

# Agenda

## Corporate Services Committee

19th Meeting of the Corporate Services Committee

November 30, 2020, 12:00 PM

Virtual Meeting - during the COVID-19 Emergency

City Hall is open to the public, with reduced capacity and physical distancing requirements.

Meetings can be viewed via live-streaming on YouTube and the City website.

Members

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

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request for any City service, please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-2489 ext. 2425.

To make a request specific to this meeting, please contact [CSC@london.ca](mailto:CSC@london.ca)

Pages

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2.2. Report to the Federation of Canadian Municipalities Board of Directors Virtual Meeting - September 8-11, 2020 7

**3. Scheduled Items**

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4.1. Consideration of Appointment to the Accessibility Advisory Committee 13

- Madison Bush (Person with a Disability)

**5. Deferred Matters/Additional Business**

**6. Confidential (Enclosed for Members only.)**

6.1. Land Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

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

6.2. Personal Matters/Identifiable Individuals

A matter pertaining to labour relations or employee negotiations and pertaining to personal matters about identifiable individuals as it relates to employee benefits.

6.3. Litigation/Potential Litigation / Solicitor-Client Privileged Advice

A matter pertaining to litigation with respect to The Corporation of the City of London v. Amir and Samir Samhoury in connection with a Default Judgment dated May 12, 2003 in Ontario Superior Court, file # 41525; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with Default Judgment dated May 12, 2003 in Ontario Superior Court, file # 41525; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the Default Judgment dated May 12, 2003 in Ontario Superior Court, file # 41525.

7. Adjournment

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON NOVEMBER 30, 2020</b>
<b>FROM:</b>	<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>
<b>SUBJECT:</b>	<b>TAXATION OF PROPERTIES OWNED BY LONDON MIDDLESEX COMMUNITY HOUSING INC.</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial;

- a) This report BE RECEIVED for information; and
- b) That Civic Administration TAKE NO ACTION to reduce the effective tax rate for London Middlesex Community Housing INC. (LMCH) buildings to be equivalent to the residential tax rate as is the approach for affordable housing utilizing Section 110 of the *Municipal Act, 2001*, S.O. 2001.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Community and Protective Services Committee – November 25, 2002 – Municipal Housing Facilities By-law

Community and Protective Services Committee – November 7, 2017 – Proposed Municipal Housing Facilities By-Law

Strategic Priorities and Policy Committee – September 16, 2019 – City of London Housing Service Review: Proposed Action Plan

<b>BACKGROUND</b>
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At its meeting on September 17, 2019 Municipal Council resolved as follows:

“the Civic Administration BE DIRECTED to report back to Corporate Services Committee on the feasibility of using the same approach taken for affordable housing to reduce the effective tax rate for London Middlesex Community Housing (LMCH) buildings to be equivalent to the residential tax rate, including any amendments that may be necessary to the Municipal Housing Facilities By-law to do so.”

In 2002, Municipal Council reviewed the various options available to provide the municipal contribution to the affordable housing program and resolved to provide the following types of assistance to private and non-profit housing developers under the Municipal Housing Facilities By-law subject to the Individual Housing Facilities Agreements:

- a) Capital funding through the affordable housing capital reserve fund;
- b) Grant to offset development charges;

- c) Provision of City-owned land at less than market rates or for lease; and
- d) Special municipal agreements for selected properties to reduce the effective tax for only those buildings receiving program funding.

In reference to item d) listed above, the City has enacted several by-laws applicable to multi-residential properties to reduce the tax rate from the multi-residential rate to the residential rate. In 2002, the total residential tax rate including education was 40% of the multi-residential tax rate. In 2020, the residential tax rate is 61% of the multi-residential tax rate for properties built prior to 2017. As noted below, the taxation of newly constructed multi-residential properties changed in 2017.

In the past, the purpose of the assistance reference in d) above as well as all the other types of assistance described above was to provide incentives to increase the stock of affordable rental housing in the City. The intent was that the property tax incentive would increase the development of affordable housing that would otherwise not be constructed. The process would result in additional tax revenue that would offset any expense associated with reducing the tax rate. In 2019, this tax exemption expense was \$405,889, currently there are 17 properties where the exemption is applied. This is budgeted in the operating property tax supported budget under the Corporate Finance budget, as part of the Tax Write Offs and Rebates budget line item.

Beginning in April 2017, however, the Province passed legislation requiring that all newly constructed multi-residential property be taxed at a rate equal to or very close to equal to the residential tax rate. As a result the City of London passed a by-law in September 2017 setting the rate for newly constructed multi-residential property at a rate equal to the residential rate. This means that there is no longer any reason for the City to enact Municipal Facilities by-laws to reduce tax rates on Multi-residential Buildings to the residential tax rate in order to increase the stock of affordable housing since all new properties are taxed automatically at the residential rate. The intent of the reduction to the residential tax rate was to make the operational cost of the affordable housing lower over the long term to support and ensure its viability where the private market was responsible for the net costs.

At this point, Civic Administration does not recommend implementing the past approach used for affordable housing prior to 2017 since it will not provide any incentive for creating new additional affordable housing units in the City and would create an additional cost for the City with no incremental benefit. Any new affordable housing in the multi-residential class will automatically receive the residential tax rate because of the legislation change in 2017.

In addition, providing property tax exemptions to LMCH is not an efficient way to provide assistance to the London Middlesex Community Housing Corporation or to the City given the net budget is funded exclusively through municipal property taxation. When the City exempts LMCH from property taxes it creates an expense in the Corporate Finance section of the City budget. If the City exempted all the LMCH property in the multi-residential class so that it had a tax rate equivalent to the residential tax rate, the result would be an increase in expense in the Corporate Finance section of the City Budget in the amount of \$1,695,957. If LMCH funding were maintained at its current level by the City and the County, this would result in a tax levy increase of 0.264%. This is illustrated in the following table.

Table 1: Impact of Tax Exemption while maintaining subsidy payment to LMCH (Difference between Multi residential class and Residential class)

	Current	Tax Exemption Applied	Difference
LMCH			
Municipal Portion of Taxes	\$1,695,956.74	\$0	-\$1,695,956.74
Education Tax	\$126,815.07	\$0	-\$126,815.07
Reinvestment (maintenance)	\$0	\$1,822,771.81	\$1,822,771.81
<b>Total LMCH Expense</b>	<b>\$1,822,771.81</b>	<b>\$1,822,771.81</b>	<b>\$0</b>
IMPACT:			
City of London Corporate Finance Expense to provide tax exemption		\$1,695,956.74	\$1,695,956.74
Effect on Municipal Tax Levy as a % of 2020 City of London Levy			0.264%

The exemption would only be applicable to the properties located within the City of London and does not apply to the properties located within the County of Middlesex. As a result the reduction in taxation is provided solely by the City and the approved cost sharing agreement with the County of Middlesex would not be applicable. On the other hand if additional assistance is provided by simply increasing subsidy payments to LMCH, the amount of assistance is shared by the two municipalities subsidizing LMCH based on the agreed cost sharing ratio.

If the City wished to provide additional funding to LMCH, it would be more efficient from the City's perspective to do so by simply increasing the funding expenditure rather than exempting LMCH from City taxation. This is a result of the existing cost sharing agreement between the County and the City.

### SUMMARY

Subsidizing LMCH through municipal tax reductions to existing multi-residential properties does not provide any incentive to create new affordable housing units. Where a by-law was passed in the past to exempt taxation, the municipal expense for this exemption was offset by incremental taxation revenue.

Should Municipal Council want to maintain its annual allocation to LMCH at \$12,389,047 (2020 budget), thereby not taking a corresponding reduction to recognize the reduction in property taxes, there would be a \$1,695,957 impact on the municipal tax levy of approximately 0.264% to offset this exemption as no incremental taxation revenue would be generated. Alternatively, if the City increased the subsidy directly to support LMCH rather than making the exemption, a levy impact would be required roughly in the same magnitude, indicating no incremental benefit to providing a tax exemption.

Further, the City unilaterally providing tax exemptions is not an efficient way to provide assistance to the LMCH since this approach is complicated by the existing cost sharing between the two municipalities responsible for providing subsidy to support the operations of the LMCH.

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



FEDERATION  
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MUNICIPALITIES

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CANADIENNE DES  
MUNICIPALITÉS

# Report to council

Virtual meeting of FCM's Board of Directors

September 8-11, 2020

*This document summarizes key updates from the most recent meeting of the Board of Directors and Standing Committees of the Federation of Canadian Municipalities (FCM). It is designed to support board and committee members in reporting back to their local and regional councils on their progress with FCM.*

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*Governance in the COVID era: FCM’s first fully virtual Board of Directors meeting.*



## Message from FCM's president

Dear board and committee members,

Thank you for making FCM's all-virtual September board meeting such a success. Your resilient leadership is supporting 2,000 members through a deeply challenging pandemic—and helping to position communities of all sizes as key partners in Canada's recovery to come.

At this meeting, we reviewed and renewed our efforts to lead this nationwide pandemic response. We also took steps to strengthen our advocacy on everything from housing affordability to energy efficiency, active transportation, municipal cybersecurity, emergency management and the medical cannabis regime. We resolved to advocate federally for national utility corridors, while insisting on rigorous impact assessment and municipal engagement. We renewed our practical commitment to full bilingualism—and welcomed a long-term initiative to build an anti-racist equity lens into the heart of *who we are* and *what we do* as FCM. It was a productive week.

This document can help you share our progress with your own elected councils. After all, they make our work possible—and our work has never mattered more. This board has just played a key role in securing \$8.6 billion in emergency operating funding for municipalities. That helps our members maintain vital services, and it gives them the strength they need to start gearing up for tomorrow's recovery. And of course, we're well into working with our federal partners to shape those critical next steps as well.

My friends, our voice matters. Our voice is driving results, and its strength is grounded in unity: 2,000 local governments speaking together. Unity is hard work. This is a continuous work-in-progress driven by often-challenging discussions among this member-elected group. As my term as President draws to a close, I am so proud of the commitment and the grace that you've brought to the process all year.

So from the bottom of my heart: thank you. For your tireless efforts, for your resolve, and for your friendship.

Sincerely,



Bill Karsten  
FCM President  
Councillor, Halifax Regional Municipality



## Committees & forums

FCM's Board of Directors oversees various committees and forums that provide crucial direction and insight on a wide range of issues and priorities. Highlights from the September 2020 virtual meeting include:

**Election Readiness Working Group:** Received an update on recent changes to the federal cabinet; the upcoming Speech from the Throne and fall economic update; and the election of the new Conservative Party of Canada leader. The group discussed the successes of FCM's campaign to secure emergency operating funding and how future campaigns could align with and support perspectives and needs of members in different regions.

**Environmental Issues and Sustainable Development:** Updated FCM policy on the National Building Code to include consideration of affordability, long-term economic benefits, and municipal administrative responsibilities. Discussed environment-focussed COVID-19 recovery priorities. Gave consideration to FCM principles for federal impact assessments. Received an update memo on wastewater effluent regulations as well as updates on FCM's Green Municipal Fund and Municipalities for Climate Innovation Program.

**Increasing Women's Participation in Municipal Government:** Received an overview of the results of Toward Parity in Municipal Politics project, including the Run-Win-Lead framework, demonstration projects and knowledge hub. Discussed the results of the FCM's Women in Local Government Scholarships and Awards and plans for this year. Also discussed program development opportunities and FCM's international programming on gender equality.

**International Relations:** Received an overview of program development opportunities. Discussed international engagement in municipal networks, including the response to the COVID-19 outbreak and activities undertaken by Canadian municipalities. Governance representatives presented updates on program activities, with particular attention to adaptation in programming in response to COVID-19.

**Municipal Finance and Intergovernmental Arrangements:** Approved a decision to advocate for a federal cyber security certification program developed in consultation with, and delivered for, municipalities. Received an update memo on the Legal Defense Fund and a new

municipal data partnership between FCM and Statistics Canada. Finally, the Committee discussed and referred the resolution "Payments in Lieu of Taxes Revision" to staff for further analysis.

**Municipal Infrastructure and Transportation Policy:** Discussed and approved a set of recommendations for the Infrastructure Canada-led National Active Transportation Strategy. Discussed options for federal policy tools to help municipalities achieve transit-oriented affordable housing and development. Received an update on rail safety and the federal Grade Crossing Regulations.

**Northern and Remote Forum:** Discussed FCM's economic recovery recommendations as they relate to Canada's North. Received updates on the Arctic and Northern Policy Framework, broadband, and housing in the North.

**Rural Forum:** FCM CEO Carole Saab and Big City Mayors' Caucus Chair Don Iveson joined for a discussion on how rural priorities are critical to Canada's success as a country. The Forum discussed key priorities for FCM's economic recovery, including broadband, infrastructure, rural and regional bus service and federal support for the tourism sector. The Forum also discussed the importance of equitable access to rural healthcare.

**Social-Economic Development:** Updated FCM policy on the National Building Code to include a distinct focus on affordability. Discussed COVID-19-related priorities, including the pandemic's impacts on housing affordability, and the COVID-19 Community Response Fund for Vulnerable Populations. Received updates on the First Nations Community Economic Development Initiative and GMF's Sustainable Affordable Housing initiative.

**Community Safety and Crime Prevention:** Expanded FCM's policy on emergency management to include federal funding for volunteer fire department capital costs. Directed staff to return to the next Board meeting with a recommended approach to addressing the intersecting issues of anti-racism, mental health, police reform and drug policy.

# Resolutions

FCM members submit resolutions for the board’s consideration on subjects of national municipal interest. Our resolutions process recognizes diverse voices while providing a focus for building a united municipal voice to drive concrete action. Resolutions considered and approved at our September 2020 board meeting include:

**Transportation of Dangerous Goods by Rail:** Building on existing FCM policy, this resolution calls on the federal government to improve the TDG Program administered by Transport Canada, especially as it relates to spill preparedness, response and recovery.

**Improving the Medical Cannabis Regime:** In response to concerns that municipalities are currently limited in their ability to assert local authority over grow operations for medical use, this resolution calls on the federal government to create a committee of municipal, Health Canada and Justice Canada officials to develop amendments to the *Cannabis Act*.

**RCMP Community Policing:** To improve RCMP services, this resolution calls on the federal government to amend the definition of staffing levels, increase officer graduation rates, and work with municipalities to modernize the contract policing program—to ensure it provides not only police resources but also resources for partnership development with health and social service agencies at the local level, particularly those that are run by and serve Black, Indigenous and other racialized communities.

**Energy Infrastructure and Federal Environmental Assessments:** This resolution calls on the federal government to work towards a federal impact assessment process that improves predictability through timely approvals, appropriate community engagement and assessment scope; to approve national utility corridors within existing federal approval processes; and to repeal or amend the *Oil Tanker Moratorium Act*.

**Public Consultation on Telecommunications Infrastructure:** This resolution calls on Innovation, Science and Economic Development Canada (ISED) to apply their public consultation policy consistently so that genuine public consultations are conducted when new telecommunication infrastructure is built.

**Indigenous Court System:** This resolution recognizes that Indigenous men and women are vastly overrepresented in federal and provincial incarceration systems, and calls on the federal government to fund and expand the Indigenous Court System that facilitates cultural and spiritual reconnection through the guidance of Indigenous elders and families.

Full text of approved resolutions  
[fcm.ca/fcm-resolutions](https://fcm.ca/fcm-resolutions)

## Key points to share

- **FCM’s Board of Directors met this September 8-11.** Originally scheduled for Yellowknife NWT, this meeting moved to an all-virtual format to respect public health directives amid the COVID-19 pandemic.
- **FCM unites 2,000 municipalities of all sizes** at the national level, representing more than 90 percent of all Canadians. FCM’s member-elected board and its committees provide strong direction to the organization.
- **FCM is supporting municipalities through the COVID-19 pandemic.** Most recently, our advocacy has secured \$8.6 billion in **emergency operating funding** for communities nationwide—plus more than \$1 billion to support **rapid housing solutions** for some of our most vulnerable.
- **Board members reached important decisions at this meeting** that will focus and strengthen FCM’s advocacy in areas ranging from housing affordability and energy efficiency to active transportation, national utility corridors, municipal cyber security, emergency management and Canada’s medical cannabis regime.
- **FCM’s committees and forums** continued to study and recommend action on a wide range of priorities—from rural & northern issues through community safety, environmental issues, women’s participation, international relations, infrastructure, municipal finance and social-economic development.
- **Guided by the Rural Forum**, the Board endorsed concrete advocacy priorities in areas including rural healthcare, rural/regional passenger bus service and rural tourism—including as part of a post-COVID recovery strategy.
- **FCM’s Réseau francophone** reviewed recent progress toward ingraining bilingualism in FCM’s culture—especially via the Board-staff working group created after the March 2020 board meeting. Réseau members also discussed the planned hiring of a Senior Advisor on Francophone Affairs.
- **FCM CEO Carole Saab updated the Board on FCM’s anti-racism and equity initiatives.** We met Kofi Hope and Zahra Ebrahim—who will be supporting FCM’s efforts to design an equity lens for our corporate and strategy planning. Their firm, Monumental, is focussed on helping communities and organizations lead an equitable recovery.



# Application for Appointment to City of London Advisory Committees

We are committed to providing a fully accessible recruitment process. Please let us know if you require any accommodation: [accessibility@london.ca](mailto:accessibility@london.ca).

Please complete all fields. You may save and email your completed application to [advisorycommittee@london.ca](mailto:advisorycommittee@london.ca), or you may print it and mail it to the City Clerk's Office, London City Hall, PO Box 5035, London ON N6A 4L9.

The personal information on this form is collected under the authority of the *Municipal Act, 2001* and will be used to assist the Municipal Council in selecting appointees for various Advisory Committees, and will be included on a public agenda that is published on the City's website. Questions about this collection may be referred to the City Clerk, 300 Dufferin Avenue, London ON; Tel: 519-661-2489 ext. 4937.

## Application

I am interested in serving on the following committee(s):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Accessibility Advisory Committee                          | <input type="checkbox"/> Cycling Advisory Committee                                  |
| Do you have a disability? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Diversity, Inclusion and Anti-Oppression Advisory Committee |
| <input type="checkbox"/> Advisory Committee on the Environment                                | <input type="checkbox"/> Environmental and Ecological Planning Advisory Committee    |
| <input type="checkbox"/> Agricultural Advisory Committee                                      | <input type="checkbox"/> London Advisory Committee on Heritage                       |
| <input type="checkbox"/> Animal Welfare Advisory Committee                                    | <input type="checkbox"/> London Housing Advisory Committee                           |
| <input type="checkbox"/> Childcare Advisory Committee   | <input type="checkbox"/> Transportation Advisory Committee                           |
| <input type="checkbox"/> Community Safety and Crime Prevention Advisory Committee             | <input type="checkbox"/> Trees and Forests Advisory Committee                        |

## Contact Information

Name Madison Bush		Phone Number	
Address	City London	Province ON	Postal Code N6B 3P6
E-mail			

## Experience and Qualifications

If you have experience on a London Advisory Committee, please provide dates and details. (maximum 750 characters, attach an extra sheet if you need more space)

While I have no direct experience on a London Advisory Committee, I have experience helping create and run a youth advisory council at Thames Valley Childrens Centre. I also have experience from being on my student council in high school, being on an advisory council for parents and families of those with disabilities also at Thames Valley Children's Centre.

What do you hope to contribute or learn as part of an Advisory Committee? (maximum 750 characters, attach an extra sheet if you need more space)

If I was to be a committee member, I hope to contribute my opinions and thoughts surrounding accessibility within London. I also hope to share my experience as a person who has lived in London my entire life, and have a disability.

If I was to be a committee member, I hope to learn how decisions are made in London regarding those with disabilities



# Application for Appointment to City of London Advisory Committees

How will you support the work of an Advisory Committee? (maximum 750 characters, attach an extra sheet if you need more space)

If I was on the London Advisory Committee, I would attend all meetings, where I would also raise any new ideas I may have, express my opinion on other members ideas. I would also attend any events the committee was asked to be in attendance for. Finally, I would help build connections between different committees that could benefit from each other.

Please describe additional experience, training, or community involvement that will help you in your role as an Advisory Committee Member. (maximum 750 characters, attach an extra sheet if you need more space)

I was born with a disability, and therefore have experience learning to be independent, help spread awareness of the many great things people with disabilities can achieve, and learned how to navigate the city using my mobility devices'.

I have been on and help create advisory councils aimed at making those with disabilities lives better. I have done public speaking for many years on my experience as a disabled member of the community, and with the help of a friend I have recognized a need for those with disabilities to have better transitions throughout their lives and therefore have started a non-profit organization together.

## Confirmations

I declare the following:

- I am a resident of London.
- I am at least 18 years old.
- I am not a City employee or Council member.
- I understand that the commitment may be up to 4 hours per month to attend meetings and prepare.
- I understand that my application will be included on a public agenda that is published on the City website.

By submitting this application for consideration, you are declaring that the information in your application is true.

The City of London has a strong commitment to workplace diversity and inclusion, and this commitment extends to our Advisory Committee appointments. An inclusive workplace creates a more supportive environment and ultimately helps us to provide better service to our diverse community.

Municipal Council approves all appointments. The appointment process is governed by [Council's policy on Advisory Committees](#). For more information, please contact the City Clerk's Office at 519-661-2489, ext. 4599.

(Optional) How did you hear about this opportunity?

- City website
- Social media (e.g. Facebook, Twitter)
- Contact from the City Clerk's Office
- Friend or co-worker
- Printed newspaper advertisement
- Other - specify