 2020
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	2019 COMPLIANCE REPORT IN ACCORDANCE WITH THE PROCUREMENT OF GOODS AND SERVICES POLICY

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer:

- a) As per the Procurement of Goods and Services Policy, Section 8.11 (c), an annual report of total payments where a supplier has invoiced the City a cumulative total value of \$100,000 or more in a calendar year, **BE RECEIVED** for information, attached as Appendix "A";
- b) The administrative contract awards for Professional Consulting Services with an aggregate total greater than \$100,000, as per Section 15.1 (g) of the Procurement of Goods and Services Policy, decentralized from Purchasing and Supply that have been reported to the Manager of Purchasing and Supply and have been reviewed for compliance to the Procurement of Goods and Services Policy, **BE RECEIVED** for information, attached as Appendix "B";
- c) The list of administrative contract awards for Tenders with a value up to \$3,000,000 that do not have an irregular result, as per Section 13.2 (c) of the Procurement of Goods and Services Policy, **BE RECEIVED** for information, attached as Appendix "C";
- d) The City Treasurer, or delegate, **BE DELEGATED** authority to, at any time, refer questions concerning compliance with the Procurement of Goods and Services Policy to the City's internal auditor. The City Treasurer, or delegate, is hereby further authorized to ratify and confirm completed awards or purchases between \$15,000 and \$50,000 where the City Treasurer or delegate is of the opinion that the awards or purchases were in the best interests of the Corporation.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Procurement of Goods and Services Policy Revisions, Corporate Services Committee, September 24, 2019, Consent Item #2.3; June 19, 2018, Consent Item #2.8,

Compliance Report in Accordance with the Procurement of Goods and Services Policy, Corporate Services Committee, April 16, 2019, Item #2.3; April 17, 2018, Item #2.3; March 28, 2017, Item #5; April 12, 2016, Item # 4; April 7, 2015, Item #6; May 13, 2014, Item #5; April 23, 2013, Item #3.

BACKGROUND

The Procurement of Goods and Services Policy outlines the processes to be followed in order to obtain the best value when purchasing goods, or contracting services for the

Corporation of the City of London. In accordance with section 8.11 (a), Managing Directors are required to submit an informational report no later than March 1st to the Manager of Purchasing and Supply containing the details of the informal quotation contract awards made under Section 8.5 (c) (i). Further administrative contract awards made in their area to any Professional Consulting Service firms made under Section 8.5 (c) (ii) with an aggregate total greater than \$100,000 in their respective Service Areas were also submitted to the Manager of Purchasing and Supply.

For information purposes, section 8.11(c) requires that an annual report of total payments by supplier (Appendix "A") is provided to identify where a supplier has invoiced the City a cumulative total value of \$100,000 or more in a calendar year. In 2019, the amount of suppliers who invoiced the City a cumulative value of \$100,000 or more was 491 (2018 - 517, 2017 – 369), a decrease of 26 suppliers. This report includes total amounts paid by the City during 2019, sorted alphabetically by supplier. This reporting requirements pre-dates the much more thorough annual compliance reporting that has been provided to Council since 2010.

The decentralized, administratively awarded Professional Consulting Service contracts that are aggregately greater than \$100,000 as per Section 15.1 (g) appear in Appendix "B". These awards were made in compliance with the Procurement of Goods and Services Policy.

Administratively Awarded Tenders with a value up to \$3,000,000 as per Section 13.2 (c) that do not have an irregular result are shown in the attached Appendix "C". When irregular results arise during the procurement process, those procurements follow Section 8.10 of the Procurement of Goods and Services Policy.

The Procurement of Goods and Services Policy (current revision dated October 1, 2019) identifies authorization thresholds, approval authority, and the associated Procurement policy section as per Schedule "A" of the policy, which is shown in the attached Appendix "D".

Purchases Between \$15,000 and \$50,000 Methodology

The data for 2019 purchases between \$15,000 and \$50,000 was directly extracted from the accounting system for items that did not have Purchase Orders. This has been reviewed by the Manager of Purchasing and Supply for compliance to the Procurement of Goods and Services Policy. There were some minor items identified as a result of our review; all of these issues have been reviewed by the client Service Areas for root cause analysis, and corrective actions are being implemented by the respective Managing Directors. The amount of issues continue to be significantly reduced and are at the same level as the 2018 reporting, which remains an all-time low.

Specifics of the issues have been communicated in each area and additional training has been provided, which will prevent future re-occurrences. The City Treasurer or delegate will be able to identify and authorize any purchases that meet this criteria and can act on any items that may require internal audit attention.

Procurement Controls

The Procurement Process is controlled at every step beginning with monetary spending limits, authorized documentation to commence procurement and clear processes for soliciting bids at various authorization limits. Awards are clearly documented both administratively and by City Council. The process is documented and subject to audit. Furthermore, in 2018 the City implemented eProcurement which further "error-proofs" the bidding process and provides a digital audit trail that also further improves efficiency and effectiveness of resources while standardizing our processes. This new digital business platform continues to be very successful.

Further, over the past two years, internal audit through work performed by Deloitte, conducted a procurement process assessment along with a review of the consultant selection/ engagement and construction procurement practices with reports issued to Audit Committee.

This annual report provides an in-depth review of various types of procurement and spending levels. It is a continuous improvement tool designed to demonstrate the City’s Mission for transparency, fairness and competitiveness in public procurement.

Scope of Responsibility

This review is limited to the City of London only and does not include Agencies, Boards and Commissions procurement.

Acknowledgements

This report was prepared by John Freeman with the assistance of Melissa McErlain and the Financial Business Support Team: Catherine Nie, Manish Anjani, Janice Brown, Douglas Drummond, Debbie Gibson, Laurie Green, Lisa Karlovcec, Lisa MacInnis, Annette Ripepi, and Steve Whitmore.

SUBMITTED BY:	CONCURRED BY:
JOHN FREEMAN, CSCMP, LSSGB MANAGER, PURCHASING & SUPPLY	IAN COLLINS, CPA, CMA DIRECTOR, FINANCIAL SERVICES
RECOMMENDED BY:	
ANNA LISA BARBON, CPA, CGA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	

- Attachments:
Appendix “A” – List of Suppliers > \$100K Annual Spend, Section 8.11 (c)
Appendix “B” – List of Appointment of Professional Consulting Services, Section 15.1(g)
Appendix “C” – List of Administratively Awarded Tenders < \$3M Section 13.2
Appendix “D” – Schedule “A”, Procurement of Goods and Services Policy

Appendix "A"

2019 Payments Sorted by Supplier as per Section 8.11 (c)

Payee Name	Total 2019 Payment	Attributed to Water Boards	2018 Amount	Increase/ (Decrease)
1307939 ONTARIO LIMITED	\$ 165,789.60			\$ 165,789.60
1640209 ONTARIO LTD.	\$ 230,828.47			\$ 230,828.47
1724830 ONTARIO INC. O/A FLANDSCAPE	\$ 284,369.61		\$ 345,833.11	\$ (61,463.50)
1759055 ONTARIO LIMITED	\$ 102,549.34			\$ 102,549.34
1803096 ONTARIO INC.	\$ 114,978.21			\$ 114,978.21
1865522 ONTARIO INC. O/A BYRON WOODS	\$ 141,464.13		\$ 357,085.34	\$ (215,621.21)
2219008 ONTARIO LIMITED	\$ 1,095,362.74		\$ 1,734,665.63	\$ (639,302.89)
2376378 ONTARIO CORP.	\$ 5,974,713.35		\$ 6,752,584.05	\$ (777,870.70)
2380560 ONTARIO INC.	\$ 113,331.88		\$ 116,758.83	\$ (3,426.95)
291 CONSTRUCTION LIMITED	\$ 2,260,794.13		\$ 1,886,939.57	\$ 373,854.56
390 BURWELL ST./HOMES UNLIMITED(LONDON)	\$ 121,189.00		\$ 127,739.00	\$ (6,550.00)
4M SERVICES	\$ 218,085.48		\$ 237,955.98	\$ (19,870.50)
50 PLUS HOUSING CO-OPERATIVE	\$ 241,738.00		\$ 268,698.86	\$ (26,960.86)
700 KING EAST HOLDINGS LIMITED	\$ 193,759.06		\$ 823,475.98	\$ (629,716.92)
700 KING WEST HOLDINGS	\$ 174,293.98		\$ 848,490.16	\$ (674,196.18)
700531 ONTARIO LTD.	\$ 1,212,421.55		\$ 2,126,026.67	\$ (913,605.12)
785 WONDERLAND ROAD INC.	\$ 540,834.48		\$ 538,626.26	\$ 2,208.22
874672 ONTARIO LTD O/A MAPLE CITY	\$ 273,802.11		\$ 155,154.17	\$ 118,647.94
A+LINK ARCHITECTURE INC.	\$ 131,375.22		\$ 131,534.59	\$ (159.37)
AARDVARK DRILLING	\$ 162,336.86			\$ 162,336.86
AAROC AGGREGATES	\$ 354,219.71		\$ 338,158.62	\$ 16,061.09
ACCERTACLAIM SERVICORP INC.	\$ 795,554.49		\$ 737,658.50	\$ 57,895.99
ACCURATUS DESIGN & BUILD INC.	\$ 2,403,170.91		\$ 2,330,477.14	\$ 72,693.77
ACE OF SPADES	\$ 171,751.05		\$ 185,665.20	\$ (13,914.15)
ACORN CHRISTIAN DAY CARE	\$ 316,564.59		\$ 368,523.18	\$ (51,958.59)
ACRODEX INC. DBA PCM CANADA	\$ 382,465.34		\$ 363,937.88	\$ 18,527.46
ACROSS LANGUAGES	\$ 267,402.19		\$ 147,651.81	\$ 119,750.38
ACUSHNET CANADA INC.	\$ 146,837.82		\$ 168,972.16	\$ (22,134.34)
ADDICTION SERVICES OF THAMES VALLEY	\$ 792,878.74		\$ 696,320.58	\$ 96,558.16
ADELAIDE NORTH DEVELOPMENTS INC.	\$ 154,419.48		\$ 154,419.48	\$ -
AECOM CANADA LTD.	\$ 4,887,957.70	\$ 60,557.91	\$ 5,642,651.75	\$ (754,694.05)
ALICE SADDY ASSOCIATION	\$ 270,940.48		\$ 259,715.18	\$ 11,225.30
ALL SEASON EXCAVATING	\$ 2,391,136.24		\$ 1,319,475.07	\$ 1,071,661.17
ALL TERRAIN PROPERTY MAINTENANCE INC.	\$ 197,069.93		\$ 248,095.62	\$ (51,025.69)
ALTAQWA ACADEMY FOUNDATION	\$ 134,517.88			\$ 134,517.88
AMERESCO CANADA INC.	\$ 1,926,941.17		\$ 2,204,789.78	\$ (277,848.61)
AMICO INFRASTRUCTURES (OXFORD) INC.	\$ 12,347,922.14		\$ 10,445,956.22	\$ 1,901,965.92
ANOVA	\$ 445,881.00		\$ 409,746.00	\$ 36,135.00
APPLIED ENERGY SYSTEMS INC.	\$ 451,185.84		\$ 1,382,400.19	\$ (931,214.35)
AQUAFOR BEECH LIMITED	\$ 159,092.12			\$ 159,092.12
AQUAREHAB SERVICES (CANADA) INC.	\$ 5,668,541.91		\$ 6,414,781.33	\$ (746,239.42)
AQUICON CONSTRUCTION CO. LTD.	\$ 322,695.96		\$ 22,055,455.30	\$ (21,732,759.34)
ARBOUR GLEN DAY NURSERY	\$ 432,140.94		\$ 544,962.86	\$ (112,821.92)
ARCHIBALD GRAY & MCKAY ENGINEERING LTD.	\$ 1,224,531.10		\$ 1,678,471.73	\$ (453,940.63)
ARGYLE MANOR CORPORATION	\$ 206,809.00		\$ 209,461.00	\$ (2,652.00)
ARJO CANADA INC.	\$ 125,886.34		\$ 253,304.22	\$ (127,417.88)
ARMSTRONG PAVING AND MATERIALS GROUP LTD	\$ 3,602,453.92		\$ 1,407,366.58	\$ 2,195,087.34
ART BLAKE REFRIGERATION LIMITED	\$ 127,184.58		\$ 182,716.59	\$ (55,532.01)
ARTISAN CO-OPERATIVE HOMES INC.	\$ 302,845.00		\$ 316,177.00	\$ (13,332.00)
ARVOS SCHMIDTSCHE SCHACK LLC	\$ 336,700.00		\$ 906,270.92	\$ (569,570.92)
ASSETIC CANADA HOLDINGS INC.	\$ 128,255.00		\$ 147,736.20	\$ (19,481.20)
ATLOHSA NATIVE FAMILY HEALING SERV.	\$ 1,004,424.29		\$ 188,400.74	\$ 816,023.55
AUTOFORM CONTRACTING LONDON LTD.	\$ 262,557.09			\$ 262,557.09
AVENT TECHNICAL GROUP LTD.	\$ 160,943.41		\$ 106,736.27	\$ 54,207.14
AZUL TRUCKING INCORPORATED	\$ 256,831.59		\$ 278,515.99	\$ (21,684.40)
B & A DAVIES PAVING & CONSTRUCTION INC.	\$ 733,616.45		\$ 1,101,053.47	\$ (367,437.02)
BARCON CONSTRUCTION INC.	\$ 191,347.46			\$ 191,347.46
BASF CANADA	\$ 107,485.79		\$ 760,756.01	\$ (653,270.22)
BEARCOM CANADA CORP.	\$ 125,232.67	\$ 27,572.00		\$ 125,232.67
BEARSS GROUND MAINTENANCE	\$ 129,526.26		\$ 168,194.87	\$ (38,668.61)
BELL CANADA	\$ 1,797,496.99		\$ 1,795,204.57	\$ 2,292.42
BENNETT FLEET LEASING LIMITED	\$ 568,878.31		\$ 520,952.83	\$ 47,925.48
BERNARDO GROUP LIMITED	\$ 111,681.87		\$ 107,404.34	\$ 4,277.53
BESTERD MECHANICAL	\$ 590,996.73		\$ 143,619.99	\$ 447,376.74
BETHANY CHRISTIAN RESIDENCES	\$ 198,908.00		\$ 231,448.00	\$ (32,540.00)
BGL CONTRACTORS CORP.	\$ 134,767.08	\$ 134,767.08	\$ 177,678.37	\$ (42,911.29)
BLOSSOMS ECE CENTRE INC.	\$ 1,859,463.69		\$ 2,151,522.63	\$ (292,058.94)
BLUE-CON CONSTRUCTION	\$ 1,488,864.35		\$ 6,286,591.86	\$ (4,797,727.51)
BONAVENTURE PLACE HOUSING	\$ 310,211.00		\$ 350,518.00	\$ (40,307.00)
BOYS & GIRLS CLUB OF LONDON	\$ 935,920.62		\$ 960,087.17	\$ (24,166.55)
BP CANADA ENERGY GROUP ULC	\$ 702,899.50		\$ 718,086.26	\$ (15,186.76)
BRE-EX CONSTRUCTION	\$ 31,027,328.26		\$ 28,700,570.57	\$ 2,326,757.69
BRENNTAG CANADA INC.	\$ 119,583.13		\$ 170,652.67	\$ (51,069.54)
BRENT-REG CONSTRUCTION INC.	\$ 592,287.82		\$ 359,244.22	\$ 233,043.60
BRIDGE END HOUSING CO-OPERATIVE	\$ 355,954.00		\$ 389,652.00	\$ (33,698.00)
BRIGHT BEGINNINGS EARLY CHILDHOOD	\$ 369,806.21		\$ 431,635.82	\$ (61,829.61)

Appendix "A"

2019 Payments Sorted by Supplier as per Section 8.11 (c)

Payee Name	Total 2019 Payment	Attributed to Water Boards	2018 Amount	Increase/ (Decrease)
CALE CANADA INC.	\$ 100,216.82		\$ 165,124.04	\$ (64,907.22)
CAMIONS CARL THIBAUT INC.	\$ 778,082.38		\$ 778,082.38	\$ 778,082.38
CANADA POST CORPORATION	\$ 557,964.23		\$ 685,704.80	\$ (127,740.57)
CANADIAN CART SALES LIMITED	\$ 182,894.42		\$ 196,102.14	\$ (13,207.72)
CANADIAN IMPERIAL BANK OF COMMERCE	\$ 119,313.81			\$ 119,313.81
CANADIAN NATIONAL RAILWAY	\$ 173,213.90	\$ 135.60	\$ 307,165.22	\$ (133,951.32)
CANADIAN PACIFIC (NON-FREIGHT)	\$ 1,026,850.54		\$ 1,148,991.02	\$ (122,140.48)
CANON CANADA INC.	\$ 327,844.27		\$ 423,600.15	\$ (95,755.88)
CAPITAL SEWER SERVICES INC.	\$ 161,874.05		\$ 1,054,552.72	\$ (892,678.67)
CAPREIT LIMITED PARTNERSHIP	\$ 179,942.02		\$ 173,412.74	\$ 6,529.28
CARDINAL HEALTH CANADA	\$ 361,007.89		\$ 373,291.28	\$ (12,283.39)
CARREFOUR COMMUNAUTAIRE FRANCOPHONE	\$ 640,137.40		\$ 583,690.99	\$ 56,446.41
CARRIER TRUCK CENTERS	\$ 494,255.05		\$ 713,625.75	\$ (219,370.70)
CARVEST PROPERTIES LIMITED	\$ 134,694.64		\$ 128,667.21	\$ 6,027.43
CBI HOME HEALTH	\$ 137,256.25		\$ 156,150.50	\$ (18,894.25)
CBM READY MIX DIVISION	\$ 462,859.94		\$ 516,704.95	\$ (53,845.01)
CDI CONTRACTING INC.	\$ 655,214.13			\$ 655,214.13
CDMV INC.	\$ 107,576.15			\$ 107,576.15
CDW CANADA CORP.	\$ 1,544,232.67	\$ 130.75	\$ 1,383,083.92	\$ 161,148.75
CH2M HILL CANADA LIMITED	\$ 1,746,576.64	\$ 100,981.36	\$ 2,087,009.20	\$ (340,432.56)
CHECKERS MARKETING INC (CLEANING SUPPLY)	\$ 205,140.02		\$ 124,073.55	\$ 81,066.47
CHELSEA GREEN CHILDRENS CENTRE INC.	\$ 1,507,167.21		\$ 1,432,557.91	\$ 74,609.30
CHELSEA GREEN SOCIETY "ACRES"	\$ 666,505.00		\$ 746,305.00	\$ (79,800.00)
CHESHIRE HOMES OF LONDON INC	\$ 393,553.53		\$ 319,516.20	\$ 74,037.33
CHILDREACH CENTRE	\$ 1,417,883.84		\$ 1,594,627.15	\$ (176,743.31)
CHILDREN'S PLACE	\$ 182,236.38		\$ 261,061.61	\$ (78,825.23)
CHINNECK LAW PROFESSIONAL	\$ 609,966.41			\$ 609,966.41
CIMCO REFRIGERATION	\$ 838,475.33		\$ 1,179,293.55	\$ (340,818.22)
CISCO SYSTEMS CAPITAL CANADA CO.	\$ 287,951.06		\$ 786,048.39	\$ (498,097.33)
CITY OF ST. THOMAS	\$ 289,750.64		\$ 238,465.73	\$ 51,284.91
CLARO ENVIRONMENTAL TECHNOLOGIES	\$ 224,476.67		\$ 817,387.14	\$ (592,910.47)
CMHA - MIDDLESEX	\$ 232,128.63		\$ 168,362.58	\$ 63,766.05
COCO PAVING INC.	\$ 4,699,447.26		\$ 5,304,949.96	\$ (605,502.70)
COLONEL TALBOT DEVELOPMENTS INC.	\$ 2,017,670.42			\$ 2,017,670.42
COLUMBUS NON-PROFIT HOUSING	\$ 130,628.00		\$ 137,849.00	\$ (7,221.00)
COMCOR ENVIRONMENTAL LIMITED	\$ 195,899.07		\$ 125,026.09	\$ 70,872.98
COMMAND SERVICES	\$ 152,748.69		\$ 123,387.08	\$ 29,361.61
COMMISSIONAIRES GREAT LAKES	\$ 1,185,755.90		\$ 1,611,911.71	\$ (426,155.81)
COMPUCOM CANADA CO.	\$ 1,082,521.29	\$ 22,497.49	\$ 1,442,681.96	\$ (360,160.67)
CONSERVATION OF SCULPTURES, MONUMENTS & CONTINENTAL TIRE CANADA, INC.	\$ 115,406.90			\$ 115,406.90
	\$ 151,205.61			\$ 151,205.61
CORPORATE EXPRESS/STAPLES ADVANTAGE	\$ 384,319.48	\$ 1,792.46	\$ 430,521.79	\$ (46,202.31)
COUNTRY SPIRIT CO-OP HOMES OF LONDON	\$ 398,071.00		\$ 452,368.00	\$ (54,297.00)
COURTESY, FORD, LINCOLN	\$ 239,200.75		\$ 184,668.28	\$ 54,532.47
CROUCH NEIGHBOURHOOD RESOURCE	\$ 169,366.67		\$ 160,514.79	\$ 8,851.88
CSDC SYSTEMS INC.	\$ 116,636.77		\$ 147,139.58	\$ (30,502.81)
CTM EXCAVATING INC	\$ 501,297.39		\$ 387,680.97	\$ 113,616.42
CUBEX LIMITED	\$ 257,612.62			\$ 257,612.62
CUSHMAN & WAKEFIELD ASSET SERVICES INC.	\$ 400,063.35		\$ 357,092.78	\$ 42,970.57
D K EQUIPMENT LIMITED	\$ 591,283.80		\$ 749,257.82	\$ (157,974.02)
D.R. INSELL TRANSPORT INC.	\$ 151,625.66			\$ 151,625.66
DARCH FIRE	\$ 104,199.24			\$ 104,199.24
DATAVAIL CANADA CORPORATION	\$ 321,662.58	\$ 321,662.58	\$ 285,441.01	\$ 36,221.57
DAVEY TREE EXPERT CO. OF CANADA LTD.	\$ 3,130,014.02		\$ 1,467,836.98	\$ 1,662,177.04
DAYA COUNSELLING CENTRE	\$ 315,625.00		\$ 328,007.00	\$ (12,382.00)
DEKAY CONSTRUCTION (1987) LTD.	\$ 2,302,899.27		\$ 3,148,537.53	\$ (845,638.26)
DELL CANADA INC.	\$ 187,508.94	\$ 1,351.51		\$ 187,508.94
DELOITTE LLP	\$ 468,049.71		\$ 360,453.83	\$ 107,595.88
DELTA PLACE CO-OPERATIVE HOMES OF LONDON	\$ 330,369.00		\$ 357,089.00	\$ (26,720.00)
DEMAR AGGREGATES INC.	\$ 300,922.81		\$ 436,920.03	\$ (135,997.22)
DEVELOPMENT ENGINEERING (LONDON) LTD.	\$ 571,556.70		\$ 875,293.47	\$ (303,736.77)
DIELCO INDUSTRIAL CONTRACTORS	\$ 2,088,415.73	\$ 399,141.31	\$ 542,661.83	\$ 1,545,753.90
DILLON CONSULTING LIMITED	\$ 3,731,066.92		\$ 4,514,966.32	\$ (783,899.40)
DIMENSIONAL STRATEGIES INC.	\$ 265,070.09		\$ 165,898.14	\$ 99,171.95
DIRECTDIAL.COM	\$ 114,833.90			\$ 114,833.90
DONALD JONES MGMT SERVICES INC.	\$ 526,206.86		\$ 561,904.11	\$ (35,697.25)
DOUG'S SNOWPLOWING & SANDING LTD.	\$ 297,258.66			\$ 297,258.66
DOWLER-KARN LIMITED	\$ 2,004,440.77		\$ 4,578,891.65	\$ (2,574,450.88)
DREAM WEAVERS DAYCARE INC.	\$ 710,306.28		\$ 731,703.98	\$ (21,397.70)
DREWLO HOLDINGS INC.	\$ 126,465.73			\$ 126,465.73
DUFFERIN CONSTRUCTION COMPANY	\$ 9,956,765.64		\$ 10,109,804.92	\$ (153,039.28)
DUNCOR ENTERPRISES INC.	\$ 209,260.98		\$ 166,538.42	\$ 42,722.56
ECHOLOGICS	\$ 473,284.57		\$ 1,042,636.77	\$ (569,352.20)
ECLIPSE TECHNOLOGY	\$ 340,098.70		\$ 351,690.43	\$ (11,591.73)
ECOSYSTEM RECOVERY INCORPORATED	\$ 255,755.52		\$ 102,088.42	\$ 153,667.10

Appendix "A"

2019 Payments Sorted by Supplier as per Section 8.11 (c)

Payee Name	Total 2019 Payment	Attributed to Water Boards	2018 Amount	Increase/ (Decrease)
EDGAR DIVERSIFIED INC.	\$ 197,504.03		\$ 177,969.75	\$ 19,534.28
ELECTRICAL SAFETY AUTHORITY	\$ 115,093.84	\$ 90.40	\$ 111,545.59	\$ 3,548.25
ELGIN CONSTRUCTION COMPANY LIMITED	\$ 3,276,845.11		\$ 643,064.40	\$ 2,633,780.71
ELGIN CONTRACTING AND RESTORATION LTD	\$ 169,014.09		\$ 1,073,037.91	\$ (904,023.82)
EMCO CORPORATION	\$ 1,443,871.55		\$ 2,543,082.47	\$ (1,099,210.92)
ENBRIDGE GAS INC. (UNION GAS)	\$ 564,896.80		\$ 703,682.81	\$ (138,786.01)
ENGINEERED AIR	\$ 134,854.20			\$ 134,854.20
ENGLOBE CORP.	\$ 139,417.80		\$ 124,249.20	\$ 15,168.60
ENNIS PAINT CANADA ULC	\$ 101,767.80		\$ 116,941.44	\$ (15,173.64)
ENTERPRISE RENT-A-CAR CANADA LTD.	\$ 338,774.00			\$ 338,774.00
ENVIROSYSTEMS INCORPORATED	\$ 151,855.01		\$ 117,471.43	\$ 34,383.58
ERGOCENTRIC SEATING SYSTEMS	\$ 98,539.04	\$ 1,043.46	\$ 103,241.91	\$ (4,702.87)
ERTH HOLDINGS INC.	\$ 529,425.59	\$ 20,320.23	\$ 873,396.88	\$ (343,971.29)
ESRI CANADA LIMITED	\$ 1,277,050.90		\$ 1,077,317.52	\$ 199,733.38
EVANS UTILITY AND MUNICIPAL	\$ 158,237.12		\$ 127,473.69	\$ 30,763.43
EVOQUA WATER TECHNOLOGIES LTD.	\$ 158,237.34		\$ 172,168.16	\$ (13,930.82)
EXCELLENT SIGNS & DISPLAYS (1983) INC.	\$ 131,717.77			\$ 131,717.77
EXP. SERVICES INC.	\$ 344,013.01		\$ 301,613.37	\$ 42,399.64
FAITH DAY NURSERY	\$ 282,410.45		\$ 330,611.24	\$ (48,200.79)
FANSHAWE COLLEGE	\$ 3,003,845.34		\$ 2,455,040.01	\$ 548,805.33
FARHI HOLDINGS CORPORATION	\$ 479,768.92		\$ 545,504.00	\$ (65,735.08)
FERRARI CONCRETE	\$ 562,237.00		\$ 651,377.31	\$ (89,140.31)
FIRST NATIONAL FINANCIAL LP	\$ 427,408.98			\$ 427,408.98
FLEET - FCA CANADA INC.	\$ 1,042,846.54		\$ 700,455.99	\$ 342,390.55
FOREST LAWN FUNERAL HOME & CEMETERY	\$ 106,719.50			\$ 106,719.50
FOREST QUARTER FAMILY RESIDENCES INC.	\$ 337,913.00		\$ 327,599.00	\$ 10,314.00
FORTTRAN TRAFFIC SYSTEMS LIMITED	\$ 548,835.69		\$ 624,313.70	\$ (75,478.01)
FOXHOLLOW DEVELOPMENTS INC	\$ 850,446.61		\$ 617,328.70	\$ 233,117.91
FOXHOLLOW NORTH KENT DEVELOPMENTS INC.	\$ 899,990.76			\$ 899,990.76
FOXWOOD DEVELOPMENTS (LONDON) INC.	\$ 368,225.47			\$ 368,225.47
FRANK COWAN COMPANY LTD.	\$ 2,714,093.13		\$ 2,648,174.12	\$ 65,919.01
FRANK VAN BUSSEL AND SONS LIMITED	\$ 233,147.99		\$ 363,023.76	\$ (129,875.77)
FRONTLINE OUTFITTERS	\$ 147,555.88		\$ 106,321.25	\$ 41,234.63
GARAGE SUPPLY CONTRACTING INC.	\$ 174,130.74			\$ 174,130.74
GARDAWORLD (GARDA CANADA SECURITY CORP)	\$ 819,031.97		\$ 535,603.74	\$ 283,428.23
GDI SERVICES (CANADA) LP	\$ 485,249.65		\$ 462,952.54	\$ 22,297.11
GENCARE SERVICES LTD.	\$ 105,613.19		\$ 105,181.53	\$ 431.66
GENERAL MOTORS OF CANADA COMPANY	\$ 270,907.33		\$ 301,473.87	\$ (30,566.54)
GENESIS (LONDON) HOUSING CO-OP. INC.	\$ 510,981.00		\$ 511,346.00	\$ (365.00)
GEORGES FINE FOOD LTD.	\$ 536,598.00		\$ 504,475.68	\$ 32,122.32
GERRY'S TRUCK CENTRE LTD.	\$ 169,454.70			\$ 169,454.70
GHD LIMITED	\$ 293,868.09		\$ 829,212.39	\$ (535,344.30)
GILZEAN'S CREEK HOUSING CO-OPERATIVE INC	\$ 179,756.00		\$ 172,381.00	\$ 7,375.00
GLEN CAIRN COMMUNITY RESOURCE CENTRE	\$ 138,207.61		\$ 127,191.52	\$ 11,016.09
GLENCOE DISTRICT LIONS NON-PROFIT	\$ 124,910.00		\$ 131,264.00	\$ (6,354.00)
GM BLUEPLAN ENGINEERING LIMITED	\$ 356,116.32	\$ 97,541.55	\$ 216,078.39	\$ 140,037.93
GOLDER ASSOCIATES LTD.	\$ 830,179.99		\$ 582,479.20	\$ 247,700.79
GOOD NEWS COMMUNITY HOMES	\$ 328,179.00		\$ 352,604.00	\$ (24,425.00)
GOODWILL INDUSTRIES ONTARIO GREAT LAKES	\$ 1,122,482.03		\$ 1,036,496.10	\$ 85,985.93
GRACEVIEW ENTERPRISES INC.	\$ 1,040,928.63			\$ 1,040,928.63
GRAND AVENUE CHILDRENS CENTRE	\$ 277,471.38		\$ 343,897.73	\$ (66,426.35)
GUILD ELECTRIC LIMITED	\$ 2,514,179.38		\$ 2,030,716.19	\$ 483,463.19
GUILLEVIN INTERNATIONAL CIE./CO.	\$ 459,083.60	\$ 90.34	\$ 558,660.59	\$ (99,576.99)
GUNN & ASSOCIATES	\$ 105,565.19			\$ 105,565.19
GUTERMANN LEAK DETECTION	\$ 160,741.35		\$ 223,353.60	\$ (62,612.25)
H & N ROOFING & SHEET METAL LIMITED	\$ 412,296.62		\$ 849,046.87	\$ (436,750.25)
H.I.R.A. LIMITED	\$ 2,241,952.30		\$ 1,823,360.71	\$ 418,591.59
H2 ONTARIO	\$ 140,455.67			\$ 140,455.67
HABITAT FOR HUMANITY HEARTLAND ONTARIO	\$ 329,358.17			\$ 329,358.17
HAMISCO INDUSTRIAL SALES INC.	\$ 138,252.53		\$ 116,153.12	\$ 22,099.41
HARRIS CANADA SYSTEMS, INC.	\$ 478,055.44		\$ 324,090.94	\$ 153,964.50
HAYMAN CONSTRUCTION INC.	\$ 831,592.30	\$ 542,206.36	\$ 102,861.58	\$ 728,730.72
HELIX COURIER LIMITED	\$ 131,946.87		\$ 146,963.66	\$ (15,016.79)
HEWLETT-PACKARD FINANCIAL SERVICES	\$ 831,933.64		\$ 1,478,628.50	\$ (646,694.86)
HIGHBURY FORD	\$ 103,388.36		\$ 197,175.71	\$ (93,787.35)
HOMES UNLIMITED (LONDON) INC (NELSON PL)	\$ 185,214.00		\$ 185,378.00	\$ (164.00)
HOMES UNLIMITED (LONDON) INC.	\$ 156,134.23			\$ 156,134.23
HOMESTEAD LAND HOLDINGS LIMITED	\$ 397,764.89		\$ 393,937.40	\$ 3,827.49
HOT, COLD & FREEZING LTD.	\$ 163,683.02		\$ 128,379.43	\$ 35,303.59
HSC INSURANCE	\$ 518,159.78		\$ 479,853.31	\$ 38,306.47
HURON TRACTOR LTD.	\$ 129,862.13			\$ 129,862.13
HURRICANE SMS INC.	\$ 395,549.15			\$ 395,549.15
HYBRID DOCUMENT SYSTEMS INC.	\$ 222,888.42		\$ 105,820.43	\$ 117,067.99
HYDE PARK EQUIPMENT LIMITED	\$ 343,058.15		\$ 314,972.06	\$ 28,086.09
HYDRO ONE NETWORKS INC.	\$ 2,024,893.57	\$ 1,485,853.02	\$ 1,823,575.68	\$ 201,317.89
I.F. PROPCO HOLDINGS (ONTARIO) 31 LTD.	\$ 1,874,825.80		\$ 3,092,716.86	\$ (1,217,891.06)

Appendix "A"

2019 Payments Sorted by Supplier as per Section 8.11 (c)

Payee Name	Total 2019 Payment	Attributed to Water Boards	2018 Amount	Increase/ (Decrease)
IBI GROUP	\$ 657,432.00		\$ 2,471,726.77	\$ (1,814,294.77)
IBI GROUP PROFESSIONAL SERVICE	\$ 597,175.45		\$ 1,742,119.54	\$ (1,144,944.09)
IESO (INDEPENDENT ELECTRICITY	\$ 3,091,920.64	\$ 3,091,920.64	\$ 2,971,773.20	\$ 120,147.44
IMPERIAL PARKING CANADA CORP. (IMPARK)	\$ 589,512.10	\$ 875.71	\$ 557,261.20	\$ 32,250.90
INSITUFORM TECHNOLOGIES LTD	\$ 1,392,243.69		\$ 2,589,108.19	\$ (1,196,864.50)
INTER FAITH HOMES (LONDON) CORPORATION	\$ 384,488.40		\$ 535,647.61	\$ (151,159.21)
INVASIVE PHRAGMITES CONTROL CENTRE	\$ 107,915.00			\$ 107,915.00
INVESTING IN CHILDREN INC.	\$ 193,285.40		\$ 215,009.31	\$ (21,723.91)
J.M.R. ELECTRIC LIMITED	\$ 473,108.29		\$ 1,239,082.23	\$ (765,973.94)
J-AAR EXCAVATING LIMITED	\$ 12,456,618.69		\$ 12,791,857.78	\$ (335,239.09)
JASPER CONSTRUCTION CORP.	\$ 8,953,011.11		\$ 8,055,746.59	\$ 897,264.52
JATOM SYSTEMS INC.	\$ 151,436.95			\$ 151,436.95
JBL CONSTRUCTION(DIV OF 1644472 ONT LTD)	\$ 1,906,868.82		\$ 1,615,498.67	\$ 291,370.15
JOE JOHNSON EQUIPMENT	\$ 1,403,059.86		\$ 113,744.84	\$ 1,289,315.02
JTS MECHANICAL SYSTEMS INC.	\$ 175,921.78			\$ 175,921.78
JWC ENVIRONMENTAL CANADA ULC	\$ 197,046.21			\$ 197,046.21
K+S WINDSOR SALT LTD.	\$ 4,020,077.51		\$ 5,858,374.32	\$ (1,838,296.81)
KAMARAH TREE FARMS LTD.	\$ 2,268,349.76		\$ 1,868,212.05	\$ 400,137.71
KAPE DEVELOPMENTS	\$ 437,100.00		\$ 189,676.24	\$ 247,423.76
KEMIRA WATER SOLUTION CANADA INC.	\$ 1,076,566.26		\$ 883,267.36	\$ 193,298.90
KEN GROVER TRUCKING LTD.	\$ 552,032.69		\$ 600,655.58	\$ (48,622.89)
KIDLOGIC LONDON INC.	\$ 1,305,660.81		\$ 1,800,435.65	\$ (494,774.84)
KIDS & COMPANY LTD.	\$ 766,982.58		\$ 869,591.89	\$ (102,609.31)
KIDZONE DAYCARE CENTRE	\$ 381,816.44		\$ 470,221.06	\$ (88,404.62)
KILMER ENVIRONMENTAL	\$ 143,397.00	\$ 143,397.00		\$ 143,397.00
KINDERVILLE GAINSBOROUGH INC.	\$ 635,454.42		\$ 651,835.36	\$ (16,380.94)
KINWELL PLACE NON-PROFIT HOUSING CORP.	\$ 257,120.00		\$ 233,265.00	\$ 23,855.00
KOVACS GROUP INC.	\$ 258,633.20		\$ 158,492.55	\$ 100,140.65
KPMG LLP, T4348	\$ 398,370.20	\$ 13,108.00	\$ 217,129.50	\$ 181,240.70
KRONOS CANADIAN SYSTEMS INC.	\$ 310,201.10		\$ 242,145.31	\$ 68,055.79
KWS ELECTRIC SERVICES INC.	\$ 2,822,032.32		\$ 958,610.61	\$ 1,863,421.71
L & L CAT TRAPPING SERVICES INC.	\$ 114,912.28		\$ 194,861.58	\$ (79,949.30)
L-82 CONSTRUCTION LTD.	\$ 11,232,143.44	\$ 144,155.14	\$ 17,739,287.26	\$ (6,507,143.82)
LA RIBAMBELLE PRESCOLAIRE, FRANCO-	\$ 1,213,185.28		\$ 1,511,535.11	\$ (298,349.83)
LANDSCAPE PLANNING LIMITED	\$ 102,265.28		\$ 121,463.70	\$ (19,198.42)
LANGLEY UTILITIES CONTRACTING LTD.	\$ 2,596,738.25		\$ 2,304,217.18	\$ 292,521.07
LATIN-AMERICAN/CANADIAN NON-PROFIT	\$ 399,561.00		\$ 470,245.00	\$ (70,684.00)
LAWLOR & CO. (HAMILTON) LIMITED	\$ 115,345.11			\$ 115,345.11
LEADS EMPLOYMENT SERVICES LONDON INC.	\$ 902,447.15		\$ 1,298,988.19	\$ (396,541.04)
LIFEMARK OCCUPATIONAL HEALTH AND	\$ 190,223.45			\$ 190,223.45
LIFT NON-PROFIT HOUSING OF LONDON INC.	\$ 343,642.00		\$ 334,066.00	\$ 9,576.00
LIGHTNING EQUIPMENT SALES INC.	\$ 135,026.09			\$ 135,026.09
LLOYD LIBKE LAW ENFORCEMENT SALES INC.	\$ 165,407.14		\$ 168,907.99	\$ (3,500.85)
LONDON & MIDDLESEX HERITAGE MUSEUM	\$ 362,034.00		\$ 375,503.00	\$ (13,469.00)
LONDON AFFORDABLE HOUSING FOUNDATION	\$ 107,224.00		\$ 108,954.00	\$ (1,730.00)
LONDON ANIMAL CARE CENTRE	\$ 1,603,646.91		\$ 1,609,708.63	\$ (6,061.72)
LONDON ARTS COUNCIL	\$ 981,889.90		\$ 934,970.72	\$ 46,919.18
LONDON AUTOMATIC DOORS LTD.	\$ 306,570.11		\$ 169,429.70	\$ 137,140.41
LONDON BRIDGE CHILD CARE SERVICES	\$ 7,124,429.97		\$ 8,575,893.02	\$ (1,451,463.05)
LONDON CARES HOMELESS RESPONSE SERVICES	\$ 2,048,989.19		\$ 1,990,681.00	\$ 58,308.19
LONDON CHILDREN'S CONNECTION INC.	\$ 11,213,257.28		\$ 11,417,540.48	\$ (204,283.20)
LONDON CITY CHRYSLER	\$ 451,667.50			\$ 451,667.50
LONDON COMMUNITY SMALL BUSINESS CENTRE	\$ 267,114.16		\$ 274,661.38	\$ (7,547.22)
LONDON DISTRICT CATHOLIC SCHOOL BOARD	\$ 282,744.80			\$ 282,744.80
LONDON DISTRICT ENERGY LP	\$ 564,413.86		\$ 526,887.95	\$ 37,525.91
LONDON ENVIRONMENTAL NETWORK	\$ 112,694.90			\$ 112,694.90
LONDON FRENCH DAYCARE CENTRE INC.	\$ 871,767.62		\$ 618,101.31	\$ 253,666.31
LONDON GOSPEL TEMPLE	\$ 497,877.68		\$ 620,371.10	\$ (122,493.42)
LONDON HEALTH SCIENCES CENTRE (LHSC)	\$ 1,100,842.02			\$ 1,100,842.02
LONDON HERITAGE COUNCIL	\$ 244,543.90		\$ 253,285.51	\$ (8,741.61)
LONDON HYDRO ELECTRIC COMMISSION	\$ 26,467,449.44		\$ 22,828,576.82	\$ 3,638,872.62
LONDON JUNO HOST COMMITTEE	\$ 164,577.00			\$ 164,577.00
LONDON MULTICULTURAL RESIDENCES	\$ 389,899.38		\$ 535,671.74	\$ (145,772.36)
LONDON POLONIA TOWERS INC -POLONIA TERR.	\$ 1,182,452.00		\$ 1,112,640.00	\$ 69,812.00
LONDON REGIONAL CHILDRENS MUSEUM	\$ 895,420.02		\$ 220,131.65	\$ 675,288.37
LONDON SMILES DAYCARE SERVICES INC.	\$ 458,447.41		\$ 483,346.34	\$ (24,898.93)
LONDON TOWN CO-OP HOMES INC.	\$ 443,518.00		\$ 431,154.00	\$ 12,364.00
LOR-DON LIMITED	\$ 115,339.96			\$ 115,339.96
LPS EXCAVATING INC.	\$ 241,125.62			\$ 241,125.62
LUCAN COMMUNITY NON-PROFIT APT. CORP.	\$ 152,104.00		\$ 152,933.00	\$ (829.00)
LUSO COMMUNITY SERVICES	\$ 163,610.73			\$ 163,610.73
LUTHERAN INDEPENDENT LIVING (LONDON	\$ 203,374.00		\$ 197,634.00	\$ 5,740.00
M & L SUPPLY FIRE & SAFETY	\$ 152,764.57			\$ 152,764.57
MACLENNAN JAUNKALNS MILLER ARCHITECTS	\$ 168,413.29		\$ 677,145.19	\$ (508,731.90)
MAHOON LAW PROFESSIONAL CORPORATION,	\$ 159,435.25			\$ 159,435.25
MAINSTREET LONDON	\$ 176,450.07			\$ 176,450.07

Appendix "A"

2019 Payments Sorted by Supplier as per Section 8.11 (c)

Payee Name	Total 2019 Payment	Attributed to Water Boards	2018 Amount	Increase/ (Decrease)
MARCONI NON-PROFIT HOUSING CORP.	\$ 694,836.00		\$ 756,913.00	\$ (62,077.00)
MARSH CANADA LIMITED	\$ 586,812.60	\$ 517,021.92	\$ 514,769.66	\$ 72,042.94
MAXQUIP INC.	\$ 126,748.68		\$ 106,981.56	\$ 19,767.12
MCCALL DAWSON LLP	\$ 253,807.45		\$ 588,461.14	\$ (334,653.69)
MCKAY-COCKER CONSTRUCTION LTD.	\$ 174,172.83			\$ 174,172.83
MCLEAN TAYLOR CONSTRUCTION LTD	\$ 2,856,280.43		\$ 13,025,152.72	\$ (10,168,872.29)
MELBOURNE HOUSING CORPORATION	\$ 121,855.00		\$ 132,937.00	\$ (11,082.00)
MERCER (CANADA) LIMITED	\$ 115,516.51			\$ 115,516.51
MERRYMOUNT CHILDREN'S CENTRE	\$ 3,753,168.95		\$ 3,428,527.57	\$ 324,641.38
METROPOLITAN MAINTENANCE	\$ 525,979.55		\$ 569,365.92	\$ (43,386.37)
MICHELIN NORTH AMERICA (CANADA) INC.	\$ 107,298.27			\$ 107,298.27
MICROSOFT CANADA INC.	\$ 347,572.09			\$ 347,572.09
MILLER WASTE SYSTEMS INC.	\$ 10,245,970.42		\$ 9,659,549.66	\$ 586,420.76
MINISTER OF FINANCE	\$ 7,945,708.66		\$ 2,880,005.95	\$ 5,065,702.71
MISSION SERVICES OF LONDON	\$ 3,300,969.41		\$ 3,209,002.72	\$ 91,966.69
MKH CHERRYHILL RESIDENTIAL	\$ 112,541.31		\$ 116,476.21	\$ (3,934.90)
MNP LLP	\$ 245,246.93		\$ 346,587.49	\$ (101,340.56)
MOBIL SERVICES INC.	\$ 1,089,571.44		\$ 1,099,155.65	\$ (9,584.21)
MOBILE MIX	\$ 116,240.86			\$ 116,240.86
MONTESSORI ACADEMY OF LONDON	\$ 145,325.64		\$ 302,015.49	\$ (156,689.85)
MORNEAU SHEPELL LTD.	\$ 149,185.10		\$ 140,074.26	\$ 9,110.84
MORPHO CANADA INC.	\$ 131,138.80			\$ 131,138.80
MORRIS COVERALL OF THE NORTH INC.	\$ 119,009.81			\$ 119,009.81
MT. BRYDGES FORD SALES LTD.	\$ 1,342,894.94	\$ 4,983.30	\$ 1,074,049.83	\$ 268,845.11
MTE CONSULTANTS INC.	\$ 343,106.55		\$ 123,998.94	\$ 219,107.61
MULBERRY BUSH CHILD CARE CENTRE	\$ 373,941.87		\$ 533,217.30	\$ (159,275.43)
MULTIVIEW LOCATES INC.	\$ 1,063,621.73		\$ 998,032.62	\$ 65,589.11
MUNICIPAL PROPERTY ASSESSMENT CORP.	\$ 4,990,962.72		\$ 4,912,215.16	\$ 78,747.56
MUNICIPALITY OF CENTRAL ELGIN	\$ 877,059.12	\$ 217,371.47	\$ 335,279.65	\$ 541,779.47
MUNICIPALITY OF SOUTH HURON	\$ 295,365.59	\$ 295,290.59	\$ 247,654.89	\$ 47,710.70
N. PICCOLI CONSTRUCTION LTD.	\$ 1,854,731.95		\$ 3,318,949.54	\$ (1,464,217.59)
NETCHECK CORPORATION	\$ 315,983.58		\$ 160,510.89	\$ 155,472.69
NEXERA LAW GROUP PROFESSIONAL	\$ 390,898.45			\$ 390,898.45
NOBLE CORPORATION	\$ 189,973.42		\$ 167,043.74	\$ 22,929.68
NORTH AMERICAN CONSTRUCTION (1993) LTD.	\$ 5,197,654.88		\$ 5,274,850.77	\$ (77,195.89)
NOVEXCO	\$ 135,490.85	\$ 134.29	\$ 154,229.20	\$ (18,738.35)
OAK PARK COOPERATIVE CHILDREN'S	\$ 315,232.85		\$ 367,360.37	\$ (52,127.52)
ODELL-JALNA RESIDENCES 796 SHELBORNE ST	\$ 1,645,518.95		\$ 1,699,061.79	\$ (53,542.84)
ODGERS BERNDTSON CANADA INC.	\$ 117,224.10			\$ 117,224.10
OMEGA CONTRACTORS INC.	\$ 7,633,401.02		\$ 4,440,452.34	\$ 3,192,948.68
ONTARIO CLEAN WATER AGENCY	\$ 14,381,202.23	\$ 13,931,723.70	\$ 12,177,449.26	\$ 2,203,752.97
ONTECH GROUP INTEGRATED SOLUTIONS INC.	\$ 223,703.26	\$ 104,117.52		\$ 223,703.26
ONX ENTERPRISE SOLUTIONS LTD.	\$ 262,449.55		\$ 225,640.56	\$ 36,808.99
ORACLE CANADA ULC	\$ 416,356.93		\$ 394,624.48	\$ 21,732.45
P.A.M. GARDENS NON-PROFIT HOUSING INC.	\$ 933,988.00		\$ 971,390.00	\$ (37,402.00)
PARKWOOD CHILDREN'S DAY CARE	\$ 331,918.43		\$ 373,434.64	\$ (41,516.21)
PARSONS INC.	\$ 1,856,782.02		\$ 1,120,390.17	\$ 736,391.85
PATHWAYS SKILL DEVELOPMENT	\$ 2,035,583.03		\$ 1,657,594.46	\$ 377,988.57
PERFECTMIND INC.	\$ 229,599.05		\$ 157,849.70	\$ 71,749.35
PGC SERVICES LONDON INC.	\$ 140,166.76		\$ 141,788.30	\$ (1,621.54)
PHOENIX PETROLEUM LTD.	\$ 278,969.19			\$ 278,969.19
PINETREE MONTESSORI SCHOOL	\$ 138,092.65		\$ 182,192.58	\$ (44,099.93)
PITNEYBOWS	\$ 587,289.29		\$ 425,584.17	\$ 161,705.12
PLAYPOWER LT CANADA INC.	\$ 192,855.39		\$ 100,372.89	\$ 92,482.50
PODOLINSKY EQUIPMENT LTD.	\$ 190,895.89			\$ 190,895.89
POI BUSINESS INTERIORS INC. - LONDON	\$ 1,356,650.98	\$ 35.03	\$ 1,185,805.76	\$ 170,845.22
POLLARD HIGHWAY PRODUCTS LTD.	\$ 141,240.86		\$ 259,901.28	\$ (118,660.42)
POSTMEDIA NETWORK INC.	\$ 142,848.91		\$ 195,057.93	\$ (52,209.02)
PRESCHOOL OF THE ARTS FOREST CITY LTD.	\$ 136,259.87		\$ 146,007.87	\$ (9,748.00)
PRICEWATERHOUSECOOPERS LLP	\$ 145,984.25		\$ 314,399.79	\$ (168,415.54)
PRO AQUA, INC.	\$ 163,860.63		\$ 247,221.34	\$ (83,360.71)
PRO TIRE GROUP INC.	\$ 301,160.73		\$ 357,361.24	\$ (56,200.51)
PROFIRE EMERGENCY EQUIPMENT	\$ 128,885.70			\$ 128,885.70
PTV AMERICA INC	\$ 101,700.00			\$ 101,700.00
PURE TECHNOLOGIES	\$ 1,431,777.14	\$ 666,897.75	\$ 1,080,106.98	\$ 351,670.16
R.V. ANDERSON ASSOCIATES LIMITED	\$ 429,704.51	\$ 44,499.35	\$ 740,169.49	\$ (310,464.98)
RAMPART INTERNATIONAL	\$ 137,459.32		\$ 292,105.85	\$ (154,646.53)
RBB INNOVATIONS LTD.	\$ 109,722.73			\$ 109,722.73
REDWOOD PROPERTIES & CONTRACTING INC.	\$ 133,216.80			\$ 133,216.80
REFOREST LONDON	\$ 290,696.00		\$ 327,690.00	\$ (36,994.00)
REGIONAL HIV/AIDS CONNECTION	\$ 115,000.00		\$ 241,493.35	\$ (126,493.35)
RICHMOND BLOCK LONDON CORPORATION	\$ 461,951.19		\$ 450,710.24	\$ 11,240.95
RMG MORTGAGES	\$ 200,841.70		\$ 108,566.23	\$ 92,275.47
ROAD SERVICES INTERNATIONAL LTD.	\$ 121,432.23			\$ 121,432.23
ROBERT A. HUGHES (LONDON) LIMITED	\$ 286,508.05		\$ 223,925.89	\$ 62,582.16
ROBERT G. CARRIER PROFESSIONAL	\$ 219,676.72			\$ 219,676.72

Appendix "A"

2019 Payments Sorted by Supplier as per Section 8.11 (c)

Payee Name	Total 2019 Payment	Attributed to Water Boards	2018 Amount	Increase/ (Decrease)
RO-BUCK CONTRACTING (1986) LIMITED	\$ 4,620,611.74		\$ 3,998,743.41	\$ 621,868.33
ROGERS COMMUNICATIONS	\$ 970,398.03	\$ 6,397.57	\$ 1,262,733.92	\$ (292,335.89)
RON MURPHY CONTRACTING CO. LTD.	\$ 1,413,876.83		\$ 3,451,507.19	\$ (2,037,630.36)
ROSS TOWING AND TRANSPORTATION SERVICES	\$ 147,805.28		\$ 123,899.57	\$ 23,905.71
ROYAL FENCE LIMITED	\$ 187,048.29		\$ 250,652.82	\$ (63,604.53)
RUBIN THOMLINSON LLP	\$ 242,524.37		\$ 180,000.00	\$ 62,524.37
RWAM INSURANCE ADMINISTRATORS INC.	\$ 128,354.13		\$ 131,724.61	\$ (3,370.48)
S & B CONSTRUCTION LTD.	\$ 780,008.37		\$ 1,163,949.10	\$ (383,940.73)
SAFETY-KLEEN CANADA INC.	\$ 123,089.25			\$ 123,089.25
SALANDRIA LTD.	\$ 743,264.12			\$ 743,264.12
SANITARY SEWER CLEANING CO LTD	\$ 260,348.43		\$ 244,581.07	\$ 15,767.36
SCALAR DECISIONS INC. - A CDW COMPANY	\$ 1,972,673.75		\$ 689,316.83	\$ 1,283,356.92
SCOTT'S SERVICES INC.	\$ 388,713.26		\$ 431,270.27	\$ (42,557.01)
SECURITAS CANADA LIMITED	\$ 710,138.31		\$ 477,368.36	\$ 232,769.95
SELECTRA INC.	\$ 235,008.20	\$ 218,268.34	\$ 2,354,059.90	\$ (2,119,051.70)
SEMCO PAINT LIMITED	\$ 180,760.79		\$ 158,917.54	\$ 21,843.25
SERVICE MASTER OF LONDON	\$ 499,484.02	\$ 1,011.35	\$ 624,337.09	\$ (124,853.07)
SEWER TECHNOLOGIES INC.	\$ 163,641.92		\$ 327,285.45	\$ (163,643.53)
SHARPE ENTERPRISES CORPORATION	\$ 123,068.07			\$ 123,068.07
SHELL ENERGY NORTH AMERICA (CANADA) INC	\$ 291,816.66	\$ 291,816.66	\$ 301,921.61	\$ (10,104.95)
SHERWOOD FOREST (TRINITY) HOUSING CORP.	\$ 295,131.00		\$ 284,537.64	\$ 10,593.36
SHU-PAK EQUIPMENT INC	\$ 103,359.03			\$ 103,359.03
SIFTON PROPERTIES LIMITED	\$ 421,409.95		\$ 571,369.09	\$ (149,959.14)
SIMPLY KIDS INC.	\$ 966,647.94		\$ 1,106,856.83	\$ (140,208.89)
SIMPSON'S FENCE (LONDON) LTD	\$ 158,008.98	\$ 16,529.75	\$ 391,775.52	\$ (233,766.54)
SISKINDS LLP	\$ 539,721.25	\$ 11,712.02	\$ 779,699.09	\$ (239,977.84)
SOFTCHOICE LP	\$ 146,131.50	\$ 3,718.37		\$ 146,131.50
SOLENIS CANADA ULC	\$ 612,395.86			\$ 612,395.86
SOUTH LONDON NEIGHBOURHOOD	\$ 380,753.00		\$ 391,487.00	\$ (10,734.00)
SOUTHSIDE CONSTRUCTION MANAGEMENT LTD.	\$ 453,550.93			\$ 453,550.93
SOUTHWEST ONTARIO ABORIGINAL HEALTH	\$ 4,654,576.50		\$ 1,480,750.00	\$ 3,173,826.50
SPD SALES LTD.	\$ 143,143.08			\$ 143,143.08
SPECTRUM COMMUNICATIONS LTD.	\$ 328,791.86	\$ 124,497.75	\$ 633,436.46	\$ (304,644.60)
SPRIET ASSOCIATES LONDON LIMITED	\$ 707,042.15		\$ 1,106,155.01	\$ (399,112.86)
ST. LEONARD'S SOCIETY OF LONDON	\$ 572,204.49		\$ 480,351.00	\$ 91,853.49
ST. MARTIN'S CO-OPERATIVE HOMES	\$ 454,117.00		\$ 470,539.00	\$ (16,422.00)
STANTEC CONSULTING LTD.	\$ 2,660,636.42	\$ 52,902.55	\$ 2,935,436.92	\$ (274,800.50)
STEEPER SERVICES LTD.	\$ 379,494.74		\$ 414,616.71	\$ (35,121.97)
STINSON EQUIPMENT LIMITED	\$ 130,147.39			\$ 130,147.39
STINSON SECURITY SERVICES LIMITED	\$ 1,326,203.99		\$ 1,395,399.38	\$ (69,195.39)
SUMMIT PROPERTIES INC.	\$ 106,589.65	\$ 104,919.65	\$ 254,907.94	\$ (148,318.29)
SUNCOR ENERGY PRODUCTS PARTNERSHIP	\$ 2,115,389.69			\$ 2,115,389.69
SUNNINGDALE DEVELOPMENTS INC.	\$ 209,374.82		\$ 663,695.23	\$ (454,320.41)
SUPER SUCKER HYDRO VAC SERVICE INC.	\$ 311,253.43		\$ 224,455.36	\$ 86,798.07
SUPERIOR COURT OF JUSTICE - ACCOUNTANT	\$ 142,773.69			\$ 142,773.69
SWIFT SW INTEGRATED FIBRE TECH	\$ 231,600.00		\$ 230,000.00	\$ 1,600.00
SYSCO SOUTHWESTERN ONTARIO	\$ 1,239,729.73		\$ 1,177,422.68	\$ 62,307.05
TACEL LTD.	\$ 586,663.29		\$ 533,369.34	\$ 53,293.95
TALBOT MARKETING INC.	\$ 166,500.70			\$ 166,500.70
TANGLEWOOD ORCHARD CO-OPERATIVE HOMES	\$ 465,676.00		\$ 525,592.56	\$ (59,916.56)
TDS/TURF DRAINAGE SYSTEMS LTD.	\$ 178,054.86			\$ 178,054.86
TEAM TRUCK CENTRES	\$ 172,325.85		\$ 525,024.78	\$ (352,698.93)
TECHALLIANCE OF SOUTHWESTERN ONTARIO	\$ 220,000.00		\$ 400,000.00	\$ (180,000.00)
TELE CONSTRUCTION (1997) INC.	\$ 223,513.46		\$ 204,725.49	\$ 18,787.97
TELUS COMMUNICATIONS COMPANY	\$ 625,783.66		\$ 287,074.02	\$ 338,709.64
TERAMACH TECHNOLOGIES INC.	\$ 332,480.08		\$ 138,741.34	\$ 193,738.74
THAMES VALLEY AGGREGATES	\$ 163,301.00		\$ 171,835.75	\$ (8,534.75)
THAMES VALLEY DISTRICT SCHOOL BOARD	\$ 647,116.12			\$ 647,116.12
THAMES VILLAGE JOINT VENTURE CORPORATION	\$ 129,129.00			\$ 129,129.00
THE BEER STORE	\$ 133,211.89		\$ 135,907.62	\$ (2,695.73)
THE CORP. OF THE COUNTY OF MIDDLESEX	\$ 7,759,591.29		\$ 6,260,251.91	\$ 1,499,339.38
THE EFFORT TRUST COMPANY	\$ 200,439.45			\$ 200,439.45
THE GRAND THEATRE	\$ 625,000.00		\$ 375,000.00	\$ 250,000.00
THE OAKLANDS HOUSING CO-OPERATIVE INC	\$ 493,360.00		\$ 484,872.00	\$ 8,488.00
THE SALVATION ARMY	\$ 3,824,448.00		\$ 5,954,619.16	\$ (2,130,171.16)
THE SPIRIT OF 1919 HOUSING CO-OP INC.	\$ 836,263.00		\$ 931,471.07	\$ (95,208.07)
THOMSON REUTERS CANADA	\$ 103,794.79	\$ 131.02		\$ 103,794.79
TITAN GROUP CONSTRUCTION INC.	\$ 392,363.17		\$ 1,167,294.11	\$ (774,930.94)
TM3 INC.	\$ 109,602.71			\$ 109,602.71
TOLL-MORRIS ELECTRIC MOTORS	\$ 171,395.30			\$ 171,395.30
TOLPUDDLE HOUSING CO-OPERATIVE INC	\$ 881,806.00		\$ 962,397.50	\$ (80,591.50)
TOROMONT INDUSTRIES LTD.	\$ 959,263.68			\$ 959,263.68
TRACTION, A DIVISION OF UAP INC	\$ 148,033.99		\$ 132,051.49	\$ 15,982.50
TRACY SATCHELL PROFESSIONAL CORPORATION	\$ 125,511.96		\$ 122,402.30	\$ 3,109.66
TRADITION CONSTRUCTION INC.	\$ 1,500,350.53		\$ 998,981.35	\$ 501,369.18
TRAFFIPAX LLC	\$ 316,638.32		\$ 252,536.77	\$ 64,101.55

Appendix "A"

2019 Payments Sorted by Supplier as per Section 8.11 (c)

Payee Name	Total 2019 Payment	Attributed to Water Boards	2018 Amount	Increase/ (Decrease)
TROJAN TECHNOLOGIES	\$ 289,899.04		\$ 126,806.67	\$ 163,092.37
TRY RECYCLING INC	\$ 2,767,476.16		\$ 1,601,529.06	\$ 1,165,947.10
TTKA INC. O/A CLINTAR	\$ 128,324.22		\$ 258,971.84	\$ (130,647.62)
TURBODEN S.P.A.	\$ 918,408.40		\$ 424,009.95	\$ 494,398.45
UNITY PROJECT FOR THE RELIEF OF	\$ 1,085,000.00		\$ 824,000.00	\$ 261,000.00
UNIVERSITY OF TORONTO	\$ 125,000.00	\$ 100,000.00	\$ 123,945.50	\$ 1,054.50
UNIVERSITY OF WESTERN ONTARIO	\$ 517,416.65		\$ 523,968.51	\$ (6,551.86)
URBAN TACTICAL BRANTFORD LTD.	\$ 155,348.22		\$ 153,535.29	\$ 1,812.93
VAN ENGELN SERVICES LTD.	\$ 157,476.70		\$ 209,799.78	\$ (52,323.08)
VERSATERM	\$ 332,785.00		\$ 321,591.94	\$ 11,193.06
VERTO 360 INC.	\$ 200,949.61		\$ 335,278.16	\$ (134,328.55)
VIP ENERGY SERVICES INC.	\$ 122,175.59	\$ 114,378.59	\$ 438,097.35	\$ (315,921.76)
VIPOND INC.(VIPOND FIRE PROTECTION)	\$ 129,758.51			\$ 129,758.51
WARNER PLACE SENIORS' RESIDENCE ASSOC.	\$ 244,343.00		\$ 328,535.75	\$ (84,192.75)
WASTE CONNECTIONS OF CANADA INC.	\$ 136,212.05		\$ 113,149.19	\$ 23,062.86
WEATHERTECH RESTORATION SERVICES INC.	\$ 1,904,586.69		\$ 271,444.18	\$ 1,633,142.51
WESTBURNE ONTARIO	\$ 250,941.11	\$ 162,570.65	\$ 284,135.69	\$ (33,194.58)
WESTERN DAY CARE CENTRE	\$ 1,296,853.54		\$ 1,456,906.96	\$ (160,053.42)
WESTERN FAIR DISTRICT	\$ 411,255.99			\$ 411,255.99
WESTERN FAIR SPORTS CENTRE	\$ 1,511,487.15		\$ 2,074,590.21	\$ (563,103.06)
WESTMINSTER MECHANICAL	\$ 273,800.50		\$ 235,808.42	\$ 37,992.08
WHITEHILLS CHILDCARE ASSOC.	\$ 1,376,080.73		\$ 1,693,677.00	\$ (317,596.27)
WHITEOAK HERITAGE HOUSING CO-OP INC.	\$ 244,429.00		\$ 256,590.00	\$ (12,161.00)
WIL COUNSELLING & TRAINING	\$ 661,724.19		\$ 542,148.69	\$ 119,575.50
WILLIAM MERCER WILSON NON-PROFIT CENTRE	\$ 562,664.00		\$ 569,355.00	\$ (6,691.00)
WILMAC BUSINESS EQUIP. CO (CANADA) ULC	\$ 284,361.39			\$ 284,361.39
WILSON & ASSOCIATES CONTRACTING LTD	\$ 572,211.15		\$ 679,761.18	\$ (107,550.03)
WINDY WOODS CO-OPERATIVE HOMES OF	\$ 879,880.00		\$ 900,303.00	\$ (20,423.00)
WOLSELEY MECHANICAL GROUP	\$ 327,942.19		\$ 624,347.18	\$ (296,404.99)
WONDERLAND NON-PROFIT 199 COMMISSIONERS	\$ 118,942.00		\$ 121,618.00	\$ (2,676.00)
WOOD ENVIRONMENT & INFRASTRUCTURE	\$ 201,902.22		\$ 109,864.30	\$ 92,037.92
WORK EQUIPMENT LTD.	\$ 132,172.22			\$ 132,172.22
WSP CANADA GROUP LIMITED	\$ 1,242,675.69		\$ 982,150.18	\$ 260,525.51
XEROX CANADA LTD.	\$ 398,199.63		\$ 422,629.26	\$ (24,429.63)
YMCA OF SOUTHWESTERN ONTARIO	\$ 8,333,536.08		\$ 8,443,979.64	\$ (110,443.56)
YOUTH OPPORTUNITIES UNLIMITED	\$ 1,697,808.24		\$ 1,922,737.75	\$ (224,929.51)

APPENDIX "B"

LIST OF APPOINTMENT OF PROFESSIONAL CONSULTING SERVICES, SECTION 15.1 (g)

Consultant Name	Total 2019
AECOM CANADA LTD.	\$ 913,575.79
DILLON CONSULTING LIMITED	\$ 398,584.77
STANTEC CONSULTING LTD.	\$ 386,643.48
EXP. SERVICES INC.	\$ 308,649.52
PARSONS INC.	\$ 243,294.16
GOLDER ASSOCIATES LTD.	\$ 151,865.73
KOVACS GROUP INC.	\$ 149,181.96
GHD LIMITED	\$ 147,632.70
PURE TECHNOLOGIES	\$ 123,693.84
ARCHIBALD GRAY & MCKAY ENGINEE	\$ 104,290.07
Grand Total	\$ 2,927,412.02

Appendix "C"

2019 List of Administratively Awarded Tenders < \$3M Section 13.2

Document #	Project Description	Person Responsible	Cost of Award
RFT18-50	White Oaks Park/South London Community Center	Anna Lisa Barbon	\$189,020.68
RFT18-91	Long-Term Evolution (LTE) 4G-Compatable Cellular Modems with Ethernet, Serial and USB Ports	Kelly Scherr	\$793,420.00
RFT18-100	Custodial Maintenance Services at Various City of London Facilities	Anna Lisa Barbon	\$937,200.00
RFT18-115	Supply and Delivery of Replacement Storage Area Network (SAN) Hardware for the City of London	Anna Lisa Barbon	\$1,280,866.49
RFT18-125	Lambeth Arena and Community Centre HVAC Lifecycle	Anna Lisa Barbon	\$652,550.00
RFT19-01	Contract 6 - Canterbury Road and Westchester Drive	Kelly Scherr	\$1,913,430.31
RFT19-04	Contract 1 - Replacement of Sidewalk, Curb and Gutter and Hot Mix Asphalt	Kelly Scherr	\$2,737,121.04
RFT19-05	Contract 2 - Replacement of Sidewalk, Curb and Gutter and Hot Mix Asphalt	Kelly Scherr	\$2,696,415.00
RFT19-06	Contract 3 - Replacement of Sidewalk, Curb and Gutter and Hot Mix Asphalt	Kelly Scherr	\$1,072,068.40
RFT19-07	2019 Cast Iron Watermain Replacement/ Local Street Reconstruction Program Cecelia Place and Thorncrest Crescent	Kelly Scherr	\$2,253,777.16
RFT19-08	Riverside Drive Bridge over Canadian National Railway (CNR)	Kelly Scherr	\$965,791.81
RFT19-09	Life Cycle Renewal (LCR) work at One Dundas	John Fleming	\$203,020.00
RFT19-10	Life Cycle Renewal (LCR) work at Eldon House - Carriage House	John Fleming	\$221,820.00
RFT19-12	Contract 5 - Reconstruction of Wellington Street from Grosvenor Street to Victoria Street	Kelly Scherr	\$2,415,044.25
RFT19-17	Traffic signal rebuild at Cheapside St - Adelaide St N	Kelly Scherr	\$469,929.40
RFT19-18	Traffic signal rebuild at Southdale Rd - Wharncliffe Rd	Kelly Scherr	\$1,193,542.43
RFT19-19	Traffic signal rebuild at Queens Ave - Waterloo St and Clarke Rd - Wavell St	Kelly Scherr	\$568,655.78
RFT19-20	King Street Cycling Improvements	Kelly Scherr	\$512,415.00
RFT19-26	Supply and Delivery (S & D) of Five (5) Compressed Natural Gas Powered Sanitation Trucks - Phase 1	Kelly Scherr	\$365,930.00
RFT19-28	Contract 7 - Devonshire Phase 1	Kelly Scherr	\$2,864,020.77
RFT19-31	Residential Plumbing Services - Pressure Reduced Valves	Kelly Scherr	\$121,355.00
RFT19-32	Traffic Signal Re-Build at Huron/ Highbury Avenue	Kelly Scherr	\$474,926.00

Appendix "C"

2019 List of Administratively Awarded Tenders < \$3M Section 13.2

Document #	Project Description	Person Responsible	Cost of Award
RFT19-35	Traffic Signal Re-Build at Viscount Road/ Wonderland Road and Adelaide Street/ Edna Street	Kelly Scherr	\$856,895.00
RFT19-37	Demolition of 449 Hill Street	Lynne Livingstone	\$744,018.00
RFT19-38	Contract 1 - Wistow Reconstruction of Wistow Street	Kelly Scherr	\$2,540,309.85
RFT19-40	2019 Roadside Infrastructure Improvements	Kelly Scherr	\$193,663.50
RFT19-41	2019 Infrastructure Renewal Program (IRP) Contract #2 Roehampton and Monsarrat	Kelly Scherr	\$1,757,521.81
RFT19-44	Street Light Improvements Thames Street	Kelly Scherr	\$82,053.00
RFT19-51	Fire Station 6 Exterior Facade Replacement	Anna Lisa Barbon	\$367,000.00
RFT19-52	Viscount Road Rehabilitation (Commissioners Rd to Wonderland Rd)	Kelly Scherr	\$536,223.84
RFT19-53	New Traffic Signal installation at South Carriage Road at Hyde Park Road	Kelly Scherr	\$203,310.55
RFT19-54	Stoney Creek Storm Water Management (SWM) Facility - #2	Kelly Scherr	\$623,004.76
RFT19-55	Pincombe Drain Storm Water Management (SWM) - #3	Kelly Scherr	\$1,743,569.42
RFT19-57	Annual Sewer Closed-Circuit TV (CCTV) inspection Program	Kelly Scherr	\$795,375.00
RFT19-58	2019 Municipal Parking Lot Upgrades	Kelly Scherr	\$96,760.89
RFT19-59	Passenger Mini Vans	Kelly Scherr	\$272,728.53
RFT19-61	Traffic Signal Reconstruction -Dundas Street	Kelly Scherr	\$330,235.49
RFT19-62	2019 Annual New Sidewalk Program	Kelly Scherr	\$274,092.50
RFT19-64	Supply and Delivery of Maintenance Hole Frames and Catch Basin Appurtenances	Kelly Scherr	\$153,345.00
RFT19-66	Gibbons Park Field houses	Anna Lisa Barbon	\$468,100.00
RFT19-70	Springbank Park Stair Case	Scott Stafford	\$456,650.41
RFT19-71	Supply and Delivery of White Photo Copy Paper	Anna Lisa Barbon	\$83,541.52
RFT19-77	Audio Video Hardware, System and Transportation Management Centre (TMC) Video Wall	Kelly Scherr	\$226,612.39
RFT19-80	Menstrual Products for Public Facilities	Scott Stafford	\$83,490.00
RFT19-81	Supply and Delivery of Hot Mix Asphalt	Kelly Scherr	\$1,068,571.00

Appendix "C"

2019 List of Administratively Awarded Tenders < \$3M Section 13.2

Document #	Project Description	Person Responsible	Cost of Award
RFT19-82	Construction of Play Areas and Pathways	Scott Stafford	\$168,889.57
RFT19-86	2019 Bridge Rehabilitation	Kelly Scherr	\$800,602.50
RFT19-88	Wastewater Treatment Plants Electrical Upgrades	Kelly Scherr	\$343,770.00
RFT19-89	Springbank Water Reservoirs Chlorination Modifications	Kelly Scherr	\$168,000.00
RFT19-92	Mass Re-Lamping Area 5	Kelly Scherr	\$109,039.00
RFT19-93	Storm water Management Sediment Removal	Kelly Scherr	\$796,702.44
RFT19-95	City Hall Façade Lighting	Anna Lisa Barbon	\$132,415.00
RFT19-96	Wastewater Treatment Chemicals	Kelly Scherr	\$1,155,545.64
RFT19-97	Borehole Drilling and Monitoring Well Installation at W12A	Kelly Scherr	\$201,858.16
RFT19-98	Cathodic Protection Program	Kelly Scherr	\$613,148.12
RFT19-101	Riverbend Road Pressure Reducing Valve Chamber	Kelly Scherr	\$138,772.52
RFT19-103	Exeter Road Operations Centre (ERO) Compressed Natural Gas Packer Facility Upgrades	Kelly Scherr	\$517,660.00
RFT19-104	Riverbend Park Spray Pad	Scott Stafford	\$399,000.00
RFT19-105	Traffic Signal Equipment	Kelly Scherr	\$364,985.00
RFT19-106	Supply and Installation of Onboard Weigh Scales	Kelly Scherr	\$126,985.00
RFT19-109	Four Tanker Trailers	Kelly Scherr	\$515,400.00
RFT19-112	Traffic Signal Maintenance	Kelly Scherr	\$2,119,044.55
RFT19-113	Street Light Maintenance	Kelly Scherr	\$1,994,542.25
RFT19-115	Victoria Park Bandshell Washroom Renovations	Anna Lisa Barbon	\$138,438.00

APPENDIX “D”

SCHEDULE “A” – Levels of Contract Approval Authority

Sales taxes, excise taxes, goods and service taxes and duties shall be excluded in determining the price of a contract for the supply of goods or services for the purpose of the relationship of the price to the preauthorized expenditure limit. In the case of multi-year supply and/or service contracts, the preauthorized expenditure limit shall refer to the estimated annual expenditure under the contract. Emergencies as defined in Section 14.2 are exempt from this Approval Authority.

Dollar Value (excluding taxes, duty or shipping)	Tool / Procurement Process	Approval Authority	Policy Section
Under \$15,000	Purchasing Card or Purchase Order	Managing Director or any employee exercising delegated authority approval	9
Greater than \$15,000 to \$50,000	IRFQ (Informal Request for Quotation) – three written quotes. Note: A copy of the quotes must be provided to Purchasing and Supply for their records.	Managing Director or any employee exercising delegated authority approval	10
Greater than \$50,000 to \$100,000	RFQ	Managing Director or any employee exercising delegated authority approval and Manager of Purchasing and Supply (jointly)	11
Up to \$100,000	RFP – note that Irregular Results greater than \$15,000 require Committee and City Council Approval.	Managing Director or any employee exercising delegated authority approval and Manager of Purchasing and Supply (jointly)	12
Greater than \$100,000 to \$3,000,000	RFT without an Irregular Result	Managing Director or any employee exercising delegated authority approval and Manager of Purchasing and Supply (jointly)	13

APPENDIX “D”

Dollar Value (excluding taxes, duty or shipping)	Tool / Procurement Process	Approval Authority	Policy Section
Greater than \$3,000,000	RFT	Committee and City Council	13
Greater than \$100,000	All RFQ and RFT with an Irregular Result	Committee and City Council	11,12,13 & 8.10
Up to \$50,000	Single Source or Sole Source	Managing Director and Manager of Purchasing and Supply (jointly) – requires documented rationale	14.3 & 14.4
Greater than \$50,000	Single Source or Sole Source	Committee and City Council	14.3 & 14.4
Less than \$3,000,000	Contract Extensions – previously approved by City Council	Managing Director and Manager of Purchasing and Supply (jointly) – requires documented rationale	20.2
Greater than \$3,000,000	Contract Extensions – previously approved by City Council	Committee and City Council	20.2
Up to \$50,000 or 3% of the Contract Value	Contract Amendments – subject to availability of sufficient funds in appropriate accounts and budget	Managing Director or any employee exercising delegated authority approval OR Committee and City Council	20.3

Note: The City Manager may also exercise the approval authority of a Managing Director.

Note: For all IRFQ, RFQ, RFP, RFT as outlined under policy sections 8.10, 10, 11, 12, and 13, the criteria and analysis to determine best value must be clearly documented if not the lowest bid.

APPENDIX "D"

SCHEDULE "A" – Levels of Contract Approval Authority [Continued]

For the Appointment of Professional Consulting Services:

Dollar Value (excluding taxes, duty or shipping)	Tool / Procurement Process	Approval Authority	Policy Section
Less than \$100,000	Appointment from Pre- approved List	Managing Director	15
\$100,000 to \$365,700	Proposals invited from 3 Firms on Pre-approved List	City Council	15
Greater than \$365,700	Two stages: REOI/RFQUAL and RFP	City Council	15

Note: The City Manager may also exercise the approval authority of a Managing Director.



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

London
CANADA

March 26, 2020

Chair and Members
Corporate Services Committee

Re: Board of Directors – Federation of Canadian Municipalities

In order to maintain City of London representation on the Federation of Canadian Municipalities' Board of Directors, I wish to seek re-election to the FCM's Board of Directors with the support and approval of the Municipal Council for the 2020/2021 term.

Therefore, I respectfully request that the attached Resolution endorsing me to stand for election and approving payment of all costs associated with attending FCM's Board of Directors meetings, for the 2020/2021 term, be adopted by the Municipal Council.

Finally, you will recall from previous years that in order to campaign for a position on the Board of Directors, it has been necessary to incur expenses related to campaign materials. I hereby respectfully request approval for reimbursement of up to \$500.00 for FCM Board of Directors campaign related expenses by The Corporation of the City of London, outside of my annual expense allocation, upon submission of eligible receipts.

Thank you for your consideration of this matter.

Josh Morgan
Councillor, Ward 7

FEDERATION OF CANADIAN MUNICIPALITIES –
ELECTION TO THE BOARD OF DIRECTORS

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government;

WHEREAS an election of FCM's Board of Directors will be held this year;

BE IT RESOLVED that the Council of The Corporation of the City of London endorses Councillor Josh Morgan to stand for election on FCM's Board of Directors for the 2020/2021 term; and

BE IT FURTHER RESOLVED that Councillor J. Morgan be reimbursed by The Corporation of the City of London, outside his annual expense allocation, for his campaign expenses in seeking re-election to the Board of Directors, in an amount of up to \$500, upon submission of eligible receipts; and

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Josh Morgan attending FCM's Board of Directors meetings, the FCM Annual Conference and AGM and the Trade Show, during the 2020/2021 term.



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

March 17, 2020

Chair and Members
Corporate Services Committee

Re: Association of Municipalities Ontario – Board of Directors, Large Urban Caucus

In order to maintain City of London representation on the Association of Municipalities Ontario (AMO) Board of Directors, I wish to seek re-election to the AMO's Board of Directors, Large Urban Caucus for the 2020/2021 term. As well, I will be seeking the position of Chair of the Board for the same time period. Therefore, I respectfully request endorsement for me to stand for election to AMO's Large Urban Caucus and the approval of payment of all costs associated with attending AMO's Board of Directors meetings, AMO Conferences, and other commitments (Task Forces, Executive Committee, etc.) during the period of my appointment.

For your information, Board meetings are generally held on the fourth Friday in September, November, January, March and June and on the Saturday/Sunday in advance of the AMO Annual Conference held in August. The June meeting is generally held in the President's or Secretary-Treasurer's home municipality. In addition, Executive meetings (composed of the Chair of each Caucus) are held on the Thursday before a scheduled Board meeting and on the fourth Thursday of the month when there is no Board meeting.

As well, I am requesting approval for reimbursement of up to \$500.00 for campaign-related expenses outside my annual expense allocation, upon submission of eligible receipts.

I am therefore seeking approval of the following recommendation:

“That the following actions be taken with respect to the Association of Municipalities of Ontario (AMO) Board of Directors:

- a) Councillor A. Hopkins BE ENDORSED to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2020/2021 term;
- b) subject to Councillor A. Hopkins' successful election to the AMO Board of Directors, Large Urban Caucus, all associated cost to attend the Board of Directors meetings, AMO Conferences and other related commitments (Task Forces, Executive Committee, etc.) for the 2020/2021 term BE APPROVED for reimbursement by The Corporation of the City of London outside of her annual expense allocation; and
- c) Councillor A. Hopkins BE REIMBURSED up to \$500 for campaign-related expenses outside of Councillor A. Hopkins' annual expense allocation, upon submission of eligible receipts.

I would be honoured to continue to represent the City of London on AMO's Board of Directors, Large Urban Caucus. Thank you for your consideration of this matter.

A handwritten signature in black ink that reads "Anna Hopkins". The signature is written in a cursive style with a large, looped 'H'.

Anna Hopkins
Councillor, Ward 9