

# Agenda Including Addeds

## Corporate Services Committee

8th Meeting of the Corporate Services Committee

May 9, 2022, 12:00 PM

Virtual Meeting during the COVID-19 Emergency

Please check the City website for current details of COVID-19 service impacts.

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

Members

Councillors S. Lewis (Chair), M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, Mayor E. Holder

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

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

6.3. Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions and advice which is subject to solicitor-client privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation.

**7. Adjournment**

## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee  
**From:** Jacqueline Davison,  
Deputy City Manager Enterprise Supports  
**Subject:** Employee Attendance 2021  
**Date:** May 9, 2022

## Recommendation

That, on the recommendation of the Deputy City Manager, Enterprise Supports that the following Report be received for information purposes.

## Executive Summary

On March 19, 2008, the then Board of Control endorsed the recommendation from Civic Administration to provide regular reporting on employee absenteeism and attendance to Council.

The purpose of this report is to provide an overview of the City of London's level of attendance in 2021, as well as outline processes involved to ensure employees have safe and early return to work following an absence from the workplace.

## Linkage to the Corporate Strategic Plan

Council's 2019-2023 Strategic Plan for the City of London (the "City") identifies several strategic areas of focus including "Leading in Public Service" by establishing the City as a leader in public service. Supporting employee attendance is one indicator of 'maintaining a safe and healthy workplace'.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

Report to Corporate Services Committee – May 10, 2021 – Employee Absenteeism

### 2.0 Discussion and Considerations

#### 2.1 Overview of Paid Benefits

The Corporation is committed to maintaining a high standard of attendance, recognizing that it is an expectation of employment that all employees are responsible for their prompt and regular attendance at work. To support staff in times of illness or injury, the Corporation provides paid time off through

- Paid Sick Time
- Short term disability (STD)
- Long term disability (LTD)
- Workplace Safety Insurance Board (WSIB)
- Pandemic Related Absence (for 2020 & 2021)

#### 2.2 Workplace Wellness

Civic Administration works collaboratively with employees, Unions/Association, and insurers to implement supports and resources to provide employees a safe and healthy workplace. Historically these initiatives have included mental health strategy, flu clinics, lunch and learns, fitness programs, weight loss challenges, yoga classes, Employee

Assistance Program, medical surveillance programs, wellness Wednesdays, screen savers etc.

Civic Administration continues to build on these initiatives and consider other needs related to supporting a remote workforce.

### 2.3 Claims Management

Civic Administration works together with employees regarding applying for Sick, STD, LTD and WSIB benefits. This includes meeting with employees to ensure they understand the process and making sure they provide the appropriate documentation to the applicable party and/or insurer for determination of eligibility for benefits.

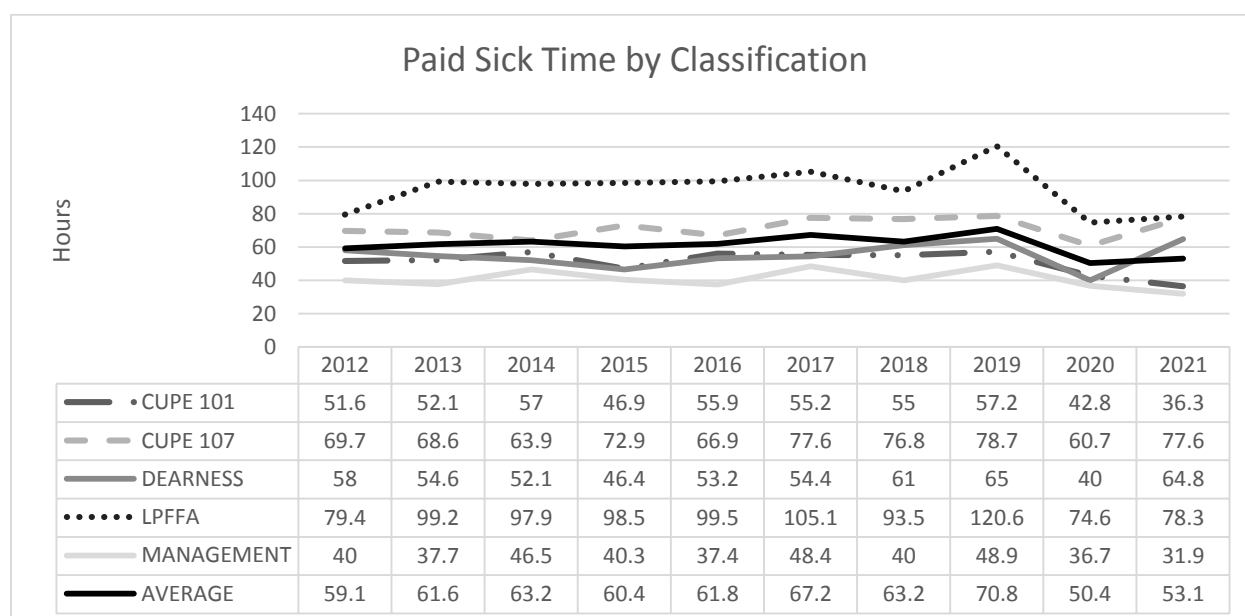
During the lifetime of a claim, Civic Administration maintains regular communication with the employee, manager, and insurer (if applicable) to ensure:

- ongoing medical documentation is provided to support the absence and ongoing benefit entitlement.
- the employee is referred to the appropriate health care provider.
- the employee is seeking and adhering to the recommended treatment plan.
- appropriate benefits are issued in accordance with the *Workplace Safety and Insurance Act* ('WSIA'), contracts of insurance, applicable collective agreements, and applicable policies and/or procedures; and,
- modified work is offered, as required.

### 2.4 Paid Sick Time

Most full-time employees and some part time employees are eligible for paid sick leave. Sick leave is payable at 100 percent of an employee's regular earnings to the extent of their sick leave credits. Sick leave earning provisions vary across employee groups. Eligibility for sick leave is dependent on an employee providing medical documentation in accordance with the applicable collective agreement and/or relevant policies and procedures.

During 2020 and 2021, sick time has been influenced by both the COVID19 pandemic and many employees working remotely. The Corporation's average lost hours due to paid sick leave reduced from 70.8 hours in 2019 to 50.4 hours in 2020 and has increased slightly to 53.1 hours in 2021. All groups have average paid sick time below the 2019 levels.



Note: Management Employees paid sick and STD benefits are combined into one Program and reported collectively under Paid Sick.

## 2.5 Employee Attendance Support Plan

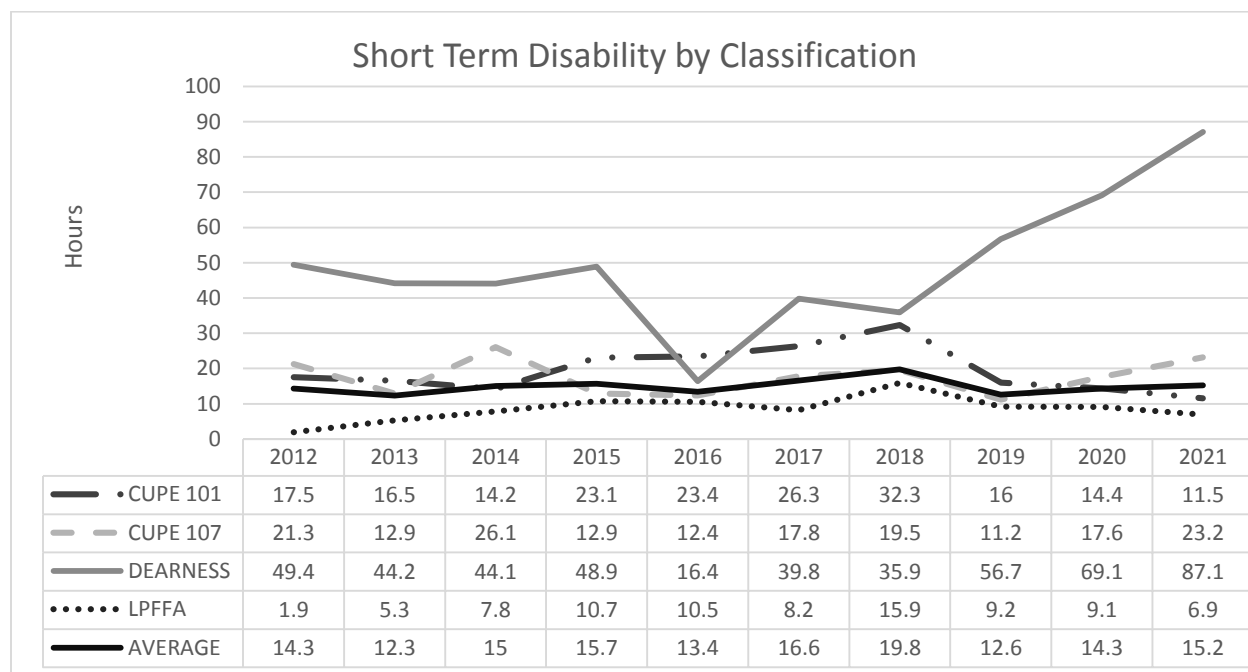
The Employee Attendance Support Plan was implemented to promote and maintain standards of attendance for all employees and to provide supports to employees to achieve regular and improved attendance.

The Plan deals with non-culpable (non-blameworthy) absences, specifically absences arising from injury or illness that do not arise from a disability. The Plan ensures that attendance is managed through consistent non-disciplinary intervention strategies across the Corporation’s work groups to assist employees in achieving regular and improved attendance.

## 2.6 Short Term Disability ('STD')

Within the Corporation there are several STD plans that vary based on employee group. Typically, this benefit commences upon exhaustion of sick time or a five-day waiting period and pays between 60 to 75 percent of the employee’s pre-disability earnings. Medical documentation is provided by the employee to the insurer to determine if the employee qualifies for STD benefits in accordance with the relevant contract of insurance. Generally, if approved, STD benefits are payable for up to 26 weeks at which time the employee may be entitled to make application for LTD. During the STD period, medical documentation is required to determine ongoing entitlement.

The Corporation’s average lost hours due to STD claims has increased from 14.3 hours in 2020 to 15.2 hours in 2021. Employees in CUPE 107 and Dearness experienced an increase in the average time on STD.



**Note: Management Employees paid sick and STD benefits are combined into one Program and reported collectively under Paid Sick**

## 2.7 Return to Work Program

The Corporation has a pro-active Return to Work Program based on a “functional” model. This model focuses on the employee’s abilities and capabilities, rather than their specific medical condition.

Generally, when the Corporation is notified of an employee’s illness or injury, the employee is contacted and provided documentation to take to their health care practitioner so their capabilities can be identified, and applicable supports can be provided. Civic Administration contacts the employee’s manager to identify potential modified work options, if appropriate. Civic Administration also maintains a list of potential suitable modified work options that are available across the organization.

If an employee cannot be accommodated in their pre-disability position, alternative work may also be explored with the appropriate Union/Association – Management Return to Work Committee, where applicable.

Reasonable attempts are made to ensure employees, who are medically fit to return to work, do so in a timely manner. Employee progress is monitored with the objective of returning the employee to their pre-disability position. If this is not possible, permanent accommodation outside their pre-disability position is considered.

It should be noted that the Corporation’s Claims Management and Return to Work Programs have been successful in ensuring employees an early and safe return to work and closing 81 of 102 active claims during 2021. Civic Administration has noted an increase in Short Term Disability claims in 2021

### Short Term Disability – Opened and Closed Claims

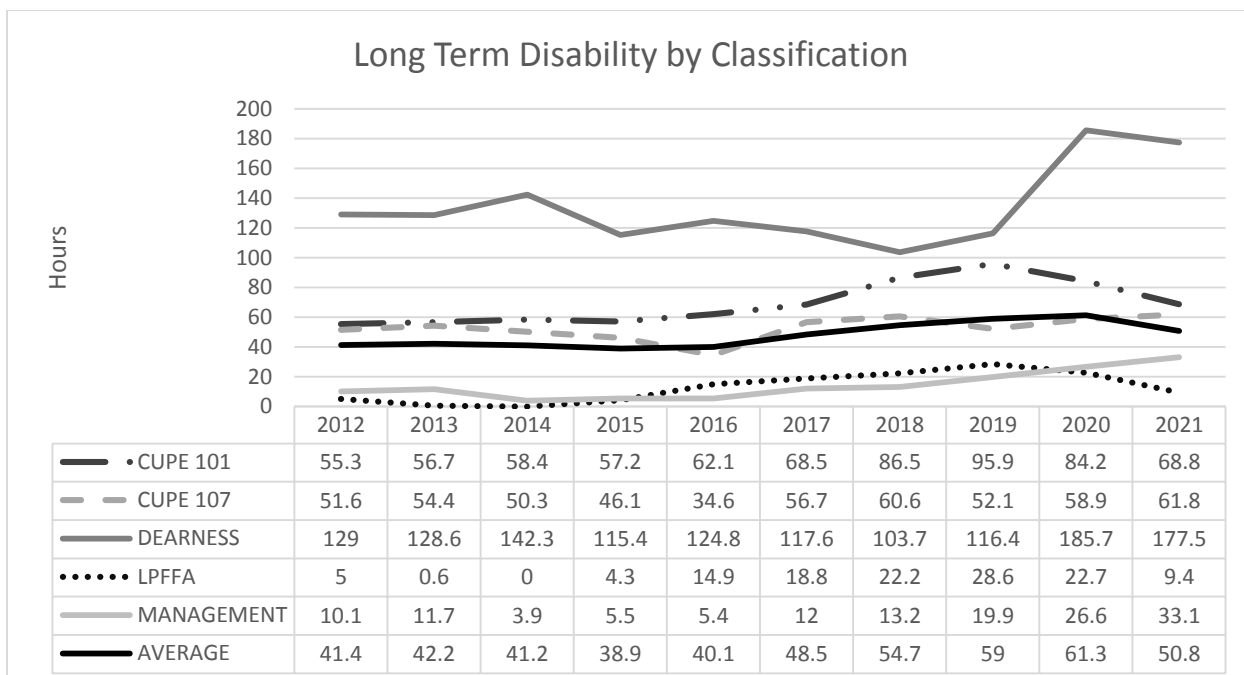
Year	Total New Claims Opened in Year	Total Claims Closed/RTW in Year*
2012	78	81
2013	67	63
2014	79	76
2015	76	81
2016	89	79
2017	105	91
2018	109	107
2019	90	75
2020	86	79
2021	102	81

\*Total Claims Closed/RTW in Year may include claims opened in prior years.

## 2.8 Long Term Disability Claims ('LTD')

Upon exhaustion of STD benefits, or sick leave benefits for those employee groups who do not have STD benefits, employees may be entitled to apply for LTD benefits. LTD benefits typically pay between 66 to 75 percent of an employee’s pre-disability earnings. Further medical documentation is required to determine if the employee qualifies for LTD benefits in accordance with the relevant contract of insurance. If approved, the first two years of LTD benefits are assessed based on an employee’s ability to perform their own job. Generally, after two years, LTD benefits are assessed based on an employee’s ability to perform any job.

The Corporation’s average lost hours due to LTD claims has decreased from 61.3 hours in 2020 to 50.8 hours in 2021.



The Corporation has approximately 58 employees on LTD whom the insurance carrier has deemed “unlikely to ever to return to work.” These are claims in which there is no reasonable likelihood that the employee will ever return to work with or without active claims management.

### Long Term Disability – Opened and Closed Claims

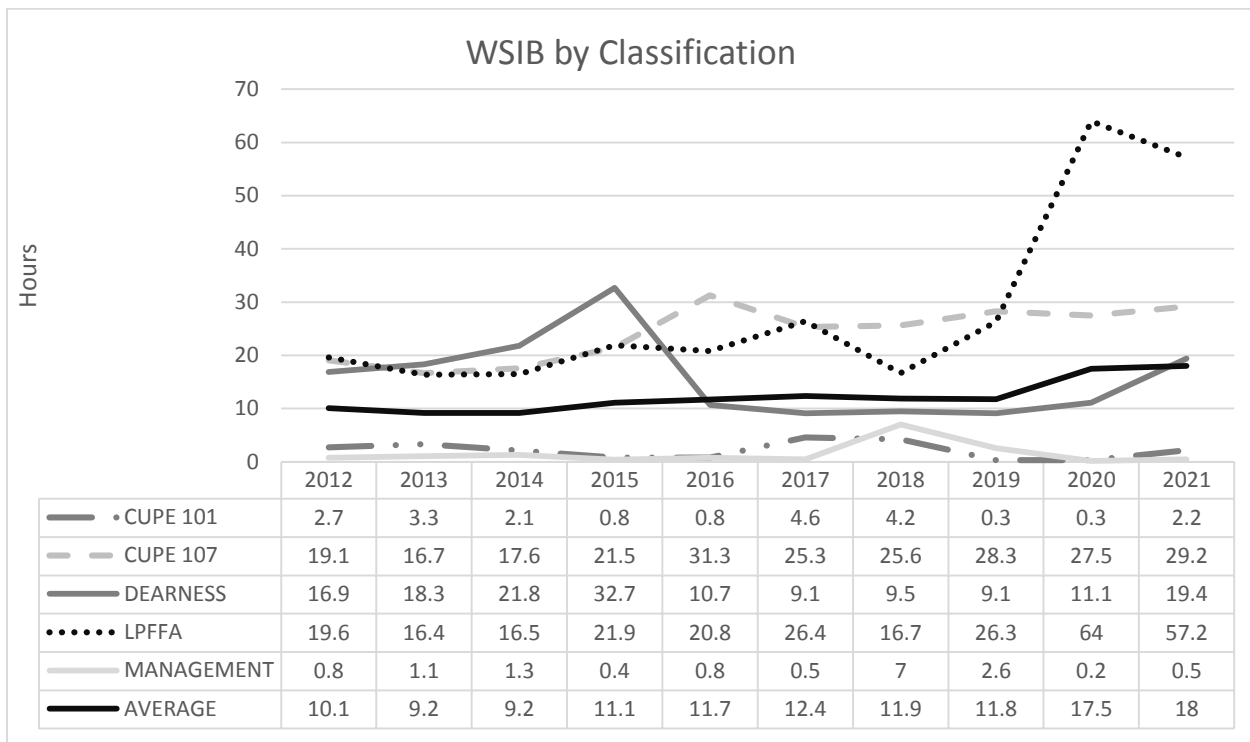
Year	Total New Claims Opened in Year	Total Claims Closed/RTW in Year*
2012	80	23
2013	75	22
2014	75	24
2015	79	24
2016	75	24
2017	86	19
2018	111	35
2019	104	26
2020	109	33
2021	103	29

\*Total Claims Closed/RTW in Year may include claims opened in prior years.

## 2.9 Workplace Safety and Insurance Board Claims (‘WSIB’)

WSIB benefits are payable to any employee who is deemed to have incurred a workplace injury or illness as determined by WSIB. To qualify for WSIB loss of earning benefits, employees are required to submit medical documentation to authorize any absence. WSIB loss of earning benefits are typically paid at 85 percent of an employee’s pre disability net earnings.

The Corporation’s average lost hours due to WSIB claims has increased from 17.5 hours in 2020 to 18.0 hours in 2021. This increase in 2020 and 2021 includes an increase in WSIB incidents in the London Fire Department related to presumptive post-traumatic stress disorder.



The Corporation has approximately 8 employees on WSIB whom the insurance Carrier has deemed “unlikely to ever to return to work.” These are claims in which there is no reasonable likelihood that the employee will ever return to work with or without active claims management.

The Corporation’s Claims Management and Return to Work Program focuses on ensuring employees an early and safe return to work. This has resulted in a return-to-work rate of approximately 99% in 2021.

### WSIB – Returned to Work %

Year	Claims	Returned to Work	% Returned to Work
2012	247	245	99%
2013	225	224	100%
2014	234	232	99%
2015	265	263	99%
2016	207	205	99%
2017	237	234	99%
2018	244	240	98%
2019	265	256	97%
2020	217	197	91%
2021	214	211	99%

Note: this chart reflects the number of claims opened during a year and how many of those same claims have returned to work

## 2.10 Paid Pandemic

To reduce the spread of COVID-19 in the workplace during 2020 and 2021, the City of London provided applicable employees with one pandemic incident of up to 14 calendar days if they were required to self isolate under Provincial guidelines.

The number of incidents decreased from 431 in 2020 to 317 in 2021. In 2021 the average number of hours per employee paid was 4.8, which was reduced from 2020.



## Paid Pandemic – Average Lost Hours 2020 – 2021

Employee Group	2020		2021	
	# of Incidents	Average Hours	# of Incidents	Average Hours
CUPE 101	124	7.1	46	1.5
CUPE 107	93	8.1	95	5.9
DEARNESS	34	5.2	31	5.3
LPFFA	109	13.2	134	15.1
MANAGEMENT	71	7	11	0.8
Total number of incidents	431		317	
Average Hours per employee		8.2		4.8

Note: Pandemic Pay began in 2020 at commencement of COVID-19 Pandemic

## Conclusion

Civic Administration remains committed to working with employees and Unions/ Association with respect to attendance. Together we have taken steps to improve the level of attendance in the workplace. As previously discussed, fluctuations in attendance levels are expected and will occur over time due to a variety of factors. Civic Administration monitors these fluctuations to determine whether any long-term concerns exist, and actions are required.

Furthermore, as part of the People Plan, efforts are underway to consider the impacts of mental health on employee attendance. Working with employees to identify strategies to assist will be key in the years moving forward. This is part of the larger strategy being undertaken by Civic Administration to develop a renewed and shared vision for a safe workplace.

**Prepared by:** Gary Bridge,  
Manager, Health, Safety, Wellness & People Systems

**Submitted by:** Michael Goldrup,  
Director of People Services

**Recommended by:** Jacqueline Davison,  
Deputy City Manager Enterprise Supports

## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee

**From:** Anna Lisa Barbon, Deputy City Manager, Finance Supports

**Subject:** 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report

**Date:** May 9, 2022

## Recommendation

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

- a) the 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report **BE RECEIVED** for information in accordance with section 7 of the O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, as well as sections 37 (7) and 42 (17) of the Planning Act, 1990, which require annual financial statements.
- b) the Deputy City Manager, Finance Supports **BE DIRECTED** to make the 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report available to the public on the City of London website.

## Linkage to the Corporate Strategic Plan

Council's 2019 to 2023 Strategic Plan for the City of London (the "City") identifies "Leading in Public Service" as one of four strategic areas of focus. The 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report supports this strategic area of focus by contributing towards the following strategic outcome: "The City of London is trusted, open, and accountable, in service of our community".

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

Corporate Services Committee, July 26, 2021, Agenda Item #2.3, 2020 Annual Parkland Reserve Fund Report

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=82699>

Planning and Environment Committee, October 29, 2018, Agenda Item #4.2, Section 37 – Planning Act (Bonusing) Revisions and Additional Opportunities for Implementation

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=51742>

#### 1.2 Recent Legislative Requirements

As of September 18, 2020, Section 7 of the O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, in connection with section 42 (17) of the Planning Act, 1990, require that Municipal Council provide an annual financial statement to the public relating to the special account established for the conveyance of land for park purposes. The City's special account for such purposes, established by by-law A.-7527-94, is the Parkland Reserve Fund (hereinafter the "Fund").

Applicable excerpts of the O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, are as follows:

## **PARKLAND SPECIAL ACCOUNT**

7. For the purposes of subsections 37 (48) and 42 (17) of the Act, the following information shall be provided to the public each year in respect of the preceding year:

1. Statements of the opening and closing balances of the special account and of the transactions relating to the account.
2. In respect of the special account referred to in subsection 37 (45) of the Act, statements identifying,
  - i. facilities, services and matters acquired during the year with funds from the special account,
  - ii. details of the amounts spent, and
  - iii. for each facility, service or matter mentioned in subparagraph i, the manner in which any capital cost not funded from the special account was or will be funded.
3. In respect of the special account referred to in subsection 42 (15) of the Act, statements identifying,
  - i. land and machinery acquired during the year with funds from the special account,
  - ii. buildings erected, improved or repaired during the year with funds from the special account,
  - iii. details of the amounts spent, and
  - iv. for each asset mentioned in subparagraphs i and ii, the manner in which any capital cost not funded from the special account was or will be funded.
4. The amount of money borrowed from the special account and the purpose for which it was borrowed.
5. The amount of interest accrued on any money borrowed from the special account.

The applicable excerpt of section 42 (17) of the Planning Act, 1990, is as follows:

### **Reports and information**

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

## **SECTION 37 BONUSING SPECIAL ACCOUNT**

### **Treasurer's statement**

(7) The treasurer of the municipality shall each year, on or before the date specified by the council, give the council a financial statement relating to the special account. 2015, c. 26, s. 27.

### **Requirements**

- (8) The statement shall include, for the preceding year,
- (a) statements of the opening and closing balances of the special account and of the transactions relating to the account;
  - (b) statements identifying,
    - (i) any facilities, services or other matters specified in the by-law for which funds from the special account have been spent during the year,
    - (ii) details of the amounts spent, and
    - (iii) for each facility, service or other matter mentioned in subclause (i), the manner in which any capital cost not funded from the special account was or will be funded; and,
  - (c) any other information that is prescribed. 2015, c. 26, s. 27.

### **Statement available to public**

(10) The council shall ensure that the statement is made available to the public. 2015, c. 26, s. 27.

## **1.3 Annual Financial Statements**

### **PARKLAND SPECIAL ACCOUNT**

Appendix A of this report meets the financial statement requirements as prescribed under section 7 of the O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, as well as section 42 (17) of the Planning Act, 1990, and subject to Municipal Council direction will be made available to the public on the City of London website.

Appendix A provides a brief description of the Fund. Table 1 of Appendix A presents a summary of revenues, expenses, and balances for the year ending December 31, 2021. Table 2 of Appendix A provides the following details concerning each capital project financed by the Fund:

- The cumulative approved budget including both total financing from the Fund as well as total financing from all other sources;
- The amount of the 2021 draws from the Fund (if any) for each capital project that has a commitment; and
- A description of each of the capital projects financed by the Fund.

### **SECTION 37 BONUSING SPECIAL ACCOUNT**

Appendix B of this report meets the financial statement requirements as prescribed under section 37 (8) of the Planning Act, 1990, and subject to Municipal Council direction will be made available to the public on the City of London website.

## **Conclusion**

In accordance with section 7 of the O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, as well as section 37 (7) and 42 (17) of the Planning Act, 1990, it is recommended that this report be received for information and be made available to the public on the City of London website.

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

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

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

**Cc:**

Scott Stafford – Parks and Forestry, Environment and Infrastructure  
Robin Armistead – Culture Services, Neighbourhood and Community-Wide Services  
John Millson – Financial Business Support, Finance Supports  
Meng Liu – Financial Business Support, Finance Supports

## Appendix A - Statement of Parkland Reserve Fund Activity for the year ending December 31, 2021

### Reserve Fund Purpose:

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

**Table 1: Summary of Reserve Fund Activity**

<b>Opening Balance: January 1, 2021</b>	<b>\$4,751,723</b>
Parkland Levies/Revenues	2,282,750
Interest Earned	101,347
<b>Total Contributions</b>	<b>\$2,384,097</b>
Amount Transferred to (from) Capital Fund (Note 1)	3,338,754
<b>Total Disbursements</b>	<b>\$3,338,754</b>
<b>Closing Balance: December 31, 2021</b>	<b>\$3,797,066</b>
Future drawdowns as of December 31, 2021	\$627,978

Notes:

(1) "Amount Transferred to (from) Capital Fund" reflects 2021 progress draws against approved capital budgets. Details of these draws appear on the following page.

**Appendix A - Statement of Parkland Reserve Fund Activity for the year ending December 31, 2021**

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

Capital Project Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	Parkland Reserve Fund Financing	Parkland Amount Transferred to (from) Capital Fund in 2021	Project Description
PD1070	Victoria Park Upgrades	650,000	0	650,000	50,881	To maintain and upgrade the basic infrastructure of Victoria Park and deal with increasing/changing use of the park.
PD1147	Vimy Ridge Park	155,000	105,000	50,000	50,000	Creation of a permanent Vimy Ridge Park. This project is now closed.
PK1070	Victoria Park Upgrades	110,000	0	110,000	0	To maintain and upgrade the basic infrastructure of Victoria Park and deal with increasing/changing use of the park.
PK1201	One River EA - River Management	250,000	0	250,000	0	The implementation of the "River Management" component of the One River EA. This covers the 8 kilometer stretch of river corridor between the Forks and Springbank Dam (the other two components of the One River EA).
PD117318	Springbank Park Upgrades	416,426	101,269	315,157	0	To maintain and upgrade the basic infrastructure of Springbank Park and deal with increasing/changing use of the park. This project is now closed.
PD117319	Springbank Park Upgrades	400,000	385,000	15,000	0	To maintain and upgrade the basic infrastructure of Springbank Park and deal with increasing/changing use of the park.
PK117320	Springbank Park Upgrades	880,000	770,000	110,000	0	To maintain and upgrade the basic infrastructure of Springbank Park and deal with increasing/changing use of the park.
PK273519	2019 Misc. Parkland Acquisition	278,526	0	278,526	0	To acquire miscellaneous property to be used for parkland (2700 Kains Road). This project is now closed.
PK273520	2020 Misc. Parkland Acquisition	1,648,844	0	1,648,844	1,445,122	To acquire miscellaneous property to be used for parkland (181 Grey Street, 189 Grey Street, 1985 Gore Road, 21 Gunn Street, 2201 Kains Road, 2 Saunby Street).
PK273521	2021 Misc. Parkland Acquisition	2,044,179	265,743	1,778,436	1,778,436	To acquire miscellaneous property to be used for parkland (19 Dingman Drive)
PD2253MEDWAY	Medway Valley Trail	327,591	252,591	75,000	14,315	To purchase property north of Fanshawe Park Road for the Medway Valley Trail. This project is now closed.
<b>Totals</b>		<b>\$7,160,566</b>	<b>\$1,879,603</b>	<b>\$5,280,963</b>	<b>\$3,338,754</b>	

\*Amounts Subject to Rounding

Appendix B - Planning Act Section 37 - Financial Statement of Special Account as of December 31, 2021

Table 1: Summary of Section 37 Bonusing Special Account Activity

Project	Developer	Commitment	Funds Received	Description / Purpose of Funds Received	2021 Expenditures	Previous Years Expenditures	Description / Purpose of Funds Spent	Remaining Commitment
505 Talbot Street	Tricar Properties Limited - Azure	\$250,000	\$250,000	Public Art	\$54,593	\$195,407	London Arts Council - Selection of artist. Artist invoices.	\$0
131 King Street	131 Kingwest Inc.	\$250,000	\$250,000	Public Art	\$0	\$28,250	London Arts Council - Selection of artist and payment of artist commission	\$221,750
100 Fullerton Street	Old Oak Properties Inc.	\$250,000	\$250,000	Public Art	\$0	\$0		\$250,000
40 York Street	Tricar Properties Limited	\$250,000	\$250,000	Downtown Heritage and Back to the River	\$0	\$0		\$250,000
230 North Centre Road	Tricar Properties Limited	\$250,000	\$250,000	Public Art	\$0	\$0		\$250,000

## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee

**From:** Anna Lisa Barbon, Deputy City Manager, Finance Supports

**Subject:** 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring

**Date:** May 9, 2022

## Recommendation

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

- a) the 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring **BE RECEIVED** for information in accordance with section 43 (1) of the Development Charges Act, 1997, which requires the City Treasurer to provide a financial statement relating to development charge by-laws and associated reserve funds;
- b) the Deputy City Manager, Finance Supports **BE DIRECTED** to make the 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring available to the public on the City of London website to fulfill Council's obligation under section 43 (2.1) of the Development Charges Act, 1997.

## Linkage to the Corporate Strategic Plan

Council's 2019 to 2023 Strategic Plan for the City of London identifies "Leading in Public Service" as one of four strategic areas of focus. The 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring supports this strategic area of focus by contributing towards the following strategic outcome: "The City of London is trusted, open, and accountable, in service of our community".

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

Corporate Services Committee, May 10, 2021, Agenda Item 2.5, 2020 Annual Report on Development Charges Reserve Funds <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=80726>

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

#### 1.2 Enhancements to the Annual Treasurer's Report

For the 2021 annual report on development charges (DC) reserve funds, and for future reports, Civic Administration has introduced additional information on development charges revenue and expenditures in order to serve as a DC rate monitoring tool and to enhance public transparency.

In order to establish DC rates and cost recovery for growth-related infrastructure, a DC Background Study contains hundreds of assumptions about future conditions. As development occurs and infrastructure projects are constructed, realized expenditures become available to compare to the initial assumptions. Once available, this



comparison helps determine if sufficient revenues are being collected to fund associated growth projects and to assess variances in construction costs.

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

### **1.3 Legislative DC Reporting Requirements**

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

Applicable excerpts from the DCA are as follows:

#### **Statement of Treasurer**

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

#### **Requirements**

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

#### **Statement available to public**

- (2.1) The council shall ensure that the statement is made available to the public, c.26,s.7(1).

#### **Copy to Minister**

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

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

#### **No additional levies**

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

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

- The cumulative approved budget including both total financing from DC funds and total financing from all other sources (total DC funding is determined each year in advance of tabling capital budgets and takes into account growth splits assigned in the DC Background Study);
- The amount of the 2021 draws from the reserve fund (if any) for each active capital project that involves a commitment from a particular CSRF; and
- Approved debt needed to finance the growth portion where the growth portion cannot be funded from CSRF cash balances on hand (details concerning both issued and unissued debt are provided) as well as any inter-fund loans and interest thereon, for each CSRF service component. This debt represents future commitments against the respective reserve funds.

#### 1.4 Development Charges Monitoring

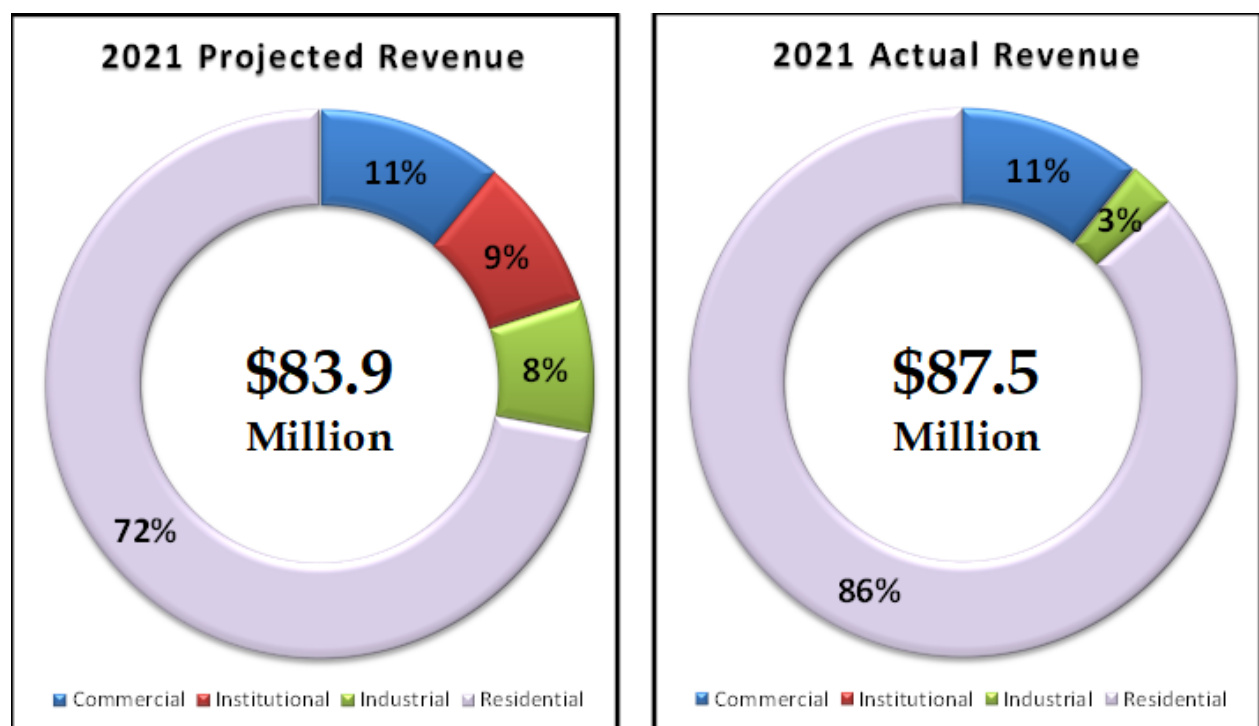
DCs provide a method for municipalities to recover the capital costs of providing infrastructure and services associated with growth. In Ontario, the DCA governs the calculation of rates and the collection of DCs. At least every five years, as required by the DCA, the City of London conducts a DC Background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

An important relationship exists between the projected amount of residential and non-residential growth and the City's investment in infrastructure projects. DC rate calculations are based on growth projections that determine servicing needs, which in turn establish DC rates. While the DC rate setting process typically occurs at least every five years, regular monitoring of growth revenues and growth spending is essential to ensure that sufficient funds are collected to facilitate the timely construction of growth infrastructure as well as maintain the financial health of the City Services Reserve Funds. The balance of this report provides a review and analysis of DC revenues, expenditures and the health of the reserve funds.

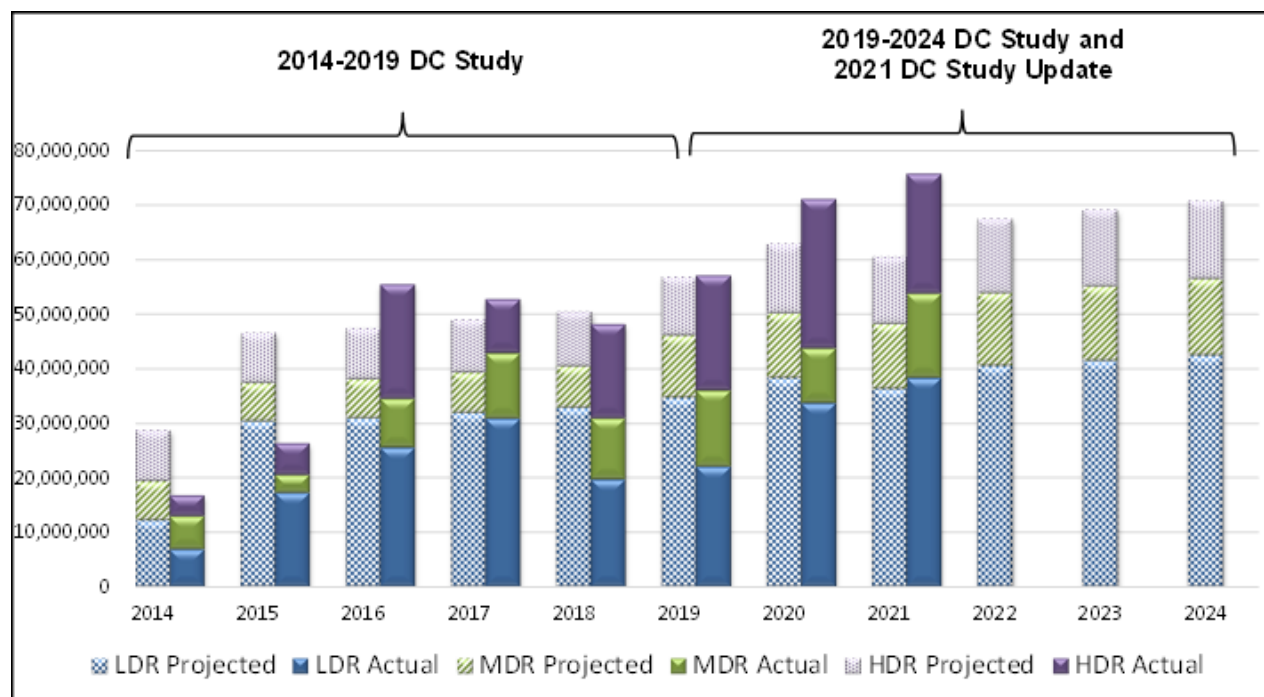
#### Revenue Analysis

Figure 1 shows the distribution of the 2021 projected and actual revenues between residential and non-residential development. Residential development consistently accounts for the largest proportion of DC revenues with 2021 actual revenues accounting for 86% of the total. A further breakdown of residential revenues by Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) is shown in Figure 2.

**Figure 1 - 2021 Projected and Actual Growth Revenues by Development Type**



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



The following observations related to 2021 growth revenues are noted below:

- Actual revenues exceeded projected revenues by \$3.6 million net. While commercial revenues were slightly higher than projections (\$255 thousand), the other non-residential categories fell short of projections. There were no institutional permits issued in 2021, resulting in a revenue shortfall of \$7.6 million. While there was industrial development, industrial revenues were \$4.2 million short of projections. Residential development was strong in 2021 and this had a positive impact on DC revenues. Residential revenues exceeded projections by \$15.2 million. While low density residential and medium density residential both exceeded projections, high density residential was the largest contributor to the revenue surplus, accounting for \$9.6 million.
- Maintaining robust DC revenues is an important element to ensuring that growth infrastructure investments are constructed when required to facilitate development. Staff need to remain watchful of growth activity to recommend corrective measures should circumstances reflect changing growth patterns (e.g. economic conditions and reversal of current housing market expansion).

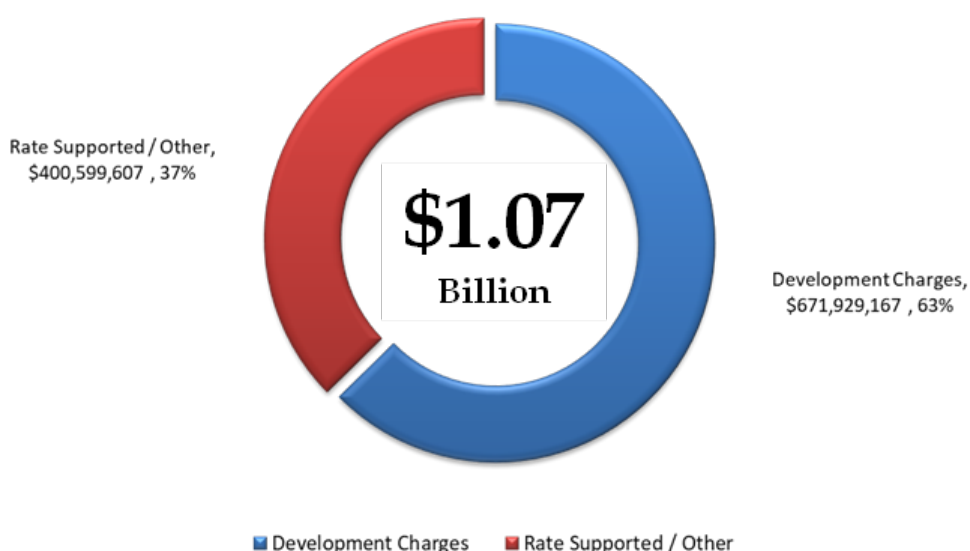
### Expenditure Analysis

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

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

The life-to-date growth capital budget is approximately \$1.07 billion with development charge funding representing approximately 63% (figure 3). The life-to-date capital budget for each DC service, illustrating committed versus uncommitted funding, is contained in Table 1. It is important to note that spending on capital projects may occur several years after budget approval due to the long timelines for environmental assessments, detailed design, etc.

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



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

Service	Approved Budget <sup>1</sup>	Actual and Commitments	Uncommitted to Date	Percent Committed
Fire	700	10	690	1.4%
Police	10,154	80	10,075	0.8%
Library	12,304	0	12,304	0.0%
Parks & Recreation	155,803	95,042	60,760	61.0%
Growth Studies	2,370	2,048	322	86.4%
Transit	11,759	1,594	10,165	13.6%
Waste Diversion	0	0	0	0.0%
Roads & Related	469,974	260,564	209,410	55.4%
Wastewater	147,093	118,219	28,874	80.4%
Stormwater	176,263	89,320	86,943	50.7%
Water Distribution	86,109	67,948	18,161	78.9%
<b>TOTAL</b>	<b>1,072,529</b>	<b>634,824</b>	<b>437,705</b>	<b>59.2%</b>

Subject to rounding

Note 1: Totals are for active projects as of December 31, 2021

Civic Administration actively monitors growth related capital spending to ensure that spending is being managed within the Council approved budget. In general, growth-related capital project costs have been consistent with the DC Background Study estimates and Council-approved budgets. A total of six (6) projects received noteworthy budget adjustments in 2021. While most adjustments resulted in additional funding requirements from the applicable City Services reserve funds, Staff is not of the opinion that the variances are sufficient to trigger adjustments to the capital plan through GMIS nor an interim update of the DC Background Study. The experience of these projects will assist with refinements to project scope and cost estimates for the upcoming 2025 DC Background Study. Refer to Appendix B for additional detail of the noteworthy growth capital budget adjustments that occurred in 2021.

**Reserve Fund Analysis**

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

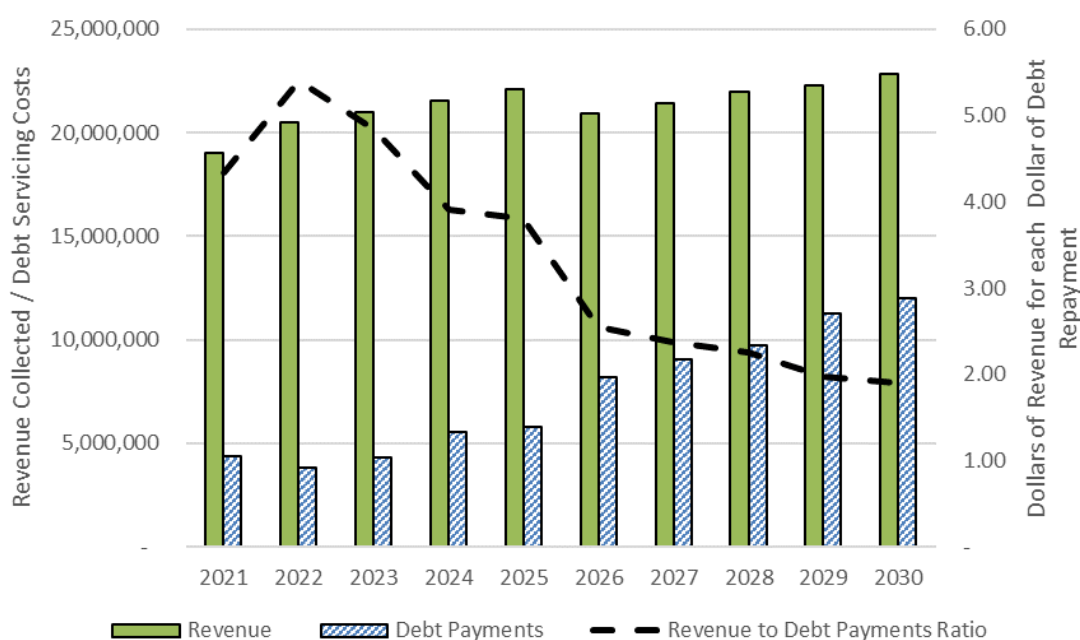
- that the timing of critical growth infrastructure is maintained, resulting in development proceeding as planned;
- that the City does not develop an over reliance on debt financing and associated costs to service that debt (interest); and
- that the need to trigger a DC rate adjustment prior to the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

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

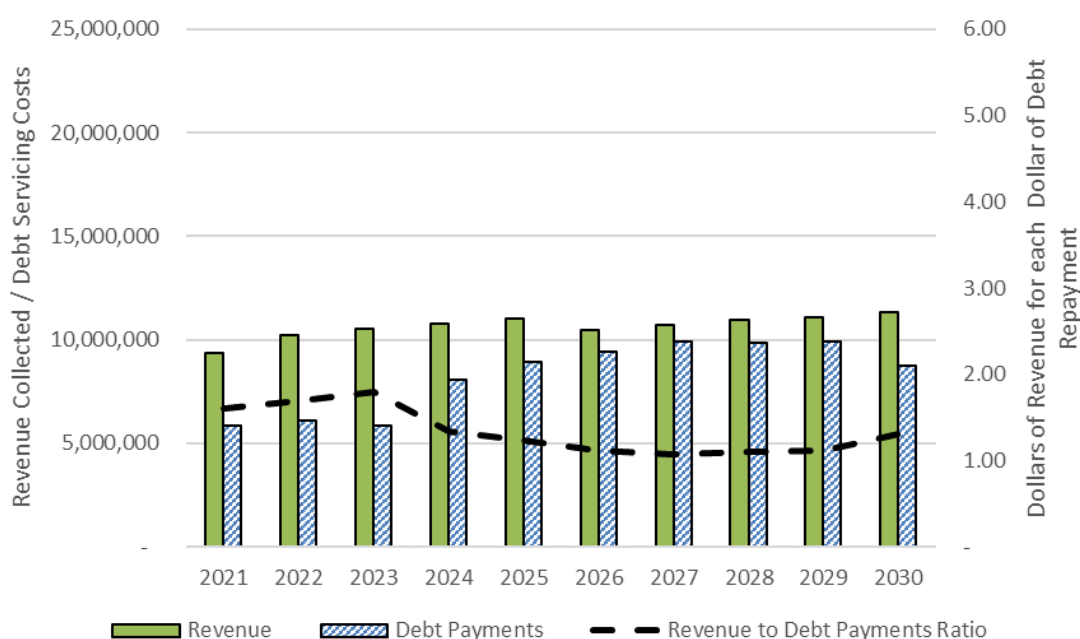
- major expenditures for sanitary sewers and stormwater management precede and facilitate growth; new investments are required well prior to development being possible in a new growth area; and
- significant amounts of project costs have been identified for future recovery (i.e. post period benefits)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

The Stormwater and Wastewater reserve funds analysis is presented in Figures 4 and 5 respectively. The green vertical bars represent total DC revenues, including levies and interest and the blue vertical bars represent debt payments. For both Stormwater and Wastewater the declining black dotted line in each graph indicates that an increasing share of DC revenues is being used to pay down existing and planned debt, limiting the amount of cash draws available to fund projects. Administration will continue to monitor debt servicing trends and will seek to reduce authorized, but unissued debt in accordance with the Council approved Debt Management Policy.

**Figure 4 – 10 Year Stormwater Reserve Fund Analysis**



**Figure 5 – 10 Year Wastewater Reserve Fund Analysis**



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

## **Conclusion**

In accordance with the DCA it is recommended that this report be received for information and be made available to the public on the City of London's website. Civic Administration have not identified any recommended actions to be taken as a result of the DC monitoring exercise.

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

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 1: Summary of Reserve Fund Activity**

City Services Reserve Funds	Wastewater	Stormwater	Roads and Related	Water	Growth Studies	Police	Fire	Parks & Recreation	Transit	Library	Waste Diversion (note 3)	Operation Centres (note 4)	Totals
Description of Service for which Fund was established to recover growth related costs	Sanitary Sewers, Treatment Plants, Collection and Pumping Equipment	Major Storm Water Management, Storm Sewers	Road System Upgrades and Expansion of Capacity	Expansion of Water Storage and Distribution System	Growth Related Studies	Police Facilities, Vehicles (greater than 7 year life), Officer Outfitting Costs	Fire Facilities, Vehicles (greater than 7 year life), Firefighter Outfitting Costs	Recreational Facilities and Parkland Development	Transit Services, Facilities, Fleet	Library Facilities and Collections	Waste Diversion Services	Vehicle, Storage and Maintenance Facilities	
Opening Balance: January 1, 2021	\$15,460,314	\$52,606,046	\$115,430,558	\$28,231,341	\$4,746,540	\$1,060,638	\$1,612,598	\$22,652,752	\$7,635,523	\$4,433,562	\$582,212	\$789,731	\$255,241,813
Development Charge Revenues	8,709,721	17,803,385	43,586,701	4,519,207	0	1,171,685	178,839	8,840,281	404,473	5,328	578,097	0	85,797,718
Interest Earned	329,612	1,174,960	2,732,219	659,468	78,053	29,238	36,185	561,689	164,733	93,776	19,902	2,044	5,881,880
Commercial DC Phase-In Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial DC Subsidy	381,562	566,714	637,493	166,200	0	2,727	442	783	2,046	0	0	0	1,757,967
Institutional DC Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential DC Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Contributions</b>	<b>\$9,420,894</b>	<b>\$19,545,059</b>	<b>\$46,956,413</b>	<b>\$5,344,875</b>	<b>\$78,053</b>	<b>\$1,203,651</b>	<b>\$215,466</b>	<b>\$9,402,753</b>	<b>\$571,252</b>	<b>\$99,105</b>	<b>\$597,999</b>	<b>\$2,044</b>	<b>\$93,437,565</b>
Amount Transferred to (from) Capital Fund (Note 1)	2,419,628	10,203,067	26,195,724	319,782	391,139	9,136	9,667	1,022,206	143,843	0	0	0	40,714,192
Debt Servicing Costs/Accrued Interest (Note 2)	5,862,563	4,385,340	2,133,308	0	0	682,954	0	1,761,794	0	0	0	0	14,825,959
Development Charge Refunds	10,484	22,353	53,637	6,085	553	1,462	236	5,826	849	207	369	0	102,060
DC Interest (Interim Financing)	57,090	65,314	4,124	0	0	0	0	1,002	0	0	0	0	127,530
<b>Total Disbursements</b>	<b>\$8,349,765</b>	<b>\$14,676,073</b>	<b>\$28,386,794</b>	<b>\$325,867</b>	<b>\$391,692</b>	<b>\$693,552</b>	<b>\$9,903</b>	<b>\$2,790,827</b>	<b>\$144,692</b>	<b>\$207</b>	<b>\$369</b>	<b>\$0</b>	<b>\$55,769,741</b>
Housekeeping Transfers between RFs (Note 4 and 5)	80,000	130,000	1,231,775	220,000	(1,000,000)	0	0	130,000	0	0	0	(791,775)	0
Closing Balance: December 31, 2021	\$16,611,443	\$57,605,032	\$135,231,951	\$33,470,349	\$3,432,902	\$1,570,737	\$1,818,161	\$29,394,678	\$8,062,082	\$4,532,459	\$1,179,842	\$0	\$292,909,637
Future Drawdowns as of December 31, 2021	\$12,799,102	\$52,791,213	\$126,537,476	\$15,236,297	\$3,213,795	\$74,689	\$443,233	\$23,096,412	\$1,146,165	\$1,318,300	\$0	\$0	\$236,656,682

Notes:

(1) "Amount Transferred to (from) Capital Fund" reflects 2021 progress draws against approved capital budgets.

(2) "Debt Servicing Costs" reflect 2021 debt payments (principal and interest) against debt issued to finance growth portion of growth related projects.

Details of these draws appear on the following pages.

(3) Waste Diversion does not have a detailed project listing as there are no capital projects with life-to-date budgets in this service. Future growth projects will be financed from this fund.

(4) Operations Centres were discontinued as part of the 2021 Development Charges Background Study Update and its commitments were transferred to Roads and Related. The balance of this fund was transferred in 2021.

(5) As part of the wind-down of growth studies, future revenues and commitments were transferred to the applicable City Service reserve fund; leaving only life-to-date commitments and a small balance to run its course.

**Table 2: Summary of Approved Projects Funded Through Debt**

Debt Status	Wastewater	Stormwater	Roads and Related	Water	Growth Studies	Police	Fire	Parks & Recreation	Transit	Library	Waste Diversion	Operation Centres	Total
Outstanding Principal (at December 31, 2021) on issued debt where debt payments funded from DC revenues	42,496,269	19,219,609	12,495,319	0	0	2,311,050	0	9,836,141	0	0	0	0	86,358,389
Authorized but unissued debt (as at December 31, 2021) where debt payments will be funded from DC revenues	33,190,171	40,691,872	18,803,899	0	0	1,162,740	0	4,567,580	0	5,317,914	0	0	103,734,176



**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 3: Summary of Approved Projects Funded From Wastewater Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	11,361,956	197,400	0	11,164,556	0	To construct a new pumping station to handle flows from Talbot, Westfield, Crestwood and Southwinds Pumping Station.
ES2205	DC19WW0006	Byron PS Upgrades	1,050,000	0	0	1,050,000	0	To increase pumping capacity at the Byron pumping station.
ES2494	DC14WW0005	SS15A Lambeth Growth Area	5,000,000	0	2,765,700	2,234,300	0	Construction of a new trunk sanitary sewer extension north of Campbell Street through future subdivision development.
ES2498	DC14-WW00006	SS15C North Talbot Sanitary	4,025,754	0	4,025,754	0	0	Construction of a new trunk sanitary sewers on Colonel Talbot Road to connect Talbot Village to new Colonel Talbot Pumping Station. This project is now closed.
ES2685	DC14-WW01001	Greenway PCC Expansion	44,955,855	15,389,955	6,265,900	23,300,000	99,371	18 million litre discharge expansion and upgrade of the Greenway Wastewater Treatment Operations.
ES3083	DC14-WW02003	Infill & Intensification Corridors	1,450,122	156,407	1,293,715	0	0	A contingency amount for the provision of growth triggered sanitary sewer infrastructure as part of scheduled transportation
ES5010	DC19WW0002	Greenway Expansion Studies	250,000	72,500	177,500	0	0	This project will focus on the next major Greenway expansion.
ES5132	DC14WW1005	East Park PS Upgrade	4,056,328	160,000	2,040,000	1,856,328	0	Expand and upgrade existing pumping station to handle additional flow of 18.2 million litre discharge due to industrial growth in southeast London.
ES5133	DC19WW0005	Pottersburg/Vauxhall Transfer PSs	5,000,000	500,000	2,000,000	2,500,000	129,596	This project will design and construct transfer pumping stations at Pottersburg (flow) and Vauxhall (sludge) in addition to flow equalization at one or both plants to increase capacity.
ES5145	DC14-WW02001	Sanitary Sewer Internal Oversizing Subsidy	446,625	12,200	434,425	0	0	To provide funding source for sanitary sewer oversizing claims by land developers.
ES5146	DC14-WW02002	Infill and Intensification Nodes Sanitary Sewer Servicing	614,805	92,317	522,488	0	0	A contingency amount for the provision of growth triggered sanitary sewer infrastructure.
ES5233	DC14WW1002	Vauxhall Expansion Capacity Upgrades	6,144,000	3,072,000	0	3,072,000	0	To provide expanded capacity for the London Psychiatric Hospital Lands Secondary Plan area.
ES5248	DC14-WW00009	SS13B Wonderland/Bostwick E Growth Area Greenway PCP Sewershed	7,501,000	40,000	7,461,000	0	0	Construction of a trunk sanitary sewer on Wonderland Road South from Hamlyn Street to Wharncliffe Road South at Bostwick Pump Station. This project is now closed.
ES5252	DC14-WW00008	KL1B Kilally Growth Area Adelaide PCP Sewershed	1,198,600	0	1,198,600	0	0	Construction of the Kilally South Trunk from the Edgevalley Phase I Subdivision part way to Kilally Road.
ES5253	DC14-WW00002	RB1B Riverbend Growth Area Oxford PCP Sewershed	1,267,966	55,966	0	1,212,000	0	Extension of the Riverbend Trunk Sanitary Sewer through Phase 2 West Kains Subdivision to Oxford Street West as identified in the Riverbend Sanitary Servicing Study.
ES5263	DC14-WW01008	Southwest Capacity Improvement	24,082,600	0	5,143,613	18,938,987	150,000	Required to provide growth related servicing to the southwest Area Secondary Plan and other South London areas within the City's urban growth area boundary.



**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 3: Summary of Approved Projects Funded From Wastewater Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
ES5264	DC14-WW01011	Wonderland Pumping Station Upgrade	5,000,000	0	0	5,000,000	0	Major upgrade of Wonderland Pumping Station.
ES5910	UWRF	UWRF Transition to CSRF - Sewer	1,919,000	0	1,919,000	0	125,844	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
ES302519	DC19WW1002	Wastewater Servicing Built Area Works (2019-2023)	7,096,149	4,427,998	2,668,151	0	1,194,081	This project will fund works in the Built Area which replace existing infrastructure and provide a regional benefit to growth.
ES514519	DC19WW1001	Wastewater Internal Oversizing Subsidy (2019-2023)	1,066,453	0	1,066,453	0	23,826	Annual Program to provide a subsidy to developers who are installing oversized sanitary sewers to service external lands.
ES514819	DC19WW1003	Wastewater Strategic Links (2019-2023)	7,271,200	874,355	6,396,845	0	654,098	Annual program to fund sewers which serve growth areas; are within or cross significant roads, parks, or abut natural areas; and/or within an existing right-of-way.
ES540419	DC19GS0003	Built Area Specific Studies	181,440	0	181,440	0	0	Assignment to evaluate sanitary servicing in specific areas in the core.
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	8,400,100	0	1,000,100	7,400,000	0	Sanitary servicing of future light and general industrial land to provide an adequate inventory of large block 'shovel ready' land in strategic locations.
ID2058	Pre-2014 DC	Innovation Park - Swr Oversizing Works	8,265,000	7,594,400	670,600	0	35,272	To construct trunk sanitary sewers and stormwater management facilities for Innovation Park (formerly Airport Road South) Industrial Subdivision and related external works.
ID2058-3A	Pre-2014 DC	Innovation Park - Sewer	315,000	287,620	27,380	0	7,540	To design and construct an extension to the sanitary sewer for Innovation Park.
<b>Totals</b>			<b>\$157,919,953</b>	<b>\$32,933,118</b>	<b>\$47,258,664</b>	<b>\$77,728,171</b>	<b>\$2,419,628</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 4: Summary of Issued Debt For Approved Projects Funded From Wastewater Levies**

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2021	CSRF debt payment (P&I) on issued debt
ES5013	Pre-2014 DC	Oxford PCP Expansion & Upgrade	D-764-015A	6,997,251	2011/2021	0	714,721
ES5246	Pre-2014 DC	White Oaks Area Servicing	D-767-265	1,700,000	2012/2022	189,501	196,590
ES5236	DC 2009	Foxhollow Trunk Sanitary Sewer	D.-769-178	1,440,530	2014/2024	470,333	165,234
ES2095	DC 2009	Biosolids Disposal & Optimization Plan	D.-770-84	1,707,100	2015/2025	712,219	187,492
ES5247	DC14-WW00003	Wonderland Rd South Trunk Sanitary (SS14A)	D.-773-81	2,300,000	2017/2027	1,432,563	258,732
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-774-91	14,000,000	2018/2028	10,159,927	1,612,823
ES5256	DC14-WW00007	Exeter Rd Trunk Sanitary Sewer	D.-775-80	2,166,646	2019/2029	1,771,358	245,583
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-775-80	8,300,000	2019/2029	6,785,729	940,780
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	D.-776-135	3,500,000	2020/2030	3,167,694	379,381
ES5263	DC14-WW01008	Southwest Capacity Improvement	D.-776-135	2,300,000	2020/2030	2,081,628	249,308
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-776-135	1,000,000	2020/2030	905,056	108,395
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	D.-776-135	6,500,000	2020/2030	5,882,261	704,565
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	D.-777-124	4,291,000	2021/2031	4,291,000	29,179
ES5253	DC14-WW00002	RB1B Riverbend Growth Area Oxford PCP Sewershed	D.-777-124	1,047,000	2021/2031	1,047,000	7,120
ES5263	DC14-WW01008	Southwest Capacity Improvement	D.-777-124	2,000,000	2021/2031	2,000,000	13,600
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	D.-777-124	1,600,000	2021/2031	1,600,000	10,880
		Debt Discount General					32,598
		Accrued Interest					5,583
<b>Totals</b>				<b>\$60,849,527</b>		<b>\$42,496,269</b>	<b>\$5,862,563</b>

\*Amounts Subject to Rounding

## Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021

**Table 5: Summary of Authorized Unissued Debt For Approved Projects Funded From Wastewater Levies**

Capital Project Number	DC ID Number	Capital Project Title	Authorized but not Issued	Expected Year of Debt Issue
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	373,556	2023
ES2205	DC19WW0006	Byron PS Upgrades	1,050,000	2024
ES2494	DC14WW0005	SS15A Lambeth Growth Area	2,234,300	2026
ES5132	DC14WW1005	East Park PS Upgrade	1,856,328	2025
ES5133	DC19WW0005	Pottersburg/Vauxhall Transfer PSs	2,500,000	2023
ES5233	DC14WW1002	Vauxhall Expansion Capacity Upgrades	3,072,000	2024
ES5253	DC14-WW00002	RB1B Riverbend Growth Area Oxford PCP Sewershed	165,000	2023
ES5263	DC14-WW01008	Southwest Capacity Improvement	14,638,987	2022
ES5264	DC14-WW01011	Wonderland Pumping Station Upgrades	5,000,000	2022
ID1057	DC19WW1000	ILDS Sanitary Servicing Trunk	2,300,000	2022
<b>Totals</b>			<b>\$33,190,171</b>	

\*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021

Table 6: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
ES2681	DC14-MS00013	Mud Creek East Br Stormwater Servicing and Improvements	9,259,800	355,067	7,674,212	1,230,521	4,500,000	To undertake remediation works to minimize and eliminate the existing erosion, conveyance and flooding deficiencies of the Mud Creek system, all within the Mud Creek East subwatershed.
ES2682	DC 2009	Dingman Erosion Control & Wetland Remediation Works	9,344,333	8,280,833	1,063,500	0	0	To undertake remediation works to minimize and eliminate existing flood, erosion and conveyance (capacity) deficiencies for the Dingman Creek Tributary and Dingman Creek main channel within the Dingman Drive Planning Area Study and construct a wetland water resources remediation system. This project is now closed.
ES3021	DC14-MS00064	Land (Expropriation Negotiations)	900,000	0	900,000	0	573,253	To undertake all necessary engineering, economic and legal assessment to proceed with land expropriation for the identified stormwater management facilities.
ES3022	DC19MS0005	Old Oak 2 SWM Facility	890,044	0	890,044	0	0	To undertake the required Municipal Class Environmental Assessment to study, design and construct the Old Oak stormwater management facility and associated works to service proposed development growth in the vicinity of the White Oak and Dingman Drive area.
ES3023	DC14MS00023 & DC14MS00024	North Lambeth Tributary 12	6,914,260	0	4,400,000	2,514,260	8,005	Design and construction of stormwater management Pond.
ES3201	DC14-MS00002	Dingman #1 Remediation SWM Flood Control Facility	7,455,000	6,713,400	741,600	0	-7,830	To undertake remediation works to minimize and eliminate existing flooding, erosion and conveyance capacity deficiencies of the Dingman Creek system and construct water resources/stormwater management remediation works.
ES3203	DC14-MS00007	Hyde Park-Stanton Drain Phase 2	287,500	0	287,500	0	0	To design and construct Hyde Park/Stanton Drain Remediation works in accordance with the accepted stormwater management facilities Municipal Class Environmental Assessment.
ES3221	DC21MS0012	Thornicroft Drain Natural Channel Improvements	400,000	232,000	168,000	0	0	Systemwide Channel improvement project to support sustainable neighbourhood growth along the Thornicroft Drain from Southdale Road to Hamlyn Road. Includes system-wide erosion, hydrogeological, and flow conveyance studies to inform neighbourhood growth.
ES5425	DC14-MS00063	Interim Works as Identified in Environmental Assessment	1,200,000	0	1,200,000	0	0	To undertake the required preliminary of storm/drainage and stormwater management water resources evaluation of existing and future conditions to assess the requirement for the Interim Works identified in Environmental Assessment Studies.
ES5427	DC14-MS00065	Pre-Assumption Monitoring	1,000,000	0	1,000,000	0	48,627	To undertake the required stormwater management water quality monitoring to proceed with the city's assumption of stormwater management facilities.
ES5428	DC14-MS01002	Infill & Intensification Nodes Storm Sewer Servicing	2,756,580	192,980	2,563,600	0	0	To provide a contingency amount for the provision of growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies - Core Area Servicing Study (CASS).
ES5429	DC14-MS01001	Storm Sewer Internal Oversizing Subsidy	5,920,674	25,300	5,895,374	0	-40,102	To provide funding source for storm sewer oversizing claims by land developers.

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 6: Summary of Approved Projects Funded From Stormwater Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
ES5520	DC14-MS00201	Community Growth Trunk Storm Sewer Works	3,030,480	0	3,030,480	0	0	To provide a contingency amount for the provision of major trunk storm sewers along arterial roadways to support growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies.
ES6610	UWRF	UWRF Transition to CSRF-SWM	7,514,300	0	7,514,300	0	166,101	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
ES2681-2	DC19MS0001	Mud Creek East Br Phase 2 (CN to Oxford)	7,169,600	4,524,017	2,645,583	0	1,481,819	To undertake remediation works to minimize and eliminate the existing erosion, conveyance and flooding deficiencies of the Mud Creek system, all within the Mud Creek East subwatershed. Works include natural channel reconstruction and new triple culvert at Oxford Street.
ES320919	DC19GS1001	Stormwater Unidentified EA Addendums (2019-2023)	362,880	0	362,880	0	0	To undertake Addendum(s) to the existing accepted Municipal Class environmental assessment studies for storm/drainage and stormwater management servicing works that need to be changed/modified.
ES542519	DC19MS0063	Interim Works as Identified in EAs (2019-2023)	604,800	0	604,800	0	0	To undertake the required preliminary storm/drainage and stormwater management water resources evaluation of existing and future conditions to assess the requirement for the Interim Works identified in environmental assessment studies.
ES542719	DC19MS0065	Pre-Assumption Monitoring (2019-2023)	604,800	0	604,800	0	0	To undertake the required stormwater management water quality monitoring to proceed with the city's assumption of stormwater management facilities.
ES542919	DC19MS1001	Storm Swr Internal Oversizing Subsidy (2019-2023)	7,777,079	0	7,777,079	0	827,925	To provide funding source for storm sewer oversizing claims by land developers.
ES543519	DC19MS0003	Subwatershed Impact Monitoring (2019-2023)	756,000	0	756,000	0	5,282	To conduct water quality and quantity monitoring in sub watersheds that will experience significant growth in the next 20 years, all to support requirements of comprehensive Stormwater Management Environmental Compliance Approvals that will be issued by the Ministry of Environment, Conservation and Parks.
ES543619	DC19MS1002	Storm Sewer Built Area Works (2019-2023)	15,298,491	6,807,829	8,490,662	0	758,027	To fund growth-triggered storm sewer infrastructure within the Built Area Works limits.
ES543819	DC19MS1003	Low Impact Development (2019-2023)	8,487,668	0	8,487,668	0	108,970	This project supports the installation of linear low impact development features within the municipal right of way for new single family residential subdivisions, all in accordance with the local servicing policies of the 2019 Development Charges Study. Linear low impact developments include third pipe systems, rain gardens, or infiltration swales. These systems support groundwater recharge and reduce the volume and peak flow of Stormwater runoff.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021

Table 6: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
ES552019	DC19MS1000	Community Growth Trunk Storm Sewer Works (2019-2023)	1,603,367	0	1,603,367	0	28,483	To provide a fund for the provision of major trunk storm sewers along arterial roadways to support growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies.
ES3020-FH3	Pre-2014 DC	SWM Facility - Fox Hollow 3	7,945,996	237,604	2,052,436	5,655,956	102,532	Design and construction of stormwater management Pond. This project is now closed.
ES3020-HP6	DC 2009	SWM Facility - Hyde Park 6	2,416,700	99,306	2,317,394	0	976	Design and construction of stormwater management Pond.
ES3020-PD2	DC 2009	SWM Facility - Pincombe Drain 2	2,456,700	101,039	0	2,355,661	0	Design and construction of stormwater management Pond.
ES3020-RVBTC	DC14-MS00032	SWM Facility - River Bend Tributary C	13,906,700	89,900	2,596,800	11,220,000	0	Design and construction of stormwater management Pond.
ESSWM-FH1	DC14MS0006	SWM Facility - Fox Hollow	3,700,000	0	3,700,000	0	8,849	Design and construction of stormwater management Pond.
ESSWM-DCB4	DC14-MS00005	SWM Facility - Dingman Creek No. B4	3,638,342	0	1,849,206	1,789,136	323,752	Design and construction of stormwater management Pond. This project is now closed.
ESSWM-HP5	DC14-MS00008	SWM Facility - Hyde Park #5	6,517,700	289,667	1,916,557	4,311,476	16,628	Design and construction of stormwater management Pond.
ESSWM-LPH	DC14MS0011	SWM Facility - London Psychiatric Hospital	3,954,100	0	1,954,100	2,000,000	0	Design and construction of stormwater management Pond.
ESSWM-MM2	DC14-MS00015	SWM Facility - Murray Marr #2	4,400,000	0	0	4,400,000	0	Design and construction of stormwater management Pond.
ESSWM-MM4	DC14-MS00016	SWM Facility - Murray Marr #4	2,100,000	94,600	2,005,400	0	49,174	Design and construction of stormwater management Pond.
ESSWM-OV1	DC14-MS00026	SWM Facility - Old Victoria #1	3,085,061	10,700	3,074,361	0	2,951	Design and construction of stormwater management Pond.
ESSWM-PD3	DC14-MS00029	SWM Facility - Pincombe Drain No. 3	3,502,200	0	3,026,201	475,999	33,790	Design and construction of stormwater management Pond.
ESSWM-PD4	DC14MS0030	SWM Facility - Pincombe Drain No. 4	1,500,000	0	354,000	1,146,000	0	Design and construction of stormwater management Pond.
ESSWM-PDR	DC14-MS00028	SWM Facility - Pincombe Drain Remediation	4,300,000	787,500	937,500	2,575,000	0	Design and construction of stormwater management Pond.
ESSWM-PKR	DC14-MS00027	SWM Facility - Parker	6,055,000	0	5,351,924	703,076	40,686	Design and construction of stormwater management Pond.
ESSWM-SC2	DC14-MS00035	SWM Facility - Stoney Creek No. 2	1,599,000	0	1,000,000	599,000	0	Design and construction of stormwater management Pond.
ESSWM-WO3	DC14MS0039	SWM Facility - White Oaks #3	425,000	0	425,000	0	0	Design and construction of stormwater management Pond.
ESSWM-KILSE	DC14MS0009	SWM Facility - Kilally SE	1,043,800	0	250,000	793,800	930	Design and construction of stormwater management Pond.
ESSWM-DCNLP9	DC14-MS00025	SWM Facility - North Lambeth No. P9	7,226,927	0	2,187,185	5,039,742	0	Design and construction of stormwater management Pond.
ESSWM-SD6A	DC14-MS00037	SWM Facility - Sunningdale 6A	477,024	0	477,024	0	0	Design and construction of oil and grit separator to replace stormwater management Pond. Owner led works.
ESSWMNLP2S	DC14MS0020	SWM Facility - North Lambeth P2 South	500,000	0	500,000	0	0	Design and construction of stormwater management Pond.
ESSWMNLT12	DC21MS0003	SWM Facility - North Lambeth Tributary 12	4,244,344	3,692,579	551,765	0	250,205	Design and construction of stormwater management Pond.

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 6: Summary of Approved Projects Funded From Stormwater Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
ESSWMPDP6	MC21MS0006	SWM Facility - Pincombe Drain P6	2,250,900	0	0	2,250,900	0	Design and construction of stormwater management Pond.
ESSWMSDE1	DC14MS0038	SWM Facility - Sunningdale E1	420,000	0	0	420,000	0	Design and construction of stormwater management Pond.
ID1090	DC19MS0200	Industrial Storm Trunk Sewer Works	2,883,400	0	1,750,000	1,133,400	105,706	Storm servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
ID2095	DC19MS0100	Industrial SWM Ponds	6,078,523	0	2,267,314	3,811,209	793,467	Stormwater management servicing of future light and general industrial land to provide an adequate inventory of large block 'shovel ready' land in strategic locations.
ID2095FCS	DC14-MS00053 to MS00060	Forest City South Industrial Servicing	264,861	0	264,861	0	14,861	Storm servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations. This project is now closed.
ID2095OXF	DC14-MS00053 to MS00060	Oxford Business Park Servicing	325,872	0	325,872	0	0	Storm servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
<b>Totals</b>			<b>\$196,755,806</b>	<b>\$32,534,321</b>	<b>\$109,796,349</b>	<b>\$54,425,136</b>	<b>\$10,203,067</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

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

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2021	CSRF debt payment (P&I) on issued debt
ES3020	Pre-2014 DC	SWM Ponds-Sunningdale #4, Foxhollow E2	D-0765-016	5,000,000	2011/2021	0	580,183
ES3020-FHE2	Pre-2014 DC	SWM Ponds-Foxhollow E2	D.767-265	943,000	2012/2022	105,118	109,050
ES3020-HP1B1	Pre-2014 DC	SWM Ponds-Hyde Park 1B1	D-0768-283	2,100,000	2013/2023	464,982	248,604
ES3020-UPNB2	DC 2009	SWM Ponds-Uplands North	D-0768-283	1,600,000	2013/2023	354,272	189,413
ES3020-HD	DC 2009	SWM Facility - Heard Drain	D-0769-178	4,391,635	2014/2024	1,433,869	503,736
ES3020-FH1	DC14-MS00006	SWM Facility - Fox Hollow #1	D-770-84	2,402,000	2015/2025	1,731,796	455,896
ES3020-HP4	DC14-MS00007	SWM Facility - Hyde Park #4	D-770-84	4,150,900	2015/2025	1,002,138	263,813
ES2477	DC 2009	Stoney Creek Remediation	D-771-79	2,331,500	2016/2026	1,224,901	261,344
ESSWM-SB	DC14-MS00041	SWM Facility - Wickerson No. S-B	D-774-91	1,946,000	2018/2028	1,412,230	224,182
ES3020-RVBTC	DC14-MS00032	SWM Facility - River Bend Tributary C	D-775-80	6,027,795	2019/2029	4,928,070	683,233
ES3020-FH3	Pre-2014 DC	SWM Facility - Fox Hollow #3	D-775-80	4,705,559	2019/2029	3,847,066	533,361
ESSWM-DCNLP9	DC14-MS00025	SWM Facility - North Lambeth No. P9	D776-135	3,000,000	2020/2030	2,715,167	325,184
		Debt Discount					25,978
		Accrued Interest					-18,638
<b>Totals</b>				<b>\$38,598,389</b>		<b>\$19,219,609</b>	<b>\$4,385,340</b>

\*Amounts Subject to Rounding



**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 8: Summary of Authorized Unissued Debt For Approved Projects Funded From Stormwater Levies**

Capital Project Number	DC ID Number	Capital Project Title	Authorized but not Issued	Expected Year of Debt Issue
ES2681	DC14-MS00013	Mud Creek Erosion	1,230,521	2022
ES3023	DC14MS00023 & DC14MS00024	North Lambeth Tributary 12	2,514,260	2023
ID1090	DC19MS0200	ILDS Storm Servicing	1,133,400	2024
ID2095	DC19MS0100	ILDS Stormwater Management Servicing	3,811,209	2022
ESSWM-HP5	DC14-MS00008	SWM Facility- Hyde Park 5	4,311,476	2024
ESSWM-LPH	DC14MS0011	SWM Facility - London Psychiatric Hospital	2,000,000	2025
ESSWM-MM2	DC14-MS00015	SWM Facility - Murray Marr 2	4,400,000	2025
ESSWM-PD3	DC14-MS00029	SWM Facility - Pincombe Drain No. 3	475,999	2023
ESSWM-PD4	DC14MS0030	SWM Facility - Pincombe Drain No. 4	1,146,000	2025
ESSWM-PDR	DC14-MS00028	SWM Facility - Pincombe Drain Remediation	2,575,000	2025
ESSWM-PKR	DC14-MS00027	SWM Facility - Parker	703,076	2023
ESSWM-SC2	DC14-MS00035	SWM Facility - Stoney Creek No. 2	599,000	2023
ES3020-FH3 <sup>(note 1)</sup>	Pre-2014 DC	SWM Facility - Fox Hollow 3	950,397	N/A
ES3020-PD2	DC 2009	SWM Facility - Pincombe Drain	2,355,661	2023

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 8: Summary of Authorized Unissued Debt For Approved Projects Funded From Stormwater Levies**

Capital Project Number	DC ID Number	Capital Project Title	Authorized but not Issued	Expected Year of Debt Issue
ESSWM-DCB4 <sup>(note 1)</sup>	DC14-MS00005	SWM Facility - Dingman Creek No. B-4	1,789,136	N/A
ESSWMPDP6	MC21MS0006	SWM Facility - Pincombe Drain P6	2,250,990	2024
ESSWMSDE1	DC14MS0038	SWM Facility - Sunningdale E1	420,000	2026
ESSWM-KILSE	DC14MS0009	SWM Facility - Kilally SE	793,800	2024
ES3020-RVBTC	DC14-MS00032	SWM Facility - Riverbend Tributary C	5,192,205	2023
ESSWM-DCNLP9	DC14-MS00025	SWM Facility - Dingman Creek North Lambeth No. P9	2,039,742	2023
<b>Totals</b>			<b>\$40,691,872</b>	

\*Amounts Subject to Rounding

Note 1: These projects are now closed and the authorized but unissued debt will be released.

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 9: Summary of Approved Projects Funded From Roads and Related Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
GG1035	DC19GS0028	DC Process Consultant 2024	90,000	0	90,000	0	5,276	Continue development charges policy development over time. Also, for use in developing development charge rates and development charges background study production.
PD1036	DC19GS0027	Post Development EIS	81,000	0	81,000	0	63,786	Undertake monitoring and studies to assess the efficacy of growth-related environmental impact statement recommendations and the City's environmental procedures.
PD2155	DC19GS0014	Growth Related Secondary Plans	450,000	90,000	360,000	0	0	Ongoing capital project for the creation of growth related secondary plans. Future secondary plans will set the context for new development.
PD2156	DC19GS0015	Rapid Transit Village Secondary Plan (2019-2023)	187,500	37,500	150,000	0	23,174	The preparation of a Secondary Plan for the Masonville Transit Village will provide the basis for the consideration of future planning applications for the redevelopment of this Transit Village.
PD2161	DC19GS0016	Rapid Transit Corridor Plan	256,000	51,200	204,800	0	0	These plans will establish a detailed framework for infill and intensification along the rapid transit and urban corridors. They will identify developable lands and anticipated timing of growth for use in servicing studies.
PD2175	DC19GS0013	Planning Community Improvement Plans	200,000	100,000	100,000	0	0	These plans set the context for revitalization and growth by evaluating economic barriers and establishing projects and incentives aimed at stimulating development and revitalization.
PD2176	DC19GS0017	Urban Design Guidelines	153,600	15,360	138,240	0	0	These guidelines will provide planning and design guidance for greenfield development and sensitive and appropriate infill and intensification within existing neighbourhoods. They will also include engagement and education strategies to address neighbour and community issues.
TS1044	DC19GS0006	Cycling Master Plan	200,000	100,000	100,000	0	0	This plan will assess future bicycle infrastructure needs and cycling networks across the City and linkages for new subdivisions.
TS1134	DC14RS0077	Intersection - Richmond St & Fanshawe Park Rd	11,250,000	1,307,500	9,942,500	0	4,294,072	Geometric design improvements required to improve traffic capacity and levels of service. Project coordinated with Rapid Transit. Construction in 2022 subject to approvals and land acquisition.
TS1306	DC14RS0056	Adelaide Street Grade Separation CPR Tracks	58,275,200	45,678,588	12,596,612	0	1,749,543	Introduction of a grade separation for Adelaide Street traffic to continue to flow while the operations for the railway may continue; railway company cost apportionment is approximately 15%.
TS1308	DC14RS0013	Hwy 401 Interchange Projects	20,000,000	7,192,000	7,808,000	5,000,000	0	Project represents City's contribution to agreement with Province to reconstruct four interchanges at the 401 and major City arteries: Wonderland Road, Veterans Memorial Parkway, Highbury Ave, and Colonel Talbot Road.
TS1309	DC14RS0075	Intersection - Hamilton Road & Highbury Ave.	600,000	103,750	496,250	0	0	Geometric design improvements required to improve traffic capacity and levels of service. Environmental assessment accepted by Council on June 12, 2018. Preliminary solution requires additional property and construction funds.
TS1328	DC14RS0051	Intersection - Hamilton Rd & Egerton St (Optimization)	1,718,800	214,850	1,503,950	0	184,187	Intersection improvements at Hamilton and Egerton Roads, including a left turn lane. Constructing 2 lane urban arterial cross section in 2023.
TS1329	DC14RS0212	Colonel Talbot Rd - 300M South of Southdale to James Street	700,000	100,100	599,900	0	0	To reconstruct Colonel Talbot Rd-300m south of Southdale to James Street to resolve structural and alignment deficiencies.
TS1331	DC19RS0009	Intersection - Hamilton - Gore (Roundabout)	800,000	100,000	700,000	0	1,370	New Roundabout - Intersection improvements at Hamilton and Gore Roads.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021

Table 9: Summary of Approved Projects Funded From Roads and Related Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
TS1332	DC19RS0010	Intersection - Oxford - Gideon (Roundabout)	177,541	22,193	155,348	0	126,459	The construction of a roundabout at Oxford and Gideon to accommodate growing development along Oxford.
TS1334	DC19RS0017	Intersection - Pack to Colonel Talbot	2,406,250	300,781	2,105,469	0	152,856	Intersection improvements at Pack and Colonel Talbot Road. Improvements within existing right-of-way including new traffic signal installation.
TS1335	DC19RS0015	Intersection - Sunningdale - Hyde Park	4,037,500	504,688	3,532,812	0	2,564,607	To improve the intersection of Sunningdale and Hyde Park. The work includes installing a two lane roundabout in 2021, based on the Environmental Assessment preferred alternative.
TS1359	DC19RS0005	Windemere Road - Western Rd to Richmond St	556,957	59,594	497,363	0	319,672	To upgrade Windemere Road from Western Road to 150m east of Richmond Street from 2 to 4 through lanes and associated channelization.
TS1364	DC19RS0204	Sunningdale - Highbury Ave to Clarke Rd	500,000	75,500	424,500	0	0	To reconstruct Sunningdale Road from Highbury to Clarke Road as a rural cross section.
TS1366	DC19RS0206	White Oak Road - Exeter Rd to 400m South	382,400	37,858	344,542	0	110,592	2 lane upgrade including creating bike lanes on White Oak Road from Exeter Road to 400m south.
TS1371	DC14-RS00063	Road Class Oversizing	500,000	14,800	485,200	0	-2,313	At times new development is required to construct a roadway to a larger capacity than required for the local development. This project makes provisions for such works.
TS1408	DC14RS0206	Wickerson-Southdale to 650M N of Southdale	2,633,076	355,070	2,278,006	0	0	Reconstruct Wickerson to resolve structural and alignment deficiencies.
TS1409	DC14-RS00215	Kilally Upgrades at Webster - Phase 1	2,695,000	350,400	2,344,600	0	0	To reconstruct Kilally and Webster to resolve alignment deficiencies at intersection. This project is now closed.
TS1410	DC14RS0221	Huron Street Upgrades VMP Easterly to Railway	1,794,400	246,232	1,548,168	0	77,453	To reconstruct Huron Street - Veterans Memorial Parkway easterly to railway to resolve structural deficiencies and support industrial development. Constructing 2 lane rural arterial cross section in 2019. To be coordinated with Veterans Memorial Parkway Extension (TS1621-1) and development needs.
TS1476	DC14RS0025	Clarke Rd Widening VMP Extension to Fanshawe Park Rd	243,063	2,463	240,600	0	15,400	To widen Clarke Road from 2 to 4 through lanes from Veterans Memorial Parkway Extension to Fanshawe Park Road.
TS1484	DC14-RS00008	Sarnia Rd Widening-Wonderland Road to Sleightholme	10,209,820	942,526	9,267,294	0	2,887	Widen Sarnia Road from 3 to 4 lanes from Wonderland Road to Sleightholme.
TS1486	Pre-2014 DC	Southdale Rd Widening - Wonderland to Wharnclyffe	8,732,394	1,813,794	6,918,600	0	12,831	Widen Southdale Road from 2 to 4 lanes from Wonderland Road to Wharnclyffe Rd. This project is now closed.
TS1487	DC14-RS00205	Wonderland Rd Two Lane Upgrade Hwy 401 to Hwy 402	10,395,000	1,351,300	9,043,700	0	-39,470	To improve Wonderland Rd from Highway 401 to Highway 402. Improvements are 2 lane rural arterial cross section.
TS1489	DC14-RS00011	Western Road Widening - Platts Lane to Oxford St.	27,792,018	6,154,118	15,637,900	6,000,000	0	Widen Western Road from Platts Lane to Oxford Street from 2 lanes to 4 lanes including a continuous left turn lane as well as widening the Canadian Pacific railway subway.
TS1490	DC14RS0220	Wilton Grove Upgrades	12,551,000	2,547,216	10,003,784	0	1,069,747	To reconstruct Wilton Grove Road - Commerce to City limits to resolve structural deficiencies and support industrial growth.
TS1522	DC19RS0006	Intersection- Dingman - White Oak Rd (Roundabout)	113,760	14,220	99,540	0	0	Dingman Drive and White Oak Road intersection is currently an all-way stop controlled intersection. The Environmental Assessment assignment will identify and confirm the roundabout conceptual design and the appropriate right-of-way and property requirements to accommodate the geometric design of the intersection.

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 9: Summary of Approved Projects Funded From Roads and Related Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
TS1576	DC19RS0007	Intersection-Exeter-Wellington Improvements	3,590,000	448,750	3,141,250	0	29,529	This project is for improvements to the Wellington Road/ Exeter Road intersection and replacement of underground services.
TS1627	DC14RS076a	Philip Aziz - Western Rd to Thames River	2,490,000	249,000	2,241,000	0	19,943	Philip Aziz improvement project including new storm sewer system driven by growth and redevelopment in the area.
TS1633	DC14-RS00066	Veterans Memorial Parkway	1,640,000	112,800	1,527,200	0	0	Land acquisition for long term future construction of interchanges on Veterans Memorial Parkway.
TS1636	DC19RS1008	Advanced Purchase of Land (2019-2023)	1,320,000	0	1,320,000	0	0	Land acquisition and protection of growth projects predominantly for long term future construction along arterials.
TS1651	DC14-RS00067	Minor Roadworks - Channelization	3,477,525	214,730	3,262,795	0	66,431	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1652	DC14-RS00068	Minor Roadworks - Miscellaneous Works	89,100	0	89,100	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1653	DC14-RS00069	Minor Roadworks - Sidewalks	925,847	0	925,847	0	66,660	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1654	DC14-RS00070	Minor Roadworks - Streetlights	1,767,171	0	1,767,171	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1655	DC14-RS00071	Minor Roadworks - New Traffic Signals	1,546,880	0	1,546,880	0	52,618	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1656	DC14-RS00072	Minor Roadworks - Roundabouts	450,000	0	450,000	0	119,704	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1745	DC19RS0004	Victoria Bridge Bike Lanes	3,300,000	1,650,000	1,650,000	0	0	Addition of cycling facilities coordinated with the replacement of Victoria Bridge.
TS1746	DC19RS0001	Dingman Dr - Hwy 401 Bridge to Wellington Rd	10,966,250	888,266	3,077,984	7,000,000	680,665	To widen Dingman Drive from just east of the Highway 401 overpass to 150m east of Wellington Road from two to four through lanes.
TS1747	DC19RS0002	Dingman Dr - Hwy 401 Bridge (City Share)	4,000,000	2,200,000	1,800,000	0	0	City's share of new wider bridge over Highway 401. Bridge replacement is a cost-effective opportunity to add capacity to Dingman Drive.
TS2170	2009 DC	Bradley from Old Victoria to City Limits	2,350,000	1,504,800	845,200	0	0	Upgrade Bradley Ave from Old Victoria Road to city limits to a 2 lane rural arterial cross section.
TS2171	2009 DC	Old Victoria from Hamilton to Hwy 401	2,110,000	283,300	1,826,700	0	0	Upgrade Old Victoria Road from Hamilton to Highway 401 to a 2 lane rural arterial cross section. Roadway improvements on roadways adjacent to the Veterans Memorial Parkway Area Industrial Park to accommodate the increased traffic and structural/alignment deficiencies. This project is now closed.
TS4078	DC19OC1002	Traffic Management Centre Ph 1	830,000	157,700	672,300	0	185,830	The Transportation Management Centre (TMC), Phase 1 establishes the City's ability to deliver active management of the City's transportation network (e.g. transit, bicycle lanes, roadways, etc.)
TS4160	2009 DC Study	Urban Intersections Growth	1,259,000	187,700	1,071,300	0	0	This project is for the installation of new traffic signals, pedestrian signals and street lights to improve safety and mobility of both vehicles and pedestrians. This project is now closed.
TS4165	DC14RS0074	Traffic Signals & Street Light Growth Urban Intersections	1,616,000	0	1,616,000	0	47,921	Installation of new traffic signals, pedestrian signals and street lights to improve safety and mobility of both vehicles and pedestrians.
TS5910	UWRF	UWRF Transition to CSRF - Roads	1,668,000	0	1,668,000	0	0	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
TS103119	DC19GS1002	Long Term Corridor Protection EA Studies (2019-2023)	544,444	0	544,444	0	7,884	Project required for Environmental Assessments and technical studies to protect major transportation corridors in and around the City.

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 9: Summary of Approved Projects Funded From Roads and Related Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
TS104119	DC19GS1003	Traffic Impact Studies (2019-2023)	300,000	0	300,000	0	0	Area traffic impact studies to identify and optimize the timing of roadway capacity, channelization, signalization needs on a development or area basis as well as parking strategies.
TS104219	DC19GS1004	Transportation Master Plan Monitoring Program (2019-2023)	105,000	0	105,000	0	0	The monitoring program will be primarily based upon the need to measure modal shares by time of day and for various trip purposes.
TS126417	DC14-RS00063	2017 Rural Intersection	508,470	0	508,470	0	0	To improve selected rural intersections throughout the City to ensure adequate capacity and levels of safety.
TS126419	DC19RS1006	Rural Intersection (2019-2023)	628,790	0	628,790	0	353,379	To improve selected rural intersections throughout the City to ensure adequate capacity and levels of safety.
TS1348-1	DC14RS0023	Wonderland Road Widening Riverside Dr to Springbank Dr	1,009,500	70,700	938,800	0	0	To widen Wonderland Road from Commissioners Rd. to Sarnia Rd.
TS1348-9	DC19RS0013	Intersection - Riverside to Wonderland	720,000	90,000	630,000	0	0	Intersection improvements to accommodate the widening of Wonderland Road.
TS1349-2	DC14-RS00202	Sarnia Rd. Widening - Hyde Park Road to Wonderland Rd.	7,910,000	1,348,800	6,561,200	0	0	To improve Sarnia Road from Wonderland Road to Hyde Park Road including replacement of Canadian Pacific Railway Bridge. This remaining phase includes the improvement of Sarnia Rd to a 2 lane urban cross section from Canadian Pacific Railway Bridge to Hyde Park Road in 2017.
TS1353-2	DC14RS0019	Adelaide Street North - Fanshawe Park Rd to Sunningdale Rd	357,647	32,188	325,459	0	1,883	Phase 1, 2-lane urbanization, completed previously - Phase 2 is a four-lane widening. Construction in 2021. The construction project would also coordinate with the proposed roundabout at Sunningdale & Adelaide as recommended in the Sunningdale Rd Environmental Assessment.
TS1355-1	DC14RS0018	Wharncliffe Road Widening - Becher Street to Springbank Drive	41,396,250	16,936,233	21,286,842	3,173,175	709,230	To improve operational movement of Wharncliffe Road from Becher Street to Springbank Drive 3 to 4 lanes including reconstruction of CNR Grade Separation. EA approval occurred February 2018. Construction and property acquisition began in 2020.
TS1355-2	DC14-RS00014	Wharncliffe Road Improvements	6,563,750	2,200,750	4,363,000	0	0	To provide operational improvements to Wharncliffe Road South - Becher Street to Commissioners Rd to improve safety and implement the visions provided by the Official Plan.
TS137119	DC19RS1009	Road Class Oversizing City Share (2019-2023)	600,000	0	600,000	0	0	At times new development is required to construct a roadway to a larger capacity than required for the local development. This project makes provisions for such works.
TS1407-2	DC19RS0207	Southdale Road - Wickerson Rd to Byronhills Dr	7,492,500	879,830	6,612,670	0	947,644	To reconstruct Southdale Road - Wickerson Road to Byronhills to resolve structural and alignment deficiencies.
TS1430-1	DC19RS0304	RT 1: Wellington Gateway (PTIF) Wellington Rd - Bradley to Horton	5,830,045	2,745,007	3,085,038	0	673,416	Road widening of Wellington Road from Bradley Avenue to Horton Street for Rapid Transit.
TS1430-2	DC14RS0102	RT 2: North Connection (PTIF) Fanshawe Park Road to Raymond Ave	4,636,249	2,084,296	2,551,953	0	220,663	Road widening of Richmond Street from Fanshawe Park Road to Raymond Avenue for Rapid Transit.
TS1430-3	DC14RS0103	RT 3: East London Link (PTIF) Highbury Ave - Dundas St to Oxford St	4,203,601	2,058,121	2,145,480	0	712,267	Road widening of Highbury Ave from Dundas Street to Oxford Street for Rapid Transit.
TS1430-4	DC14RS0104	RT 4: East London Link (PTIF) Dundas St - Adelaide St to Highbury Ave	311,943	140,343	171,600	0	96	Road widening of Dundas Street from Adelaide to Highbury Ave for Rapid Transit. This project is now closed.
TS1430-5	DC14RS0105	RT 5: East London Link (PTIF) Oxford St - Highbury Ave to Clarke Rd	232,916	100,225	132,691	0	0	Road widening of Oxford St from Highbury Ave to Clarke Road for Rapid Transit. This project is now closed.

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 9: Summary of Approved Projects Funded From Roads and Related Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
TS1430-6	DC14RS0106	RT 6: West Connection (PTIF) Oxford St W - Hyde Park Rd to Richmond St	1,518,401	751,506	766,895	0	57,320	Road widening of Oxford St W. from Hyde Park Road to Richmond Street for Rapid Transit.
TS1430-7	DC14RS0107	RT 7: Downtown Loop (PTIF) Richmond St - Raymond Ave to York St	2,891,016	1,489,550	1,401,466	0	402,328	Road widening of Richmond Street from Raymond Ave to York Street for Rapid Transit.
TS1430-8	DC14RS0108	RT 8: East London Link (PTIF) York St - Richmond St to Colborne St	76,833	18,924	57,909	0	0	Road optimizations on York Street from Richmond Street to Colborne Street for Rapid Transit. This project is now closed.
TS1430-9	DC14RS0109	RT 9: East London Link (PTIF) Colborne St - York St to Dundas St	61,569	17,855	43,714	0	0	Road optimizations on Colborne Street from York Street to Dundas Street for Rapid Transit. This project is now closed.
TS1430-10	DC14-RS00110	RT 10: East London Link (PTIF) Dundas St - Colborne St to Adelaide St	61,569	17,855	43,714	0	0	Road optimizations on Dundas Street from Colborne to Adelaide Street for Rapid Transit. This project is now closed.
TS1430-11	DC14RS0111	RT 11: Wellington Gateway (PTIF) Wellington Rd - Horton St to York St	36,644	10,770	25,874	0	0	Road optimizations on Wellington Road from Horton Street to York Street for Rapid Transit. This project is now closed.
TS1430-12	DC14TS0001	RT 12: Downtown Loop (PTIF)	55,604	29,333	26,271	0	0	Downtown terminal serving rapid transit. Project concept, location and phasing to be developed through Environmental Assessment and related studies. This project is now closed.
TS1475-2	DC14-RS00007	Fanshawe Park Road E. Widening-Ph 2 Adelaide to Highbury	13,360,000	1,225,000	3,135,000	9,000,000	-54,629	Widen Fanshawe Park Road East from two lanes to 4 lanes from Adelaide Street North to McLean Drive.
TS1477-2	DC14RS0015	Hyde Park Road Widening - Phase 2 CP Rail Crossing to Fanshawe Park Rd.	15,575,802	1,741,002	13,834,800	0	0	To widen Hyde Park Road from 2 to 4 lanes from Canadian Pacific Rail Crossing to Fanshawe Park Road.
TS1496-2	DC14-RS00002 & DC14-RS00016	Sunningdale Road Widening - Phase 2 Intersection Upgrades	4,294,260	964,360	3,329,900	0	38,638	Widen and upgrade Sunningdale Road from Wonderland to Adelaide. Phase 2 consists of 2 intersection upgrades, Richmond/Sunningdale and Wonderland/Sunningdale in 2014.
TS1496-3	DC14RS0017	Sunningdale Road - Wonderland Rd 150m W of Richmond St	2,328,425	148,705	2,179,720	0	615,782	Widen and upgrade Sunningdale Road from Wonderland to 150 metres west of Richmond from 2 lanes to 4 lanes.
TS1523-1	DC14-RS00012	Bradley Ave Extension, Phase 1 Wharncliffe Rd to Wonderland Rd.	12,264,375	0	4,633,651	7,630,724	183,112	Extension of Bradley Avenue from White Oak Road to Bostwick Road.
TS1523-2	DC14RS0022	Bradley Ave Extension, Phase 2 Jalna to Wharncliffe	3,211,106	0	3,211,106	0	846,900	Extension of Bradley Avenue from Jalna Boulevard to Wharncliffe Road.
TS1621-1	DC14RS0009	Veterans Memorial Parkway - Huron St to Clarke Rd	12,376,900	768,380	11,608,520	0	369,471	Construct a new 4 lane road - Veterans Memorial Parkway from Huron Street to Clarke Road.
TS1629-1	DC14RS0030	Southdale Road West - Bostwick to Pine Valley	1,240,399	107,147	1,133,252	0	535,548	To widen Southdale Road West from Bostwick to Pine Valley from 2 to 4 lanes with center turn lane in 2022.
TS1629-2	DC14RS0038	Southdale Road West - Bostwick to Colonel Talbot	111,222	8,898	102,324	0	0	To widen Southdale Road West from Bostwick to Colonel Talbot from 2 to 4 lanes.
TS165119	DC19RS1001	Minor Roadworks - Channelization (2019-2023)	2,519,610	0	2,519,610	0	124,308	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165319	DC19RS1002	Minor Roadworks - Sidewalks (2019-2023)	1,333,200	0	1,333,200	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165419	DC19RS1003	Minor Roadworks - Streetlights (2019-2023)	1,858,755	0	1,858,755	0	3,939	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165519	DC19RS1004	Minor Roadworks - Traffic Signals (2019-2023)	2,827,500	0	2,827,500	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS173917	DC14-RS00073	2017 Cycling Facilities Program	790,170	395,085	395,085	0	33,839	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 9: Summary of Approved Projects Funded From Roads and Related Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
TS173918	DC14-RS00073	2018 Cycling Facilities Program	642,800	321,400	321,400	0	0	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.
TS173919	DC19RS1007	Active Transportation (2019-2023)	8,076,652	4,061,113	4,015,539	0	1,218,944	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.
TS180219	DC19RS1010	Strategic Links (2019-2023)	4,014,000	0	4,014,000	0	24,935	Staff identified road connections that are strategically important to link to the transportation collector and arterial network in the City.
TS180519	DC19RS1011	TIMMS - PTIS - Transportation Intelligent Mobility Mgmt. System	7,068,600	5,371,923	1,696,677	0	-48,021	To provide an integrated solution to support the growth of the City and the development of Rapid Transit (RT) through improved management and operation of the transportation network.
TS416519	DC19RS1005	Urban Intersections (2019-2023)	6,000,000	0	6,000,000	0	383,246	Installation of new traffic signals, pedestrian signals and street lights to improve safety and mobility of both vehicles and pedestrians.
RT1430-1	DC19RS0304	Wellington Gateway (South) Rapid Transit	16,413,447	5,231,785	11,181,662	0	4,380,102	Widening and reconstruction of 6.8 kilometres of existing arterial roads to incorporate continuous transit lanes along Wellington from Downtown to White Oaks for the implementation of Rapid Transit.
RT1430-2	DC19RS0303	North Connection Rapid Transit	400,000	30,800	369,200	0	328	Widening and reconstruction of 6.4 kilometres of existing arterial roads to incorporate continuous transit lanes along Clarence Street, Richmond Street, across Western University, and Western Road to Masonville Mall for implementation of Rapid Transit.
RT1430-3	DC19RS0302	East London Link Rapid Transit	26,367,231	11,408,464	14,958,767	0	-216,498	Widening and reconstruction of 6.3 kilometres of existing arterial roads to incorporate continuous transit lanes from Downtown to Fanshawe College including King Street, Ontario Street, Dundas Street, Highbury Avenue, and Oxford Street for the implementation of Rapid Transit.
RT1430-6	DC19RS0305	West Connection Rapid Transit	2,050,000	200,900	1,849,100	0	4,345	Widening and reconstruction of 4.4 kilometres of existing arterial roads to incorporate transit lanes from Downtown on Riverside Drive with mixed traffic on Wharncliffe Road North and transit lanes again on Oxford Street to Wonderland Road for implementation of Rapid Transit.
RT1430-7	DC19RS0301	Downtown Loop Rapid Transit	24,451,748	17,733,071	6,718,677	0	1,663,895	Widening and reconstruction of 2.0 kilometres of existing arterial roads to incorporate continuous transit lanes along Ridout, King, Wellington and Queen for the implementation of Rapid Transit.
<b>Totals</b>			<b>\$483,706,995</b>	<b>\$158,520,966</b>	<b>\$287,382,130</b>	<b>\$37,803,899</b>	<b>\$26,195,724</b>	

\*Amounts Subject to Rounding



**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 10: Summary of Issued Debt For Approved Projects Funded From Roads and Related Levies**

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2021	CSRF debt payment (P&I) on issued debt
TS1308	DC14RS0013	Highway 401 Interchange Projects	D-771-79	5,000,000	2016/2026	2,626,852	560,464
TS1475-2	DC14-RS00007	Fanshawe Rd East Widening - Phase 2	D-773-81	9,000,000	2017/2027	5,605,683	1,012,429
TS1523-1	DC14-RS00012	Bradley Ave Extension, Phase 1 Wharncliffe Rd to Wonderland Rd.	D-775-80	3,000,000	2019/2029	2,452,673	340,041
TS1489	DC14-RS00011	Western Road Widening - Platts Lane to Oxford St.	D-776-135	2,000,000	2020/2030	1,810,111	216,789
		Debt Discount					12,684
		Accrued Interest					-9,099
<b>Totals</b>				<b>\$19,000,000</b>		<b>\$12,495,319</b>	<b>\$2,133,308</b>

\*Amounts Subject to Rounding

**Table 11: Summary of Authorized Unissued Debt For Approved Projects Funded From Roads and Related Levies**

Capital Project Number	DC ID Number	Capital Project Title	Authorized but not Issued	Expected Year of Debt Issue
TS1489	DC14-RS00011	Western Widening	4,000,000	2022
TS1746	DC19RS0001	Dingman Dr - Hwy 401 Bridge to Wellington Rd	7,000,000	2026
TS1355-1	DC14RS0018	Wharncliffe Road Widening - Becher Street to Springbank Drive	3,173,175	2025
TS1523-1	DC14-RS00012	Bradley Ave Extension, Phase 1 Wharncliffe Rd to Wonderland Rd.	4,630,724	2022
<b>Totals</b>			<b>\$18,803,899</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 12: Summary of Approved Projects Funded From Water Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
EW2310	DC14-WD00008 & WD00034	Western Road Watermain Replacement - Oxford Street to Sarnia Road	2,079,419	1,871,419	208,000	0	171	To replace the watermain on Western Road from Oxford Street to Sarnia Road.
EW3314	DC19GS0009	Trunk Watermain and Pumping Station	512,000	0	512,000	0	25,075	Study to examine growth needs in the low level and some high level areas of the City and make recommendations to the timing and need of multiple future growth projects.
EW3551	DC14-WD00038 & WD00039	Hyde Park-Sarnia Rd High Level Watermain- Phase 2	2,068,660	0	2,068,660	0	0	Construction of 400, 450 and 600 millimetre watermains in the high level area of North West London. Watermain installation required to service customers in the Hyde Park High Level area.
EW3581	DC14WD020a	Pond Mills 401 Crossing (New 5A)	637,317	36,417	600,900	0	0	To replace and upgrade the existing 300 millimetre watermain to a 400 millimetre watermain between Wilton Grove Road and Southdale Road. This project is now closed.
EW3592	DC14-WD01002	Infill and Intensification Nodes Water Servicing	2,198,080	110,080	2,088,000	0	0	To provide for growth triggered infill and intensification projects in major development nodes.
EW3593	DC14WD2003	Hyde Park Pumping Station	816,800	0	816,800	0	3,541	To upgrade the Hyde Park Pumping Station to serve future growth in northwest London.
EW3614	DC2009	Southeast Pumping Station-Reservoir	55,728,118	49,648,318	6,079,800	0	1,375	Construction of a 113 million litre (25 million gallon) reservoir and pumping station on Highbury Avenue for storage and balancing of water supply from the Elgin/Middlesex system based on Valve Engineering Study.
EW3625	DC14WD010a	Wonderland Rd Watermain - Exeter to Hamlyn (A21a)	1,744,362	87,218	1,657,144	0	104,295	To construct a new 400 millimetre watermain on Wonderland between Hamlyn and Exeter Rd.
EW3628	DC14WD02005	Expansion of Southeast Pressure Zone	2,700,000	1,931,900	768,100	0	0	To install pressure regulating valves and associated piping to service portions of SE London with the Southeast Pumping Station.
EW3654	DC14WD2006	Arva Pumping Station Upgrade	339,968	169,984	169,984	0	0	Upgrades to the Arva Pumping Station, including pump replacements will be required as water demand increases.
EW3658	DC14WD0026	Wonderland Rd Watermain - Commissioners to Viscount (3000)	307,774	0	307,774	0	0	To replace and upsize the existing 300 millimetre and 400 millimetre watermain on Wonderland Road (Westmount Pumping Station to Viscount Road) with 600 millimetre watermain. Project required to upgrade high level water supply.
EW3675	DC14WD0021	Southdale Rd Watermain - Boler to Wickerson (2004)	2,257,581	0	2,257,581	0	0	The construction of 400 millimetre watermains in the high level area of southwest London on Southdale Road between Wickerson Road and Bramblewood Place.
EW3694	DC14WD0040	Kilally Road Watermain (A30) Ph 2 (Webster to Clarke Rd)	1,450,115	0	1,450,115	0	0	Installation of a new 400 millimetre watermain on Kilally Road from Highbury Avenue to Clarke Road.
EW3709	DC14WD0037	Green Valley Rd Watermain - Hubrey Rd Intersection (New-3)	151,000	0	151,000	0	12,093	Installation of a 600 millimetre watermain at the intersection of Green Valley Road and Hubrey Road.
EW3788	DC19WD0001	Western Road Watermain Upsizing (Platt's Lane to Sarnia Rd)	1,893,311	1,703,980	189,331	0	0	Upgrading of existing watermain on Western Road from Platt's Lane to Sarnia Road to 400 millimetre.

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 12: Summary of Approved Projects Funded From Water Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
EW3818	DC14-WD01001	Watermain Internal Oversizing Subsidy	785,562	1,700	783,862	0	0	Funding source for watermain oversizing claims by land developers. Claims are to be paid in accordance with the current Development Charges By-law.
ID2195	DC19WD1000	Watermain Industrial	4,934,053	0	4,934,053	0	129,075	Water servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
EW3652-2	DC14-WD00022	Wickerson High Level Watermain Phase 2 Wickerson Road	1,361,030	0	1,361,030	0	609	Construction of 400 millimetre watermain in the high level area of southwest London on Wickerson Rd between Wickerson Gate and Southdale Road. Watermain installation required to service future customers in the Wickerson area.
EW377219	DC19GS0011	2019 Water Efficiency Program	1,874,880	1,724,890	149,990	0	16,291	To undertake a water efficiency strategy to promote awareness of water issues. Water efficiency/conservation program will be a requirement of the new Municipal Water Licensing Plan. Water efficiency preserves system capacity for future growth.
EW381819	DC19WD1001	Watermain Internal Oversizing Subsidy (2019-2023)	268,619	0	268,619	0	27,256	Funding source for watermain oversizing claims by land developers. Claims are to be paid in accordance with the current Development Charges By-law.
EW382319	DC19WD1002	Watermain - Built Area Works (2019-2023)	534,492	235,176	299,316	0	0	Program to build watermains to accommodate growth/intensification in the built area of the City.
EW382519	DC19WD1003	Watermain - Strategic Links (2019-2023)	1,273,098	127,310	1,145,788	0	0	Annual program to fund watermains which serve growth areas; are within or cross significant roads, parks, or abut natural areas; and/or within an existing right-of-way
<b>Totals</b>			<b>\$85,916,239</b>	<b>\$57,648,392</b>	<b>\$28,267,847</b>	<b>\$0</b>	<b>\$319,782</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 14: Summary of Approved Projects Funded From Police Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
PP4462	DC19PS1001	Police Headquarters Expansion	10,000,000	8,837,260	0	1,162,740	0	Following the facility needs analysis in 2018, the majority of the expansion of LPS facilities has been confirmed as necessary.
PP446519	DC19PS2001	Officer Outfitting Due to Growth (2019-2023)	154,406	0	154,406	0	9,136	To provide for outfitting costs for new officers.
<b>Totals</b>			<b>\$10,154,406</b>	<b>\$8,837,260</b>	<b>\$154,406</b>	<b>\$1,162,740</b>	<b>\$9,136</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 15: Summary of Issued Debt For Approved Projects Funded From Police Levies**

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2021	CSRF debt payment (P&I) on issued debt
PP4460	Pre-2014 DC	Police Facilities	D-762-86	3,500,000	2010/2030	1,487,500	246,857
PP4460	Pre-2014 DC	Police Facilities	D.-768-283	3,719,400	2013/2023	823,550	440,314
		Debt Discount					2,553
		Accrued Interest					-6,769
<b>Totals</b>				<b>\$7,219,400</b>		<b>\$2,311,050</b>	<b>\$682,954</b>

\*Amounts Subject to Rounding

**Table 16: Summary of Authorized Unissued Debt For Approved Projects Funded From Police Levies**

Capital Project Number	DC ID Number	Capital Project Title	Authorized but not Issued	Expected Year of Debt Issue
PP4462	DC19PS1001	Police Headquarters Expansion	1,162,740	2026
<b>Totals</b>			<b>\$1,162,740</b>	

\*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021

Table 13: Summary of Approved Projects Funded From Growth Studies Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
GG1034	DC14-GS00038	Development Charges Consulting	850,000	150,100	699,900	0	17,839	Continue development charges policy development over time. Also, for use in developing Development Charge rates and Development Charges background study production.
PD2082	DC14-PR00026,81,89,109	Meadowilly Area Planning Study	520,000	132,500	387,500	0	0	To provide an assessment of the Meadowilly Area for planning and development of this area.
PD2152	DC19GS0012	Planning Comprehensive Zoning By-law	1,000,000	500,000	500,000	0	0	To update the Official Plan as required by the Planning Act. This project will set the framework for positive and sustainable growth, economic development and conservation in London over the next 20 years.
PP4480	DC14-GS00047	Police Facility Needs Analysis	500,000	202,500	297,500	0	58,731	Considering the growth of the City of London and increasing service demands combined with the useful life of the existing facilities, a comprehensive needs analysis to meet these demands will be required. It is necessary to quantify future facility requirements. Following the facility needs analysis, it is anticipated that an expansion of London Police Services facilities may be the recommended outcome. This project is now closed.
RC2011	DC14-GS00041	Update Master Plan-Parks & Rec.	400,000	152,500	247,500	0	13,688	To continue to develop and review the Master Plan for Recreation Services. This project is now closed.
RC2021	DC19GS0021	Master Plan Substudies Parks & Recreation	150,000	37,500	112,500	0	40,558	The 2019 Parks and Recreation Master Plan identifies several sub-studies required over the next 5 years.
TS1031	DC14-GS00024	Long Term Corridor Protection EA Studies	500,000	0	500,000	0	48,267	Required for Environmental Assessments to protect major transportation corridors in and around the City.
TS1038	DC14-GS00016	Transportation Development Charge Studies 2019	250,000	0	250,000	0	0	Consulting services to update transportation project costs and schedules for the 2019 Development Charge By-law updates.
TS1039	DC14-GS00050	Transportation Master Plan Update	100,000	0	100,000	0	0	The Transportation Master Plan Update will build upon the London 2030 Transportation Master Plan. The Transportation Master Plan is a long term transportation strategy for the City to help guide the City's transportation and land use decisions to provide sustainable transportation infrastructure.
TS1040	DC14GS0017	Transportation Master Plan Update 2022	750,000	0	750,000	0	67	The Transportation Master Plan will provide the City with a vision and implementation plan to pro-actively respond to the way the City's future population move, live, work and play and to help guide the City's transportation and land use decisions through to year 2042.
TS1041	DC14-GS00025	Transportation Impact Studies	300,000	0	300,000	0	5,450	Area traffic impact studies to identify and optimize the timing of roadway capacity, channelization, signalization needs on a development or area basis as well as parking strategies.
ES3209	DC14-GS00007	Stormwater Unidentified Municipal Class Environmental Assessment Addendums	500,000	0	500,000	0	0	To undertake addendums to the existing accepted Municipal Class Environmental Assessment Studies for storm/drainage and stormwater management servicing works that need to be changed/modified.
ES3212	DC19GS0001	Stormwater Dingman Creek Floodplain Corridor EA	200,000	0	200,000	0	0	Stage 2 of the Dingman Creek Environmental Assessment to assess options within the Dingman Creek corridor to mitigate the anticipated increased flooding determined by the Upper Thames River Conservation Authority's Regulatory Floodplain Update.
ES4418	DC19GS0004	Inflow and Infiltration Reduction Study	300,000	0	300,000	0	0	Funding to undertake Inflow and Infiltration (I&I) Reduction Studies to find ways to reduce I&I and reduce the amount of water being sent to Wastewater Treatment Plant's, reduce basement flooding, and reduce the effects of wet weather.
ES5402	DC14GS0027	Biosolids Master Plan	400,000	332,400	67,600	0	28,469	Evaluation of alternatives for handling biosolids generated at City Wastewater Treatment Plants.
EW3313	DC19GS0008	South London Water Servicing	500,000	0	500,000	0	169,783	To examine growth needs in the high level areas of the City and make recommendations to the timing and need of multiple future growth projects.
EW377218	DC14-GS00022	2018 Water Efficiency Program	330,570	305,080	25,490	0	8,287	To undertake a water efficiency strategy to promote awareness of water issues. Water efficiency/conservation program will be a requirement of the new Municipal Water Licensing Plan. Water efficiency preserves system capacity for future growth.
<b>Totals</b>			<b>\$7,550,570</b>	<b>\$1,812,580</b>	<b>\$5,737,990</b>	<b>\$0</b>	<b>\$391,139</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 17: Summary of Approved Projects Funded From Fire Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
FS1087	DC14FS0001	New Fire Station #15	700,000	247,100	452,900	0	9,667	To acquire land, design & construct a fire station to achieve specified response time to southeast portion of city.
<b>Totals</b>			<b>\$700,000</b>	<b>\$247,100</b>	<b>\$452,900</b>	<b>\$0</b>	<b>\$9,667</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 18: Summary of Approved Projects Funded From Parks and Recreation Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
PD2042	2009 DC	2009 New Open Space Network	484,734	207,701	277,033	0	0	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan. This project is now closed.
PD2125	DC19PR5064	New Thames Valley Pathway - North Branch	1,500,000	635,426	864,574	0	17,839	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2162	DC14-PR00045	New Urban Civic Spaces	2,106,436	1,702,000	404,436	0	6,106	Create unique urban spaces within the city's urban core neighbourhoods and the downtown.
PD2174	DC19GS0025	Subwatershed Studies (2019-2023)	120,000	24,000	96,000	0	0	To review subwatershed study recommendations and targets more comprehensively and document successes/challenges in meeting established targets.
PD2179	DC19GS0024	New ESA Conservation Master Plan	358,400	118,272	240,128	0	0	These studies are completed for the management of Environmentally Significant Area lands acquired by the City due to growth, and were previously included within the cost of Parks and Recreation Environmentally Significant Area park projects.
PD2253	Pre-2014 DC	2010 Environmental Significant Areas	243,230	119,744	123,486	0	855	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
RC2012	DC19GS0022	Master Plan Update (2021)	150,000	37,500	112,500	0	0	To continue to develop and review Master Plan for Recreation Services.
RC2755	DC14-PR00001	Multi-purpose Recreation Centre - Southwest	54,588,465	42,822,265	4,766,200	7,000,000	-1,695	The Master Plan recognized a need for new or enhanced facilities in the south west. This project is planned to improve the supply, distribution and quality of community facilities. This centre will address the need for community space, gymnasias, pools and ice pads in the south west.
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	23,384,735	17,281,335	111,200	5,992,200	111,200	A Multipurpose recreation centre to be constructed in the east area of the City in East Lions Park to commence in 2016. This facility will house gymnasiums, activity rooms, indoor pool and outdoor amenities complete with parking and public outdoor spaces.
RC2757	DC19PR2001	Multi-purpose Recreation Centre - Northwest	4,000,000	2,848,000	0	1,152,000	0	A multipurpose recreation centre to be constructed in the North West area of the City. Project to commence in 2023 and be completed in 2025. This facility will house a pool, gymnasiums, activity rooms and outdoor amenities complete with parking and public outdoor spaces.
RC2758	DC14PR0002	Multi-Purpose Recreation Centre - Southeast	25,955,716	23,044,802	2,082,514	828,400	0	The Master Plan recognized a need for new or enhanced facilities in the east south east. This project is planned to improve the supply, distribution and quality of community facilities. This centre will address the need for community space, gymnasiums, activity rooms, twin pad arena and outdoor amenities.
RC2782	DC14PR0011	New Spray Pad Riverbend	398,800	42,586	356,214	0	760	To respond to existing demand in accordance with the Parks and Recreation Strategic Masterplan and the Aquatic Services Review. This project is now closed.
RC2783	DC19PR1200	New Spray Pad (2019-2023)	500,000	50,000	450,000	0	0	To respond to existing demand in accordance with the Parks and Recreation Strategic Masterplan and the Aquatic Services Review.
PD103318	DC14-PR00033 DC14-PR00034	2018 New District Parks	54,846	23,639	31,207	0	0	To develop new district parks in "Growth Areas" on a priority basis to provide "drive to" district recreation facilities such as upgraded sports fields, path systems and accessible play structures, skate board parks, tennis courts, spray pads, and other unique park amenities.



Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021

Table 18: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
PD1382-14	DC14-PR00014 DC14-PR00015	2014 New Neighbourhood Parks	608,590	325,672	282,918	0	-32,405	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD1382-15	DC14-PR00016 to DC14-PR00018	2015 New Neighbourhood Parks	260,000	60,200	199,800	0	0	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD138216	DC14-PR00019	2016 New Neighbourhood Parks	220,000	50,900	169,100	0	724	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD138218	DC14-PR00014 to DC14-PR00032	2018 New Neighbourhood Parks	150,000	34,700	115,300	0	0	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD2043-11	Pre-2014 DC	2011 New Open Space Network	482,047	141,747	340,300	0	754	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD2043-15	DC14-PR00057 to PR00086	2015 New Open Space Network	700,000	296,500	403,500	0	15,663	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204316	DC14-PR00057 to PR00086	2016 New Major Open Space Network	1,730,000	732,700	997,300	0	81,611	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204317	Pre-2014 DC	2017 New Major Open Space Network	915,000	387,600	527,400	0	126,997	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204318	Pre-2014 DC	2018 New Major Open Space Network	996,403	425,242	571,161	0	-24,722	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD2124-12	Pre-2014 DC	2012 New Thames Valley Parkway	50,000	12,800	37,200	0	0	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2124-13	Pre-2014 DC	2013 New Thames Valley Parkway	500,000	102,700	397,300	0	0	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2124-15	DC14-PR00092 to PR00102	2015 New Thames Valley Pathway	1,175,000	497,700	677,300	0	1,250	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD212416	DC14-PR00092 to PR00102	2016 New Thames Valley Pathway	9,668	4,095	5,573	0	0	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth". This project is now closed.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021

Table 18: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
PD212418	DC14-PR00092 TO PR00102	2018 New Thames Valley Pathway	2,645,332	1,120,405	1,524,927	0	39,166	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD216219	DC19PR0400	New Civic Spaces (2019-2023)	1,570,100	1,209,762	360,338	0	0	For the creation of unique urban spaces within the city's urban core neighbourhoods and the downtown. This program will assist in implementing the forthcoming Urban Spaces Master Plan, along with many of the Downtown Master Plan initiatives.
PD2181-15	DC14-PR00087 to PR00090	2015 New Sportspark	150,000	63,500	86,500	0	18,957	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD218116	DC14-PR00087 to PR00090	2016 New Sportspark	600,000	258,000	342,000	0	0	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD218117	DC14-PR00087 to PR00090	2017 New Sportspark	800,000	361,900	438,100	0	31,246	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD218118	DC14-PR00087 to PR00090	2018 New Sportspark	3,411,183	1,456,137	1,955,046	0	0	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD2230-15	DC14-PR00004 to PR00116	2015 New Field Houses	150,000	15,000	135,000	0	9,156	To support the design and implementation of washroom and change room facilities in new district parks and new sport parks.
PD223016	DC14-PR00004 to PR00116	2016 New Field Houses	600,000	195,000	405,000	0	112,757	To support the design and implementation of washroom and change room facilities in new district parks and new sport parks.
PD2253-12	Pre-2014 DC	2012 Environmental Significant Areas	170,000	85,235	84,765	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities. This project is now closed.
PD225317	DC14-PR00103 to PR00113	2017 Environmentally Significant Areas	80,000	38,800	41,200	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD225318	DC14-PR00103 to PR00113	2018 Environmentally Significant Areas	286,770	141,121	145,649	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD225319	DC19PR0900	New Environmentally Significant Areas (2019-2023)	317,000	137,403	179,597	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD276517	DC14-PR000050 to PR000056	2017 New Woodland Parks	157,302	36,362	120,940	0	0	Initial management and setup of newly acquired woodland parks.
PD3019-15	DC14-PR00039 to PR00044	2015 New Urban Parks	350,000	81,000	269,000	0	0	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PD301917	DC14-PR00039 to PR00044	2017 New Urban Parks	160,000	37,000	123,000	0	0	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PD301918	DC14-PR00039 to PR00044	2018 New Urban Parks	600,000	138,800	461,200	0	0	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PK103319	DC19PR0200	New District Parks (2019-2023)	1,598,500	696,543	901,957	0	187,847	To develop new district parks in "Growth Areas" on a priority basis to provide drive to district recreation facilities such as upgraded sports fields, path systems and accessible play structures, skate board parks, tennis courts, spray pads, and other unique park amenities.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021

Table 18: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
PK138219	DC19PR0100	Neighbourhood Parks (2019-2023)	800,600	124,947	675,653	0	459	To develop new neighbourhood parks in the "Growth Areas" as subdivisions are constructed. Includes; play equip., pathways, tree planting, benches, parking, drainage & recreation amenities.
PK204319	DC19PR0600	New Major Open Space (2019-2023)	3,212,000	1,157,653	2,054,347	0	117,402	Provide linkages & passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the subwatershed planning process & Parks & Recreation Master Plan.
PK212419	DC19PR0800	New Thames Valley Parkway	4,676,100	1,714,994	2,961,106	0	94,453	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks & Recreation Master Plan and Thames Valley Corridor Plan.
PK218119	DC19PR0700	New Sportspark (2019-2023)	3,598,800	1,280,746	2,318,054	0	0	To develop major infrastructure to support major recreational facilities in order to support expanded competitive and tournament level play. To also develop lands in new 'growth' areas to meet sports field deficiencies.
PK218519	DC19PR1000	New Pedestrian Bridges	2,850,000	680,213	509,807	1,659,980	66,149	This program implements pedestrian bridges and tunnels along the recreational pathway system in order to fully connect new growth areas to the City's broader recreational pathway system.
PK223019	DC19PR1100	New Field House (2019-2023)	1,400,000	394,724	1,005,276	0	0	The 'new field house' capital budget supports the design and implementation of washroom and change room facilities in new district parks and new sport parks. These field houses are implemented in growth areas and supports organized sport programs such as soccer, football and baseball, etc. in keeping with the City's current level of service.
PK301919	DC19PR0300	New Urban Parks (2019-2023)	4,456,700	723,391	3,733,309	0	39,677	To construct new urban parks in growth areas to reflect new design standards for smaller spaces in neighbourhoods.
UF2080	DC19GS0026	Urban Forestry Studies	50,000	36,000	14,000	0	0	Several Urban Forestry Studies will be completed during the years identified. The studies will evaluate growth impacts and best management practices for new initiatives and updates of existing plans.
UF276519	DC19PR0500	Woodland Parks (2019-2023)	697,000	112,418	584,582	0	0	Initial management and setup of newly acquired woodland parks. These have been identified through the Development Charges study as a distinct type of park.
<b>Totals</b>			<b>\$157,029,457</b>	<b>\$104,326,880</b>	<b>\$36,069,997</b>	<b>\$16,632,580</b>	<b>\$1,022,206</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 19: Summary of Issued Debt For Approved Projects Funded From Parks and Recreation Levies**

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2021	CSRF debt payment (P&I) on issued debt
RC2762	Pre-2014 DC	Multi-Purpose Rec Centre #1 (North)	D-767-265	3,400,000	2012/2022	379,003	393,180
RC2755	DC14-PR00001	Multi-purpose Recreation Centre - Southwest	D-774-91	7,000,000	2018/2028	5,079,964	806,412
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	D-775-80	2,365,000	2019/2029	1,933,524	268,066
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	D776-135	2,700,000	2020/2030	2,443,650	292,665
		Debt Discount					10,369
		Accrued Interest					-8,898
<b>Totals</b>				<b>\$15,465,000</b>		<b>\$9,836,141</b>	<b>\$1,761,794</b>

\*Amounts Subject to Rounding

**Table 20: Summary of Authorized Unissued Debt For Approved Projects Funded From Parks and Recreation Levies**

Capital Project Number	DC ID Number	Capital Project Title	Authorized but not Issued	Expected Year of Debt Issue
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East (Aquatics)	927,200	2022
RC2757	DC19PR2001	Multi-Purpose Recreation Centre - Northwest	1,152,000	2022
RC2758	DC14PR0002	Multi-Purpose Recreation Centre - Southeast	828,400	2024
PK218519	DC19PR1000	New Pedestrian Bridges and Tunnels (2019-2023)	1,659,980	2024
<b>Totals</b>			<b>\$4,567,580</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 21: Summary of Approved Projects Funded From Transit Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
MU1176	DC19TS2002	Conventional Transit (Growth) PTIS	7,316,100	6,535,620	780,480	0	143,843	Ongoing program of expanding the transit fleet supporting growth in service in new service areas.
RT1430-7	DC19RS0301	Downtown Loop - Stops	4,443,000	3,933,472	509,528	0	0	Construction of 5 Transit stop platforms along the Downtown Loop route.
<b>Totals</b>			<b>\$11,759,100</b>	<b>\$10,469,092</b>	<b>\$1,290,008</b>	<b>\$0</b>	<b>\$143,843</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 22: Summary of Approved Projects Funded From Library Levies**

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	City Services Reserve Fund (CSRF) Commitment	Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2021	Project Description
RC3464	DC14LS0002	Northwest Branch Library	6,686,000	4,149,586	367,400	2,169,014	0	To acquire land, design and construct a new full service branch library to accommodate population growth.
RC3466	DC14LS0001	Southeast Branch Library	5,118,000	1,468,200	500,900	3,148,900	0	To acquire land, design and construct a new full service branch library to accommodate population growth.
RC3467	DC14LS0003	LSA 13 - Southeast Collections	250,000	25,000	225,000	0	0	The collection at a new Southeast branch requires expansion to maintain service standards and provide adequate choices and variety to an increasing number of patrons accessing the new branch.
RC3468	DC14LS0004	LSA 13 -Northwest Collections	250,000	25,000	225,000	0	0	The collection at a new Northwest branch requires expansion to maintain service standards and provide adequate choices and variety to an increasing number of patrons accessing the new branch.
<b>Totals</b>			<b>\$12,304,000</b>	<b>\$5,667,786</b>	<b>\$1,318,300</b>	<b>\$5,317,914</b>	<b>\$0</b>	

\*Amounts Subject to Rounding

**Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2021**

**Table 23: Summary of Authorized Unissued Debt For Approved Projects Funded From Library Levies**

Capital Project Number	DC ID Number	Capital Project Title	Authorized but not Issued	Expected Year of Debt Issue
RC3464	DC14LS0002	Northwest Branch Library	2,169,014	2025
RC3466	DC14LS0001	Southeast Branch Library	3,148,900	2025
<b>Total</b>			<b>\$5,317,914</b>	

\*Amounts Subject to Rounding

**Appendix B - Noteworthy Growth Capital Projects with 2021 Budget Adjustments**

Project #	DC ID #	Project Description / Explanation	Service	Growth Budget at Jan 1, 2021	Growth Budget Adjustment during 2021	Comments
ES5263	DC14-WW01008	Southwest Capacity Improvement	Wastewater	\$20,000,000	\$4,082,600	Dingman Creek Pumping Station RFT21-19 required \$7.58 million in additional funding, \$4.08 million related to growth and the remainder was associated with non-growth capital budgets.
RT1430-7A	DC19RS0301	Downtown Loop - Construction	Roads and Related	\$19,176,209	\$1,846,122	RFT21-01 and RFT21-98 - Downtown Loop and Municipal Infrastructure Improvements Ph. 1 and Ph. 2 - Adjustments to reflect additional contributions for utilities.
RT1430-7B	DC19RS0301	Downtown Loop - Land RT	Roads and Related	\$300,000	\$1,399,472	Property Acquisitions - Downtown Loop and Municipal Infrastructure Improvements.
ESSWMNLT12	DC21MS0003	SWM Facility - North Lambeth Trib 12	Stormwater	\$3,606,600	\$637,744	RFT21-88 - Dingman Creek Southwinds Natural Channel Reconstruction and Flood Mitigation tender result.
TS1332	DC19RS0010	Intersection-Oxford/Gideon Roundabout	Roads and Related	\$0	\$177,541	Appointment of consulting engineer - Budget required in 2021; available approved funding moved up from 2022.
ESSWM-SD6A	DC14-MS00037	SWM Facility - Sunningdale No 6	Stormwater	\$300,000	\$177,024	Subdivision Special Provisions - Sunningdale Court Phase 1 (39T-18501_1). Detailed design added downstream outlet works for the oil grit separator to the scope.



## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee  
**From:** Michael Schulthess, City Clerk  
**Subject:** City of London Days at Budweiser Gardens – United Way  
Elgin and Middlesex  
**Meeting on:** May 9, 2022

## Recommendation

That, on the recommendation of the City Clerk and in accordance with Council's City of London Days at Budweiser Gardens Policy, the request from the United Way Elgin & Middlesex to host the annual Stairclimb on November 3, 2022, **BE APPROVED** as a City of London Day at Budweiser Gardens.

## Executive Summary

Municipal Council may grant up to five rent-free days per year to community organizations wishing to use Budweiser Gardens, subject to the conditions of Council's Policy. United Way of Elgin & Middlesex has requested a City of London Day at Budweiser Gardens. The organization was last granted a rent-free day in 2020 for the United Way Harvest Lunch and Campaign Kick-Off, but was unable to hold the event because of the COVID-19 pandemic. This is the first time the United Way of Elgin & Middlesex has requested a City of London Day for the United Way Stair Stairclimb. Given that four City of London Days remain in 2022, the Civic Administration recommends approval.

## Analysis

### 1.0 Background Information

#### 1.1 Previous reports related to this matter

- Corporate Services Committee – May 7, 2013
- Corporate Services Committee – March 25, 2014
- Corporate Services Committee – February 3, 2015
- Corporate Services Committee – February 2, 2016
- Corporate Services Committee – February 7, 2017
- Corporate Services Committee – February 6, 2018
- Corporate Services Committee – April 16, 2019

#### 1.2 Agreement between City of London and Budweiser Gardens

The City of London agreement with the London Civic Centre (LP) provides for five community days annually for community use at the Budweiser Gardens. The agreement makes the following provisions:

“The Landlord and the Tenant acknowledge and agree that each of them shall permit the City to have exclusive use of the Project (excluding areas over which the London Knights or other subtenants or licensees have exclusive possession) on five (5) days in each calendar year on sixty (60) days' notice prior to the Tenant and the Landlord on an entirely rent-free basis, except as set out in this subsection, for the purpose of community events which are primarily “not for profit” in nature, on dates which do not conflict or compete with events previously arranged or booked by the Tenant for the Project. The City shall be entitled to all ticket revenue and any revenue generated by special concession at such events, and all other revenue normally derived from the Project, such as from the food and beverage facilities, shall be included in Gross Revenue. The City shall pay

for all out-of-pocket direct costs incurred by the Tenant for such occasion, such as the costs of staffing, security, janitorial and maintenance services. However, the City shall not be required to pay costs that the Tenant would have incurred anyway even if the City's event had not been held. For these purposes, "community events" means events which are primarily for civic purposes, high school, university or college sports and events, celebrations or charity events and shall include without limitation, high school and college graduations, community banquets and receptions and speaker programs but shall not include any events which have previously used the Project in accordance with normal rental or use arrangements"

## **2.0 Discussion and Considerations**

### **2.1 Request from United Way of Elgin & Middlesex**

On behalf of the United Way of Elgin & Middlesex, Jennepher Cahill has submitted the attached correspondence, requesting a "rent-free" day at the Budweiser Gardens for the annual United Way Stairclimb on November 3, 2022.

The United Way of Elgin & Middlesex has held fundraising events using the City of London Days at Budweiser Gardens annually since 2009. Council's City of London Days at the Budweiser Gardens Policy makes an exception for the United Way Harvest Lunch and Campaign Kick-Off to the clause in the policy that restricts groups from having more than two event days over a consecutive five-year period.

United Way of Elgin & Middlesex is changing the Harvest Lunch and Campaign Kick-Off venue to Victoria Park in 2022, to accommodate health and safety guidelines with the COVID-19 pandemic. Therefore, the organization will not be requesting a City of London Day for this event in 2022. Budweiser Gardens has been identified as a location with suitable space as an alternative to the pre-COVID Stairclimb location of One London Place.

This is the organization's first request to hold the Stairclimb as a City of London Day at Budweiser Gardens and the only request it will make this year. The attached letter from Kelly Ziegner, President & Chief Executive Officer, explains the rationale for this one-year change. "At this point, the plan is considered a "pivot" to help the organization bring Stairclimb, and the revenue it generates, back for our community," said Jennepher Cahill in her email correspondence submitting the request.

Council's policy exempts the Harvest Lunch and Campaign Kick-off from the limits of the policy. The organization, the United Way of Elgin & Middlesex, is still subject to the limits. However, this request for Stairclimb is the first request in a 5-year period made by the United Way of Elgin & Middlesex for a City of London Day at Budweiser Gardens that is not an exempt event. Therefore, the request meets the requirements of the policy, notwithstanding its limits on organizations.

### **2.2 Other requests received for 2022**

Four City of London Days remain to be granted for 2022, and no other requests are pending for the use of a City of London Day at the Budweiser Gardens. The one commitment this year is:

- October 22, 2022: Showdown in the Downtown – Knock Out Kidney Disease

## **3.0 Financial Impact/Considerations**

### **3.1 No financial impact or consideration**

The current agreement with Budweiser Gardens provides for up to five rent free days, so there is no financial impact or consideration.

## **4.0 Key Issues and Considerations**

### **4.1. Council Policy: City of London Days at Budweiser Gardens**

The policy for City events at the Budweiser Gardens is attached as Schedule “A” for information purposes.

## **5.0 Conclusion**

The Civic Administration recommends approval of the request to use a City of London Day at the Budweiser Gardens for the United Way Stairclimb on November 3, 2022.

<b>Prepared by:</b>	<b>Michael Schulthess, City Clerk</b>
<b>Submitted by:</b>	<b>Michael Schulthess, City Clerk</b>
<b>Recommended by:</b>	<b>Michael Schulthess, City Clerk</b>



# City of London Days at Budweiser Gardens Policy

Please refer to the “City of London Days at Budweiser Gardens” Council Policy on page 2 for related guidelines. Requests may be mailed to: City Clerk, PO Box 5035, London, ON, N6A 4L9 or emailed to ClerksApprovalRequests@london.ca. Phone enquiries should be directed to the City Clerk's Office at (519) 661-2489 Ext. 4937.

## Organization information

Organization Name United Way Elgin Middlesex	Charitable registration number (if applicable) 11926 0503 RR0001	Request Date (YYYYMMDD) 2022-02-05
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## Contact information

Contact name Jennepher Cahill	Title Director, Development
Address 409 King Street, London ON N6B 1S5	
Telephone number 519-280-5452	/ extension E-mail address jcahill@unitedwayem.ca

## Event details

Event Name United Way Stairclimb	Date of event (YYYYMMDD) 2022-11-03
-------------------------------------	--

Event description (maximum 1,000 characters, attach additional details if needed)

Stairclimb is United Way Elgin Middlesex's largest single annual community event. Prior to COVID, over 2,000 Londoners would gather at One London Place to climb the stairs of London's tallest building to raise funds for vital local programs and services. This fun, team oriented event involves dozens of local high schools and workplaces (from Western University to 3M and LHSC to TD Bank), who put in teams of up to 250 people to participate. This event just celebrated its 25th anniversary and is a London tradition. The London Lightning and the London Knights participate regularly, along with London Fire Services, the RCMP and our many funded agency partners.

With the impact of COVID-19 we have had to hold a scaled down virtual version of the event . This year, everyone is very keen to get back in person and engage. We would like to create a safe and accessible experience by moving the Stairclimb into the Budweiser Gardens bowl - allowing large teams to participate in the challenge of climbing up and down the stairs between the seats in a safe, spaced out, one-way system. We have met with the Budweiser Gardens Spectra team and have the event mapped out, to take place November 3 2022 from 8am to 6pm.

## Event eligibility

- City of London sponsored event
- Not-for-profit sporting event of provincial or national significance
- Major community-wide, not-for-profit civic event
- Major community-wide, not-for-profit charity event

## Confirmations

- This event has not previously used the facility in accordance with normal rental or use arrangements
- Budweiser Gardens has confirmed that this date is available

## CITY OF LONDON DAYS AT BUDWEISER GARDENS POLICY

### 1. Policy Statement

- 1.1 This policy establishes the general guidelines for utilization of City of London Days at the Budweiser Gardens for the purpose of up to five community-sponsored events on a “rent-free basis” provided the City or event sponsor pay for all direct and out-of-pocket expense incurred by the London Civic Centre Corporation.

### 2. Definitions

- 2.1 Not applicable.

### 3. Applicability

- 3.1 This policy applies to event(s) which meet the eligibility criteria set out in this policy.

### 4. The Policy

#### 4.1 Eligible Events

The following types of events will be eligible:

- a) City of London-sponsored events such as opening ceremonies for sporting events and major community celebrations, which have not previously used the facility in accordance with normal rental or use arrangements.
- b) Not-for-profit sporting events which are of a provincial or national significance, including championships for high schools, colleges or universities located within the City of London, which have not previously used the facility in accordance with normal rental or use arrangements.
- c) Major not-for-profit civic events which are celebrations or charity events of a local, community-wide nature and have a direct benefit to the London community, which have not previously used the facility in accordance with normal rental or use arrangements.

#### 4.2 Maximum Event Days

- a) The City is limited to five event days each year.
- b) No group can have more than one event day per year.
- c) No group can have more than two event days over a five-year consecutive period, with the exception of the annual United Way Harvest Lunch and Campaign Kick-Off, unless an exemption is approved by the Municipal Council due to unique circumstances.

#### 4.3 Event Dates

The City of London shall provide sixty (60) days prior notice to Budweiser Gardens for use of the facility for a community-sponsored event, and the date of the event may not conflict or compete with events previously arranged or booked by Budweiser Gardens.

#### 4.4 Requirements of User Groups

- a) The user group will be responsible for all direct and out-of-pocket expenses which are incurred.
- b) The user group will be responsible for entering into an agreement with the Budweiser Gardens for use of the facility and all obligations arising from that agreement.
- c) The user group will be responsible for all advertising, sponsorship and ticketing for the event subject to any conditions set out by the Budweiser Gardens.

#### 4.5 City Contact

The City Clerk will be the primary contact for user groups and will be delegated responsibility to administer this policy.

#### 4.6 Event Approval

City Council approval is required for all City of London Days at Budweiser Gardens events.

April 12, 2022

Anastasia Bush, Administrative Assistant  
City Clerk's Office  
City of London  
300 Dufferin Avenue  
London, ON N6A 4L9

**Re: Corporate Services Committee – City of London Day**

Dear Committee Members,

On behalf of United Way Elgin Middlesex, I thank you for the wonderful support of the City of London for our annual community campaign. As part of that support, the City has generously granted United Way Elgin Middlesex (UWEM) an annual City of London Day usage of Budweiser Gardens since 2003.

Prior to COVID-19, we have used our City of London Day to hold our annual Harvest Lunch and campaign kick-off at Budweiser Gardens. This event, which brings together over 2,000 people each year in the third week of September, has become a true London tradition.

However, due to COVID-19 we have been unable to hold the event in-person for the past two years. We therefore made plans to ensure we would be able to do an in-person Harvest lunch for 2022 by working with City of London staff and booking Victoria Park on September 19, 2022 for the event. By having it out of doors, we will have greater flexibility and scalability as well as more opportunity for public participation.

With this in mind, we would like to request the opportunity to continue the tradition of a United Way community event at Budweiser Gardens under the provisions of the City of London Day exemption outlined in policy CPOL.-27(b)-42 , by moving the City's generous support to United Way's Stairclimb event. We have connected with the Spectra team at Budweiser Gardens, they are very supportive of this plan and have already booked us the date of November 3<sup>rd</sup> 2022. This event, which recently celebrated its 25<sup>th</sup> anniversary, has traditionally taken place in the stairwell of One London Place. During the last two years it has not been possible to hold the Stairclimb event in person at all. However, even with the lifting and reduction of many safety restrictions, it is not possible to provide the social distancing or the ventilation required within the staircase across 24 stories that would enable us to hold the event there in 2022. Budweiser Gardens is one of the very few venues that could host 2-3,000 people in a safely spaced, one-way directional flow with at least 142 stairs for participants to climb. Every year we welcome teams from both school boards (from elementary and secondary schools), all the major local employers (Western University, Fanshawe College, LHSC, Canada Life, TD, 3M, StarTech.com, Enbridge Gas, GDLS-C, etc.) as well as from London Fire Service, London Police Service, the RCMP, the OPP, the London Knights and the London Lightning – making this a truly community-wide event. This event traditionally generates over \$200,000 for the United Way

**United Way Elgin Middlesex**  
[unitedwayem.ca](http://unitedwayem.ca) | [uw@unitedwayem.ca](mailto:uw@unitedwayem.ca)  
409 King Street  
London ON N6B 1S5  
Ph: 519 438 1721

Community Fund – funds that have been absent for two full years and are needed by our local agencies, now even more than ever.

We recognize that this may be an unconventional request, however these are unconventional times. The non-profit and social services sector has had to be hugely flexible and innovative to ensure that services can continue to be provided for our community's most vulnerable members.

We hope that you can help us innovate again this year, through an adapted use of the City of London Day provision.

Thank you for your thoughtful consideration of our request.

Sincerely,



Kelly Ziegner  
President & Chief Executive Officer

## SCHEDULE "A"



**London**  
CANADA

### **City of London Days at the Budweiser Gardens Policy**

**Policy Name:** City of London Days at the Budweiser Gardens Policy

**Legislative History:** Adopted June 13, 2017 (By-law No. CPOL.-27-223); Amended July 24, 2018 (By-law No. CPOL.-27(a)-397), January 28, 2020 (By-law CPOL.-27(b)-42)

**Last Review Date:** August 10, 2021

**Service Area Lead:** City Clerk

#### **1. Policy Statement**

- 1.1 This policy establishes the general guidelines for utilization of up to five (5) City of London Days at the Budweiser Gardens for community-sponsored events on a “rent-free basis” provided the City or event sponsor pay for all direct and out-of-pocket expense incurred by the London Civic Centre Corporation.

#### **2. Definitions**

- 2.1 Not applicable.

#### **3. Applicability**

- 3.1 This policy applies to event(s) which meet the eligibility criteria set out in this policy.

#### **4. The Policy**

##### **4.1 Eligible Events**

The following types of events will be eligible:

- a) City of London-sponsored events such as opening ceremonies for sporting events and major community celebrations, which have not previously used the facility in accordance with normal rental or use arrangements.
- b) Major not-for-profit, sporting or civic events which are events of a local, community-wide nature and have a direct benefit to the London community.

##### **4.2 Maximum Event Days**

- a) The City is limited to five event days each calendar year.
- b) No group or organization can have more than one event day per calendar year.
- c) No group or organization can have more than two event days over a five-year consecutive period, with the exception of the annual United Way Harvest Lunch and Campaign Kick-Off, unless an exemption is approved by the Municipal Council due to unique circumstances.

##### **4.3 Event Dates**

The City of London shall provide sixty (60) days prior notice to Budweiser Gardens for use of the facility for a community-sponsored event, and the date of the event may not conflict or compete with events previously arranged or booked by Budweiser Gardens.

##### **4.4 Requirements of User Groups**

- a) The user group will be responsible for all direct and out-of-pocket expenses which are incurred.



- b) The user group organization will be responsible for entering into an agreement with the Budweiser Gardens for use of the facility and all obligations arising from that agreement.
- c) The user group or organization will be responsible for all advertising, sponsorship and ticketing for the event subject to any conditions set out by the Budweiser Gardens.

#### 4.5 Administration of Policy

The City Clerk will administer the City of London Days at the Budweiser Gardens Policy, with the exception of those circumstances outlined in section 4.2 c) of this Policy.

## Report to Corporate Services Committee

**To: Chair and Members  
Corporate Services Committee**

**From: Anna Lisa Barbon, Deputy City Manager, Finance Supports**

**Subject: Industrial Land Development Strategy Annual Monitoring and Pricing Report - City Owned Industrial Land**

**Date: May 9, 2022**

## Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, with concurrence of the Director, Economic Services and Supports, on the advice of the Director, Realty Services with respect to the City of London's Industrial Land Development Strategy, the following actions **BE TAKEN** with respect to the annual monitoring and pricing of City-owned industrial lands:

- a) the proposed attached by-law (Appendix A) **BE INTRODUCED** at the Municipal Council meeting to be held on May 24, 2022 to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the *Municipal Act, 2001*" by deleting Attachment "B" to Schedule "A" – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment "B" to Schedule "A" to amend the current pricing for City-owned serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park, Cuddy Boulevard Parcels and Trafalgar Industrial Park as follows:

Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, and Huron Industrial Park (all phases) and Cuddy Blvd Parcels:

- Lots up to 4.99 acres from \$125,000 per acre to \$175,000 per acre
- 5.00 acres and up from \$115,000 per acre to \$165,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park:

- All lot sizes – from \$115,000 per acre to \$165,000.00 per acre;

Pricing for serviced industrial land in Innovation Park Phase V:

- All lot sizes – \$250,000.00 per acre;

- b) the staff report dated May 9th, 2022 entitled "Industrial Land Development Strategy Annual Monitoring and Pricing Report – City-Owned Industrial Land", **BE RECEIVED**.

## Executive Summary

The purpose of this report is to provide information to Council relative to the City's Industrial Land Development Activity, highlight strategic objectives, and review the current pricing and policy for City owned Industrial land.

This report is prepared in accordance with Council's resolution which directs that the Civic Administration prepare a monitoring report on the City's Industrial Land Development Strategy (ILDS), as well as a review of the pricing of City owned industrial land for Municipal Council's consideration.

The City of London owns several major industrial land holdings. Land for three of the most recent industrial parks was acquired in direct response to the Industrial Land Development Strategy and these three City owned industrial parks have been fully developed since Council endorsed the strategy in November of 2001.

## **Linkage to the Corporate Strategic Plan**

As part of Council's Strategic Plan 2019 to 2023, ILDS remains an important strategy in growing our economy and bringing more employment to the City.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

Board of Control Report – February 11, 2009 – Industrial Land Development Strategy Report

Strategic Priorities and Policy Committee – November 18, 2013 – Industrial Land Development Strategy 2013 – 2023

Corporate Services Committee – June 20, 2017 – Industrial Land Development Strategy Annual Monitoring & Pricing Report

Corporate Services Committee – July 17, 2018 - Industrial Land Development Strategy, Annual Monitoring and Pricing Report - City-owned industrial land

Corporate Services Committee – June 18, 2019 – Industrial Land Development Strategy, Annual Monitoring and Pricing Report – City owned industrial land

Corporate Services Committee – July 13, 2020 – Industrial Land Development Strategy, Annual Monitoring and Pricing Report – City-owned industrial land

Corporate Services Committee – August 30, 2021 – Industrial Land Development Strategy Annual Monitoring and Pricing Report - City Owned Industrial Land

### **2.0 Discussion and Considerations**

#### **2.1 City Owned Industrial Land Pricing in London, Ontario**

The current pricing levels of all City owned industrial parks, established effective November 1, 2021, are as follows:

Pricing for serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park and Cuddy Blvd Parcels is:

- Lots up to 4.99 acres \$125,000.00 per acre
- 5.00 acres and up \$115,000.00 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park is:

- All lot sizes - \$115,000.00 per acre.

Surcharges are as follows:

- Highway 401 Exposure – 15%;
- Veteran's Memorial Parkway Exposure – 5%; and

**Effective July 1, 2022**, pricing for serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park (all phases), and Cuddy Boulevard Parcels is recommended to be:

- Lots up to 4.99 acres - \$175,000.00 per acre
- 5.00 acres and up - \$165,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park will be:  
- All lot sizes - \$165,000.00 per acre

Pricing for serviced industrial land in Innovation Park Phase V:  
- All lot sizes – \$250,000.00 per acre;

Surcharges are as follows:

Highway 401 Exposure – 15%;

Veteran’s Memorial Parkway Exposure – 5%; and

The cost of service connections from the main services to the property line is the responsibility of the purchaser. Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser’s responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of a purchaser. In the event an industrial lot has frontages on both Highway 401 and Veteran’s Memorial Parkway, the Highway 401 Exposure surcharge of 15% shall apply.

The recommendation for the price increase is based on several variables being; continued strong demand for industrial parcels, time adjustment to pricing, and recapturing increased servicing costs amongst other reasons referenced later in the report. The increase in pricing is required while still maintaining regional and provincial competitiveness to attract new companies to London.

### **Industrial Land Pricing in Surrounding Municipalities in Southwestern Ontario**

The Summary Table attached in Appendix B is a survey of the price levels of municipally owned industrial land in surrounding municipalities in Southwestern Ontario. In comparison, smaller municipalities of Middlesex Centre, Sarnia, Strathroy and Tillsonburg are offering municipal industrial land at lower prices than London. St. Thomas, Ingersoll, and Brantford have comparable pricing. Guelph, Hamilton, Stratford, Waterloo Region, and Woodstock have historically had higher asking prices than London. Over the past year, available inventory from various surrounding municipalities has decreased based on recent absorption. Further factors in consideration of land pricing is outlined in Section 5.0 of this report.

## **2.2 Summary of Current Land Holdings**

A brief summary of the six major City owned Industrial Parks is outlined below and on the following pages:

## **2.3 Serviced Lands**

### **Current Inventory – Serviced Industrial Land**

City serviced industrial lands have access to full municipal servicing to the lot line, and in most cases, are shovel ready, being available for a client to purchase and develop.

	Net Acres Available	Net Hectares Available
Innovation Park:	164.76	66.68
Trafalgar Industrial Park	1.51	0.611
Forest City Industrial Park	3.2	1.3
Total	169.47	68.59

*Note: Inventory levels shown above are reported on a year end basis, include optioned parcels, and do not reflect sales for 2022. The current sales and land activity for 2022 to date are detailed further in the report below.*

For larger sized industrial parcels, several private parcels remain privately owned or are being marketed for sale or design build lease opportunities.

Under the City's owned inventory, three (3) existing parcels are available which are 20+ acres in size and both located in Innovation Park Phase IV. In addition, parcels ranging from 20 to 60+ acres are near completion at Huron Industrial Park and should be ready summer 2022. In addition, the ILDS implementation team is currently designing large block (50+ parcels) for Innovation Park Phase V to meet needs in today's marketplace.

Provided below is a summary of the various City Industrial Parks that were developed in recent years.

### **Innovation Park**

Innovation Park is located on both the west and east sides of Veteran's Memorial Parkway, north of Highway 401 and south of Hamilton Road.

598 acres of land were acquired between 2001 and 2003 for the development of all four phases of this park. An additional 55 acres were acquired in 2011; 43.5 acres were added to Innovation Park, Phase II, and approximately 12 acres set aside for a future interchange. Phase I was completed in 2005, Phase II in 2008, Phase IV in 2009 and Phase III by the end of 2010. Phase V will be the newest phase for development which is described later in the report.

In total, 653 acres was assembled and of which 477 acres was developed and prepared for the market. As of December 31, 2021, 281 acres have been sold in the park, 30 acres are under contract, 24 acres under Option agreements for future expansion needs, and 39.7 acres were previously donated to Western and Fanshawe (as part of the original Phase IV Joint Venture development). Unfortunately two (2) parcels were repurchased last year, totalling 9.5 acres, as Purchasers were unable to fulfill their obligations given impacts due to business disruptions caused by the pandemic. Excluding all lands sold, optioned lands, and those lands currently under contract, the total available net supply in Innovation Park is approximately 100 acres.

Since inception of Innovation Park, the cumulative historical average sale price is calculated to be approximately \$53,800 per acre and in total, the City has sold approximately 22 parcels with the average size being just over 12 acres in size.

Demand in the City's industrial parks tend to range in the smaller parcel sizes between 3 to 5 acres and larger blocks in-excess of 40+ acres.

A map showing Innovation Park is attached in Appendix C.

### **Skyway Industrial Park**

Skyway Industrial Park is located on the east side of Veteran's Memorial Parkway, north of Oxford Street and south of Huron Street. 172 acres of land were purchased from 1992 to 2000 as part of a co-venture agreement with the London International Airport for the development of an industrial park. Phase I of City land was completed by the end of 2004 and Phase II by the end of 2010.

Since the park was created, approximately 131 acres were developed and marketed for sale. Since the start of being offered to the market until now, the City has sold a total of 126.6 acres in the park. The last remaining 4.7 acre parcel was sold in 2021 and no further lots remain. In total, 14 lots have been sold representing an average lot size being 9.3 acres. The cumulative average historical sale price was calculated to be \$51,800 per acre. A map showing Skyway Park is attached in Appendix D. The London International Airport continues to have some industrial lands available, however these are land lease opportunities provided by the airport authority.

### **Forest City Industrial Park**

Forest City Industrial Park is located on the north side of Wilton Grove Road, east of Highbury Avenue, and south of Highway 401. 178 acres of land were acquired in 2001 for the development of a two-phase park. Servicing of Phase I was completed by the end of 2002, and Phase II by the end of 2003.

Forest City Industrial Park represents one of the most successful industrial business parks developed by the City. In total 134 acres were developable acres and brought to the market. Since inception up to July 15<sup>th</sup> 2021, a total of 130 acres have sold.

One parcel remains which is 3.2 acres. Due to some environmental attributes of the property, the ILDS team is evaluating how these lands can be combined with a future development plan of lands recently acquired at 1710 Wilton Grove Road.

The average sale price for this park was \$51,064 per acre, 16 parcels have sold, and the average parcel size was 8.2 acres. A map of Forest City Industrial Park is shown in Appendix E.

### **River Road Industrial Park**

River Road Industrial Park is a smaller industrial park located on the west side of Veteran's Memorial Parkway, north of River Road. 52 acres of land were acquired from 1975 to 2001 for this industrial park, and development was completed by the end of 2001.

46 developable acres were marketed for sale of which all of the parcels have now been sold. The average selling price per acre was \$54,694, with an average lot size of approximately 3.8 acres. A map showing the location of River Road Industrial Park is attached in Appendix F.

### **Trafalgar Industrial Park**

Trafalgar Industrial Park is located on the east side of Veteran's Memorial Parkway, north of Gore Road and south of Dundas Street. Approximately 428 acres of raw land were acquired from 1976 to 1984 for this park and development was phased from 1980 to 1985.

One of the oldest industrial parks created by the City, approximately 379 acres were developable and brought to market. Several acres were transferred as part of the Sovereign Woods East park area while the remaining lands were sold to various companies.

In total, 3 phases were created and Phase III being the final phase located north of Trafalgar Road. Since inception until the end of 2021, the park is nearly sold out with one (1) remaining parcel at 1.51 acres being available. The average price per acre obtained for Phase III was approximately \$61,200 and in total, 25 lots have sold. A location map is enclosed in Appendix G showing Trafalgar Industrial Park.

### **Cuddy Boulevard Industrial Lands**

In 2010, the City obtained land on Cuddy Boulevard from the London Optimists in exchange for land on Rectory Street destined to house the London Optimist Sports Centre ("BMO Centre"), which is now in operation. These lands are 8.82 acres in size and zoned General Industrial. Environmental studies (SAR Report, Phase I ESA) were completed several years ago and all three of the lots have now been sold. The average selling price per acre achieved was approximately \$74,117 per acre. A map showing the Cuddy Boulevard Industrial Lands is available in Appendix H.

## 2.4 Unserviced Lands

In an effort to meet the rapidly increasing demand for the City's industrial lands, there is approximately 486 acres under ownership and in various stages in getting the lands market and shovel ready. Provided below is a summary of the current unserviced land holdings.

### **Current Inventory – Serviceable Industrial Land**

<b>Park</b>	<b>Zoning</b>	<b>Inventory (Acres / Hectares)</b>
Huron Industrial Park	Light/General Industrial	217.5 / 88
Innovation Park, Phase V	Light Industrial	200 / 80.9
Highbury & Hwy 401	Light Industrial	5.35 / 2.17
Forest City Park East	AG2	64 / 25.8
		Total 486.85 / 196.87

### **Huron Industrial Park**

The Huron Industrial Park lands are located around the intersection of Huron Street and the extension of Veteran's Memorial Parkway (VMP). The extension of VMP and upgrades to Huron Street were completed in late 2020 at a cost of approximately \$11.2 million. With the completion of the Huron Industrial Lands Storm Water Management Facility (SWMF) in 2021, approximately 128 acres (51.8 ha) is fully serviced at a municipal level. Currently there is a construction project underway to provide the option to create smaller parcels, mostly in the 1.5 to 3 acre (0.6 to 1.2 ha) size to fill what is seen as a gap in the industrial market right now. Also under consideration is to take another parcel and see if it makes sense to create several 3 to 4 acre (1.2 to 1.6 ha) parcels. The completion of Huron Industrial Park will provide the market with approximately 168 acres (68 ha) of new industrial land supply ranging from small parcels (1.5 to 4 acres in size) to one large (60+ acre) parcel. A location map of these lands is shown in Appendix I. The City has been able to reuse excess soil from the VMP and SWMF projects in order to reduce costs by not having to pay for fill to bring the grades up. Other characteristics to note with these lands are the following:

- Portions of the lands are subject to building height restrictions as related to the proximity of the London International Airport and Transport Canada regulations.
- The Sun Canadian high-pressure oil pipeline which runs in a north-south direction through a large portion of the site, and;
- Access, grading, and a servicing solution is being finalized for southern blocks of Huron Industrial lands which is anticipated to be ready and would bring up to 65 acres to market in 2022. Soft marketing of these lands is already underway.

### **Innovation Park, Phase V**

In 2013, the City acquired approximately 84 acres (34ha) of land 2555-2591 Bradley Avenue for the future Phase V development of Innovation Park. In 2018, the abutting 2531 Bradley Avenue was secured under contract which totalled approximately 45.9 acres (18.6ha). The transaction closed in March of 2019.

After several years of negotiating, the City reached an agreement with the property owners at 2497 Bradley Ave. On October 30<sup>th</sup>, 2019 the remaining land of approximately 70 acres (28.3ha) were acquired, which completed the land assembly required for Innovation Park Phase V.

The City has recently received archaeological clearance for 2555-2591 Bradley Ave. and the Stages 1, 2, and 3 Archaeological work has also been completed for 2497 and 2531 Bradley Avenue. Recent vacant possession has also been obtained for the properties and demolition work is scheduled this summer.

The City has also received approval from Hydro One Networks Inc. and Infrastructure Ontario (IO) for a municipal road crossing upon receipt of an Order-In-Council (OIC) through the Province's Ministry of Government and Consumer Services. Due to a delay with the issuance of the OIC, the ILDS implementation team anticipates approval for the corridor & road crossing by end of Q2 2022.

In Q4 of 2021, a design consultant has been hired with design and tendering of demolition, servicing and grading work. The regional storm water management facility is also underway in terms of preliminary design work. It's anticipated the grading for the site will commence in late Q4 or early Q1 2023.

Despite the lands not yet being shovel ready, Civic Administration is recommending to Council to approve pricing for Phase V as these lands are a perfect candidate for large mega site selection Request for Proposals (RFP's) through the Province and other agencies. It's important for the City to be ready to submit applications when these target sector RFP's come through the London Economic Development Corporation (LEDC) which includes pricing. The higher recommended pricing for Phase V in comparison to the other blocks reflects the premier location, large contiguous block size availability, new services being installed, proximity and exposure to the 401, and the ability to connect to the Hydro One Networks Inc. transmission line corridor for high energy use end-users/owner occupiers.

### **Highbury Avenue and Highway 401 Lands**

Approximately 16.7 acres (6.75ha) of land were purchased from the Ministry of Transportation in 1993. This land is located on the west side of Highbury Avenue, south of Highbury 401. At present, approximately 50% of this parcel is designated as a historical forest and zoned "Open Space", and approximately 3 acres will be utilized by the Ministry of Transportation for the reconfiguration of the Highbury/Highway 401 interchange. There is approximately 5.35 acres (2.17ha) remaining that could be developed in the future for light industrial and commercial uses including a hotel, restaurant and gas station. The parcel will be developed and marketed for sale once the Ministry of Transportation completes the Highbury interchange improvements which is still a couple years out.

### **Forest City Park East (1710 Wilton Grove)**

As part of the ILDS strategy, Realty Services has been contacting property owners in select areas seeking if there is interest to sell to the City on a voluntary basis. The intent being to bring more land into the City's inventory to ensure adequate supply of industrial land for future development.

The former property owners of 1710 Wilton Grove agreed to discuss a possible sale to the City in the spring of 2021. Over the course of a few months, an agreement was reached and approved by Council. The transaction was finalized in Q1 of 2022.

Initial due diligence work is near completion which includes a final Phase I/II Environmental Report, Tree Inventory Study, and the Stage I and II Archaeological Assessment is currently underway. These lands will be developed upon completion of the Huron Industrial Park and Phase V Innovation Park lands.

## **3.0 Financial Impact/Considerations**

### **3.1 Sales Activity**

Between 2001 and 2021, the City has sold a net total of approximately 748 acres (303 ha) of industrial land for a total of approximately \$39.5 million. In 2021, the municipal portion of taxes earned was calculated to be \$10.3 million dollars. Based on the 2021 industrial building permit data, a total of 70 building permits were issued and of which 15 were issued at City industrial parks. A total construction value (building alone) for



industrial uses (such as manufacturing and warehousing establishments) totaled in excess of \$106 million City wide.

Despite uncertainties experienced with the pandemic, the last two (2) years have remained very strong in terms of land sales in the City's industrial parks. In 2020, approximately 61 acres were sold representing eight (8) transactions. The lands sold were for industries ranging from manufacturing, one large scale laundry facility, one sale to a business expansion company, an alternative food protein processing facility, and a pharmaceutical manufacturer which marks the first sale of its kind for the City's industrial parks.

For 2021, the City has sold approximately 43 acres. This total represented eight (transactions) for businesses ranging in industrial automation, baked goods manufacturer, pet biscuit food production, metal refrigeration panel manufacturer, HVAC support system manufacturer, and lands purchased for expansion by an existing food processing company.

As of April 15, 2022, 5.47 acres have been sold in this year and 25 acres remain under contract awaiting completion of purchaser conditions. Despite having a couple of parcels recently re-acquired due to unforeseen impacts resulted by the pandemic, the steady demand in the City's industrial lands remain, specifically in the smaller lot sizes and bigger block parcels. Notwithstanding some of the recent Bank of Canada interest rate hikes, Civic Administration anticipates continued strong demand in City industrial parcels for the remaining part of 2022. A chart illustrating the history of our land sales since 2001 is shown in Appendix K attached.

### **3.2 Investments Made in our Industrial Parks**

A summary of investments in City industrial parks is provided in the section below for the past several years. Both 2020 and 2021 was marked with strong demand for industrial land and construction activity despite ongoing challenges with the pandemic, emergency closures, and challenges with supply chain, material, and labour costs.

#### **Industrial Investment City Wide**

In consultation with the building division, industrial building permit construction values for the past four (4) years are shown below:

2018 - \$ 43.5 million in construction value  
2019 - \$ 374.4 million in construction value\*  
2020 - \$ 62.8 million in construction value  
2021 - \$ 106 million in construction value

*\*Note: 2019 was a record year in terms of construction value, largely attributed to the building permit value of Maple Leaf Foods which totaled approximately \$300 million in construction value.*

In total, 70 permits were issued and the combined construction value for alterations, additions, and new builds totaled approximately \$106 million in construction value for all City wide industrial. For the City's industrial parks, the construction value was approximately \$48 million.

### **4.0 Other Key Issues and Considerations**

#### **4.1 Employment Creation**

Since 2001, sales of City owned industrial lands have created just over 8,500 direct new jobs. An additional 6,000 spinoff jobs are believed to have been created through construction, logistics, service providers and manufacturing related supply chains. These jobs have significantly contributed to the sustainability of advanced manufacturing in the London region through the attraction of new global manufacturing

companies as well as growth of existing London companies. A historical chart showing the job creation figures for the past 20 years is shown in Appendix L.

## 4.2 Industrial Land Sales in the Private Sector

For vacant private industrial land sales, 2021 was marked by a record in terms of purchases within the City of London. Based on the data collected, a total of approximately 321 acres of land has been sold, which includes both greenfield (raw) and infill industrial parcels. The total represents seven (7) transactions that were under 10 acres, three (3) transactions under 50 acres and three (3) transactions over 50 acres. Based on the data collected, trends observed in 2021 include sales of parcels which have sat on the market for years, many purchases made by buyers outside of London, comparatively high purchase prices and price action, and some acquisitions made by non-targeted sectors such as transportation and logistics.

Based on further data analysis prepared by Realty Services, the average price of privately sold industrial land has increased by 140% in the past five (5) years.

For 2022, the overall availability for private industrial land remains low. A chart has been included for the Privately-Owned Industrial Land Sales in Appendix M.

## 4.3 Industrial Development Charge Grant Program

### **Background:**

On May 2, 2017, Municipal Council approved changes to the City's Industrial Development Charges Grant Program. These changes, that came into effect on January 1, 2018, retain the current 100% development charge grant for targeted industrial uses, but decrease the value of the grant to 50% of the value of the development charges to a maximum grant of \$250,000 for non-targeted industrial uses. Targeted uses have been defined in the program to be consistent with the targeted uses of the Industrial Land Development Strategy. As part of the approved changes to the program, the program will expire on December 31, 2023.

Targeted Uses which qualify for the Industrial Development Charges Grant Program include:

- Advanced manufacturing including renewable and clean technology, automotive, agri-food/food processing, and defense and aerospace, as well as life and health sciences, information technology and digital media, and research and development.

Non-Targeted uses where a portion of the Grant Program applies (up to a max of \$250,000) include:

- Warehouses, distribution centres, transportation and logistics, businesses that store and process data for retrieval, and truck terminals.

Provided below is a cumulative city-wide summary of the Development Charge Exemptions for Industrial for the past four (4) years:

2018 - \$1,698,946  
2019 - \$12,359,452  
2020 - \$5,183,236  
2021 - \$1,756,966

In 2021, approximately \$329,821 was attributed to the Development Charges Grant provided for non-targeted uses. The balance Grant amount of \$1,417,145 in 2021 was provided for targeted industries.

### ***Local Market Conditions:***

Despite the Province issuing a State of Emergency in early January 2021, shutdowns and closures experienced throughout the first part of the year with re-openings commencing in June onwards, inquiries for industrial land continued to remain steady throughout the year as companies looked at the longer term horizon.

Development Charges (DC's) payable continued to be brought up by several commercial brokerages and developers for non-targeted uses such as warehouse and distribution operation businesses. However, based on the high volume of inbound inquiries received by LEDC and Realty Services, this seemed less of a concern by end-users/owners looking at setting up logistics/distribution type operations in London.

By comparison with other regional municipalities, the majority of municipalities charge Development Charges (DC's) for industrial use except for Woodstock, Strathroy, Stratford, St. Thomas, and Tillsonburg. To remain competitive with regional municipalities, the City of London continues to provide an exemption for targeted uses under the Industrial Development Charges Grant Program as mentioned above. A rebate is also provided up to a maximum of \$250,000 for non-targeted industries.

The 2021, the ILDS implementation team and LEDC are not aware of any non-targeted prospective companies which have located outside of London due to Development Charges payable. Furthermore, inquiries continue for large scale non-targeted uses, the bigger challenge being able to find available private land to meet this growing market segment need.

Despite the City's Development Charges, London remains competitive to attract end-users/owner occupants and targeted sectors given locational attributes, affordability in comparison to the markets closer to the GTA, proximity to the US market, and talent and workforce availability.

### **4.4 ILDS Strategic Initiatives**

The Industrial Land Development Strategy (ILDS) remains extremely important to the economy. Approximately 30% of all employment occurs on industrial land as per the City's London Plan. In addition, broader benefits are achieved for the City in terms of investments such as land sale value, tax revenue, direct and indirect job creation, new innovation and R&D investments made in the City, as well as other spin-off industry attraction.

Provided below are some of the Strategic Initiative achievements completed in 2021.

#### ***Active Role in Development and Selling Industrial Land:***

- The successful tender and award of engineering contract in 2021 to commence design for the SWMF and grading work required for Innovation Park Phase V.
- Rights being secured with Hydro One Networks Inc. and Infrastructure Ontario (IO) for a municipal road crossing at Innovation Park Phase V, which will allow municipal road access and servicing for 66 acres.
- The successful completion of the Huron Industrial Lands Storm Water Management Facility (SWMF) in 2021 allowing for 168 acres of industrial land being brought to market.
- Grading work commencing in 2021 for several blocks at Huron which will be completed by end of Q2 2021.
- Working in co-operation with Enbridge in expansion of a regulating station In Innovation Park, which will allow increased supply and reliability of service for existing and future end-users in the industrial park.
- Applying for funding available through the Province's Certified Site Program.
- Realty Services Industrial Land Officer and London Economic Development Corporation (LEDC) routinely providing prospective clients information on City's industrial available land.

- Maintaining available land supply information on the City's recently updated website.
- LEDC has successfully worked with several local companies with expansion plans to their existing locations as well as new foreign industries locating in London. Details are provided LEDC's website ([www.ledc.com](http://www.ledc.com)) and shared through social media, newsletters and activity reports.

***Target and Understand our Target Sectors' Needs:***

- Monthly teleconference video meetings between the ILDS implementation team and LEDC to discuss market activity, prospect client activity, development schedule for our industrial parks.
- Tracking trends and requirements through the Federal and Provincial governments along with other agencies, regarding upcoming investments being made in the region from targeted sectors.
- Monitoring of industrial site plan applications submitted through Development Services Division and set up of SWAT internal review team for time sensitive and/or high profile accounts.
- Regular calls and attendance in presentations put on by the brokerage community and development firms to better understand current market conditions and challenges being faced.
- Tracked data throughout the year from publications provided through the Conference Board of Canada, publications provided by local commercial real estate brokerages, and internal data tracking.

***Ensure an adequate supply of land***

- The recent completion of the SWMF at Huron and current grading work which will be completed end of Q2 of this year will allow 168 acres of new industrial supply which there is market demand for.
- Recent acquisition of a 64 acre industrial property located at 1710 Wilton Grove (Forest City Park East) which will add supply for the medium to longer term.
- Commencement of engineering and design work for 200 acres at Innovation Park Phase 5.
- Actively engaging with property owners on a voluntary basis to secure additional land in the longer term as part of ILDS.
- Enforcing the City's purchase option to re-purchase lands at 90% of it's original sale price, in the event Purchaser does not meet policy obligations.
- Recent changes to our Industrial Land Sale policies which includes a minimum build to lot requirement of 20% to align with better land use principles and maximize availability for targeted companies looking at London.
- Working with the brokerage community in offering City's industrial site to market private land listings or suitable design build options.
- Soft marketing taking place for larger blocks to meet strategic demand needs by targeted sectors in Request for Proposals through the Province via LEDC.

***Establish a plan to deliver investment-ready land***

- Working with the Manager, Strategic Land Development to assess policy and planning implications regarding greenfield or newly acquired parcels.
- Maintained monthly technical video call meetings to discuss industrial land status pertaining to studies, reports, construction tenders, review of capital work programs and budgets.
- Engaged routinely throughout the year communications with Enbridge, Bell, London Hydro and other external agencies such as the UTRCA to verify any servicing and/or environmental constraints.
- Annual Industrial Land Monitoring report prepared for Council.
- Annual summary provided Civic Administrations Senior Leadership Team (SLT) on the land sales status and to be reported in the City's Strategic Objectives.

### ***Market our land aggressively on international stage & making London attractive to investment***

- ILDS Implementation team participation with LEDC in Request for Information (RFI) packages from the Province and Federal government.
- Marketing of the City's available parcels on both the City's Industrial website and LEDC's website.
- New temporary marketing signage installed for the Huron Industrial Park lands. Signage also updated for Innovation Park.
- Given attendance at foreign trade shows and industry events has been restricted for 2020/2021, LEDC has adapted its approach in reaching target market audiences for our industrial lands using their referral network, site selectors, website, dedicated mailing program, drone footage and other forms of social media to attract new investment to London. Several virtual tours were arranged with site selectors and corporate facilities managers.
- LEDC worked with our neighboring communities to market the region through the EDCO Investment Alliance and Ontario Manufacturing Communities Alliance.
- LEDC maintained for 2021 the personalized concierge services to prospects in our targeted industry sectors to enhance London's attractiveness.
- LEDC and Realty Services recognize and capitalize on industrial clientele relationships and networks.
- LEDC advocating and marketing unique assets and resources available in London to manufacturing and other targeted industrial sectors.

### ***London Transit Commission***

The ILDS team recognizes the value transit services would have within City owned industrial parks and as such continues to alert LTC of employer needs, new land sales and construction as well as anticipated demand from industrial growth. As we understand it, 2022 service plan changes were approved by the Commission. Specific to Industrial areas, London Transit has been undertaking a review of Alternative Service Delivery models to provide service to Industrial areas in London. This includes expansion of industrial service to the airport and industrial areas along Huron and Robin's Hill Road.

Data from new large employers such as Maple Leaf Foods and Amazon has been regularly shared with LTC to allow for route planning, demand forecasting and other modelling purposes. With employers facing significant challenges in attracting skilled talent, access to transit has been identified as a way to engage more workforce in seeking employment opportunities.

### ***Update to the Industrial Land Development Strategy – ILDS “2.0”***

The Industrial Land Development Strategy was last updated and approved by Council in 2014. Initiatives to maintain an adequate supply of land, focusing sales to targeted industries such as advanced manufacturing, food processing etc. has worked well benefitting the City.

Upcoming initiatives such as the broader comprehensive Official Plan (OP)/London Plan review, review of data from the Growth Management Implementation Study (GMIS) and reviewing recent market condition and trends will provide more details of how ILDS will be updated in the coming future. By gathering information from the various reviews underway or recently completed, the City will be in a better position to establish appropriate policies and strategy to ensure long term success for the City in terms of attracting more employment, new investment, property tax revenues, and other important economic benefits and spin offs.

## **5.0 Update to Municipal Industrial Land Pricing:**

The City's industrial land prices have most recently changed on November 1, 2021. The last previous change was pre-pandemic being October 2018 which was based on modest market conditions at that time and to attract new investment here to London. Given the recent surge in demand over the past 12 months, accelerated price movement and high absorptions, lack of overall availability, and keeping up with land price increases across the region, a further price adjustment is warranted upwards. A deeper review into the economic conditions is provided below.

### **Local Economic Data for 2022:**

#### ***Covid, Gross Domestic Product, Employment, Population Growth***

2021 was a COVID-19 transition year. As we experienced third and fourth waves, and general lockdowns; the widespread vaccine immunization campaign took the public to the next level of protection against the virus, with easing of restrictions observed in the later half of the year. London's economy has been particularly resilient during the pandemic.

Unemployment levels wound down to 6.4% in November 2021 from a high of 9.1% in 2020, and it is projected to hold steady in 2022-23 in London. London sits equal to the national and provincial average for unemployment at 5.3 percent (March 2022) (source: Stats Can)

London's real Gross Domestic Product (GDP) rose to 6.7 per cent in 2021 and expected to rise again in 2022 and 2023. (source: The Conference Board of Canada). This year, London's economy is anticipated to expand 3.8 per cent, with another 1.8 per cent in real GDP forecasted for 2023. While Canada at large is projected to drop from 4.6 to 3.9 in 2022; on the other hand, Ontario is expected to maintain almost unchanged its GDP from 4.3 to 4.2 in 2022. (source: [https:// economics.td.com/ provincial-economic-forecast](https://economics.td.com/provincial-economic-forecast)).

In terms of population, London grew at the fastest rate in Ontario and the fourth fastest in the country. The increase has been mainly attributed to international migration and intra-provincial migration. The City's population has increased from 383,822, which was recorded in 2016, to 422,324 in 2021 based on the latest Statistics Canada information (source: CBC).

#### ***Construction and Real Estate Activity***

London has been on an upwards trend in terms of construction activity and permit data. In 2020, it was marked as the second highest in terms of building construction value totalling \$1.62 billion in total building permits issued. 2021 proved to be a record year totalling \$1.63 billion in total construction value. It is further estimated that in Q1 of 2022, the total construction value for all permits issued is \$283 million.

In terms of the residential real estate sector, total number of homes sold in 2021 was 10,964 (source: London-St. Thomas Association of Realtors – LSTAR). The Aggregate Composite Benchmark Price for the entire London-St. Thomas area rose by 37.5% than in December 2020, while the overall LSTAR average price sat at \$707,219 which is up 27.6% from a year ago. In addition, a record year was recorded for transactions in the category of condos and apartment sales (source: London-St. Thomas Association of Realtors – LSTAR).

The Bank of Canada on March 2<sup>nd</sup> increased its lending rate from 0.25 percent to 0.5 percent, the first time since cutting interest rates at the start of the pandemic. A further rate hike of 0.5 percent was introduced on April 13<sup>th</sup>, the highest one time increase since 2000 to rein in high inflation (source: CBC). Currently the Bank of Canada's interest rate remains at 1 percent. The overall Bank of Canada increases will play out in

the coming year, in terms of effects to lowering inflation and impact to real estate market activity and construction activity.

### ***Industrial Markets***

In terms of local industrial market data, CBRE's Industrial Market Outlook report for Q1 2022 indicated an improved availability rate of industrial spaces of 10 basis points (bps) for London, however still well below the national available level (1.6 percent National versus 0.9 percent for London).

The average asking sale price for London industrial buildings increased by 114.5 percent year-over-year and represents the highest overall increase and outpacing all other markets in Canada. By comparison, the national average has increased by 39.9 percent (source: CBRE Industrial Market Outlook report for Q1 2022).

Other observations reported include that the entire Q1 supply of industrial buildings, totalling 603,350 square feet, are nearly all absorbed by existing tenants and end-users/owner occupants. Notable companies mentioned in the CBRE Q1 report include Drexel Industries, Quest Brands, Cardiff Products, and Progressive Industrial Fluids, among others. Several of which are located within the City's industrial parks.

Interest in the City industrial lands continue both from existing companies looking to expand and new businesses coming to London. The attraction to London is several including proximity to the US market and GTA market, available talent and workforce, more affordable pricing than Waterloo Region, Niagara, Hamilton, and the Greater Toronto Area, and overall land and real estate costs.

By reviewing the trends since the last ILDS monitoring report, specifically with private land transactions for both 2021 and 2022, regional data from surrounding municipalities, and continued strong demand for City industrial parcels, a further price increase is recommended.

### **Recommended Council Approved Pricing:**

London continues to see strong demand in all real estate classes and industrial is no exception. A price increase to the City's industrial lands is recommended based on the following:

- The recommended price increase better aligns with the current pricing observed regionally while still maintaining competitiveness to attract new targeted industry to London and across Canada.
- The price increase will narrow the pricing gap between City pricing and private industrial land pricing which has grown considerably in the past six to twelve months.
- The previous increase in 2021 was to account for time lagged pricing and ongoing uncertainty with the pandemic.
- With the recommended price increase, the overall cost for land is still a small component to the overall cost required for a new build.
- Pricing accounts for overall increases to land acquisition, soft costs, and construction costs to develop industrial parks.
- Pricing will help the City recover the costs noted above and improve the overall revenue position.
- The recommended new pricing continues to remain an attractive option for end users/owner occupants and tenants to pricing levels observed in the GTA, Hamilton, and Waterloo Region.
- The recommended pricing accounts for the restrictive conditions in place where mandatory build is within one (1) year and a minimum building to lot coverage of 20% is required. A further 10 year buy-back provision is registered should the purchaser be unable to meet obligations as per the sale. These conditions are not present on private industrial land sales.

- The recommended pricing allows for a further adjustment in the future (if required based on market conditions).
- Provides a fair, consistent, and equitable pricing to the market when discussing with prospective clients and brokerages whereas other municipalities may be seeking to negotiate final sale prices based on each land transaction.
- In keeping with the principles to attract targeted industry and generate economic benefits such as employment and indirect employment, new construction, property taxes, and other economic benefits and spin offs.

In consultation with City appraisal staff and the ILDS Implementation Team, the new Council approved pricing is recommended to be:

**Effective July 1, 2022**, pricing for serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park (all phases), and Cuddy Boulevard Parcels will be:

- Lots up to 4.99 acres - \$175,000.00 per acre
- 5.00 acres and up - \$165,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park will be:

- All lot sizes - \$165,000.00 per acre

Pricing for serviced industrial land in Innovation Park Phase V:

- All lot sizes – \$250,000.00 per acre;

Surcharges are as follows:

Highway 401 Exposure – 15%;

Veteran’s Memorial Parkway Exposure – 5%; and

The cost of service connections from the main services to the property line is the responsibility of the purchaser. Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser’s responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of a purchaser. In the event an industrial lot has frontages on both Highway 401 and Veteran’s Memorial Parkway, the Highway 401 Exposure surcharge of 15% shall apply.

## **Conclusion**

Since the original inception of the Industrial Land Development Strategy in 2001 and update in 2014 focusing on targeted sectors, the strategy has worked considerably well to attract and retain new manufacturing, expansions, and further investment to the City of London. Huron Industrial Park is near completion and Phase V Innovation Park design work has commenced to provide premier blocks to large scale targeted manufacturing looking at London. The price adjustment will reflect today’s market conditions while maintaining competitiveness and improve the City’s overall revenue position.

## **Acknowledgement**

This report has been prepared with the assistance from Juan Cardona, Industrial Land Officer; Chris McIntosh, Manager Industrial Lands Engineering, Gregg Barrett, Director Planning and Development, Michael Tomazincic, Manager, Strategic Land Development, Stephen Thompson, Director, Economic Services and Supports and Kapil Lakhotia, President and CEO, London Economic Development Corporation.

The proposed by-law is attached as Appendix A.

The surrounding Municipalities Pricing Table is attached as Appendix B.

The location map of Innovation Park is attached as Appendix C.

The location map of Skyway Industrial Park is attached as Appendix D.



The location map of Forest City Industrial Park is attached as Appendix E.  
The location map of River Road Industrial Park is attached as Appendix F.  
The location map of Trafalgar Industrial Park is attached as Appendix G.  
The location map of Cuddy Industrial lands is attached as Appendix H.  
The location map of Huron Industrial Lands is attached as Appendix I.  
The location map of Innovation Park Phase V is attached as Appendix J.  
The City's Land Sales History Chart is attached as Appendix K.  
The City's Employment Creation is attached as Appendix L.  
The Private Lands Sales Chart is attached as Appendix M.

**Prepared by:** Adam Ostrowski, Manager II, Realty Services

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

**Concurred by:** Stephen Thompson, Director, Economic Services and Supports

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

May 2, 2022

## Appendix A

Bill No.

By-law No.

A by-law to authorize and approve to amend By-law No. A.-6151-17, as amended, being “A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the *Municipal Act, 2001*” by deleting Attachment “B” to Schedule “A” – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment “B” to Schedule “A” to amend the current pricing for serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park (all phases), and Cuddy Boulevard Parcels as follows:

Pricing for serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park (all phases), and Cuddy Boulevard Parcels will be:

- Lots up to 4.99 acres - \$175,000.00 per acre
- 5.00 acres and up - \$165,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park will be:

- All lot sizes - \$165,000.00 per acre

Pricing for serviced industrial land in Innovation Park Phase V:

- All lot sizes – \$250,000.00 per acre;

Surcharges are as follows:

- Highway 401 Exposure – 15%;
- Veteran’s Memorial Parkway Exposure – 5%; and

The cost of service connections from the main services to the property line is the responsibility of the purchaser. Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser’s responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of a purchaser. In the event an industrial lot has frontages on both Highway 401 and Veteran’s Memorial Parkway, the Highway 401 Exposure surcharge of 15% shall apply.

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

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

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

1. Attachment “B” to Appendix “A” of By-law No. A.-6151-17, as amended, is hereby deleted and replaced with a new attached Attachment “B” to Appendix “A”.

2. This by-law shall come into force and effect on July 1, 2022.

PASSED in Open Council on

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading -  
Second Reading -  
Third Reading -

## ATTACHMENT "B"

The current pricing levels of all other City industrial parks be established effective July 1, 2022, as follows:

Pricing for serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park (all phases), and Cuddy Boulevard Parcels will be:

- Lots up to 4.99 acres - \$175,000.00 per acre
- 5.00 acres and up - \$165,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park will be:

- All lot sizes - \$165,000.00 per acre

Pricing for serviced industrial land in Innovation Park Phase V:

- All lot sizes – \$250,000.00 per acre;

Surcharges are as follows:

Highway 401 Exposure – 15%;

Veteran's Memorial Parkway Exposure – 5%; and

The cost of service connections from the main services to the property line is the responsibility of the purchaser. Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser's responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of a purchaser. In the event an industrial lot has frontages on both Highway 401 and Veteran's Memorial Parkway, the Highway 401 Exposure surcharge of 15% shall apply.

The cost of service connections from the main services to the property line being the responsibility of the purchase.

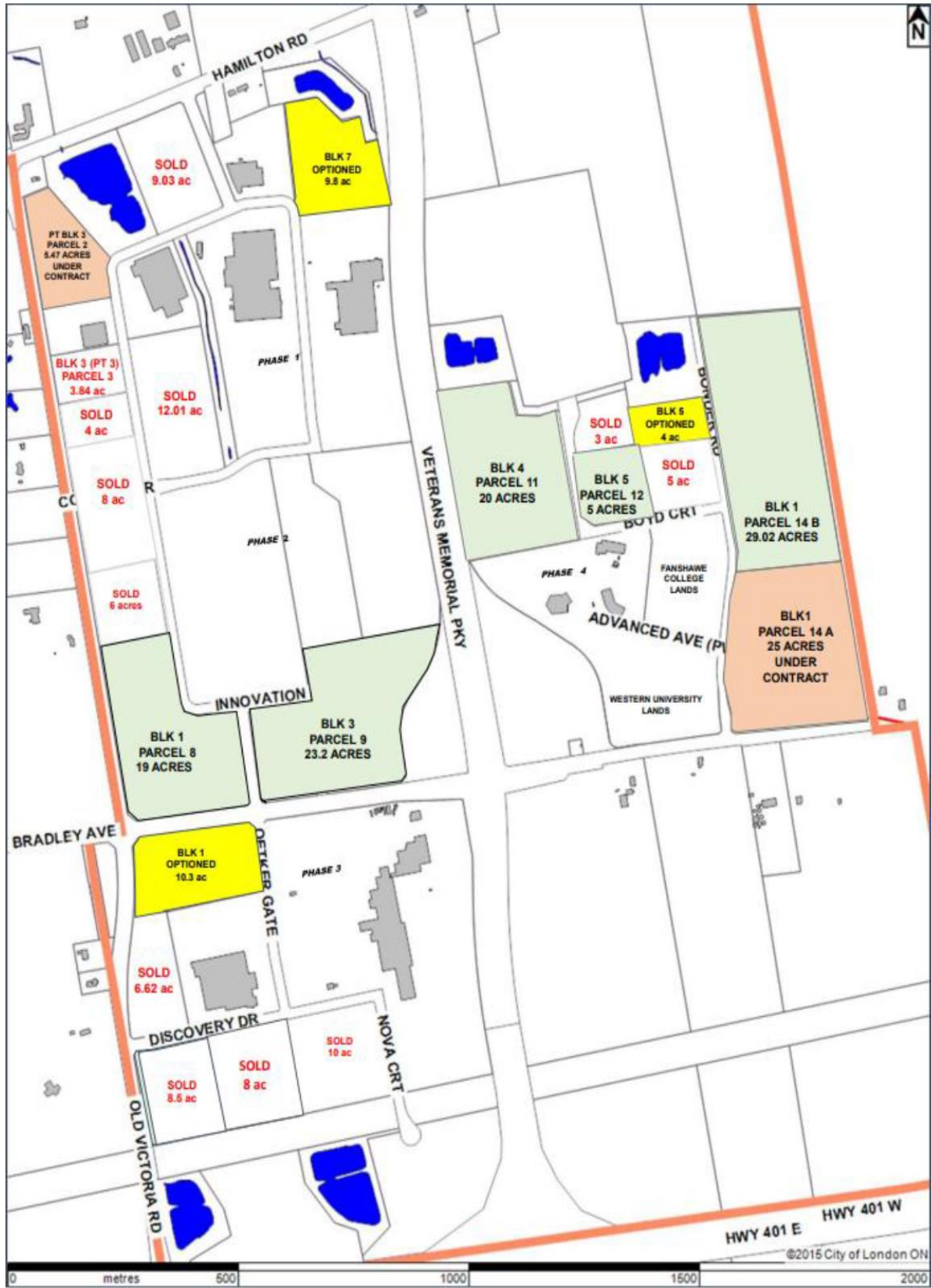
Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser's responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of the purchaser.

## Appendix B – Pricing of Surrounding Municipalities Table

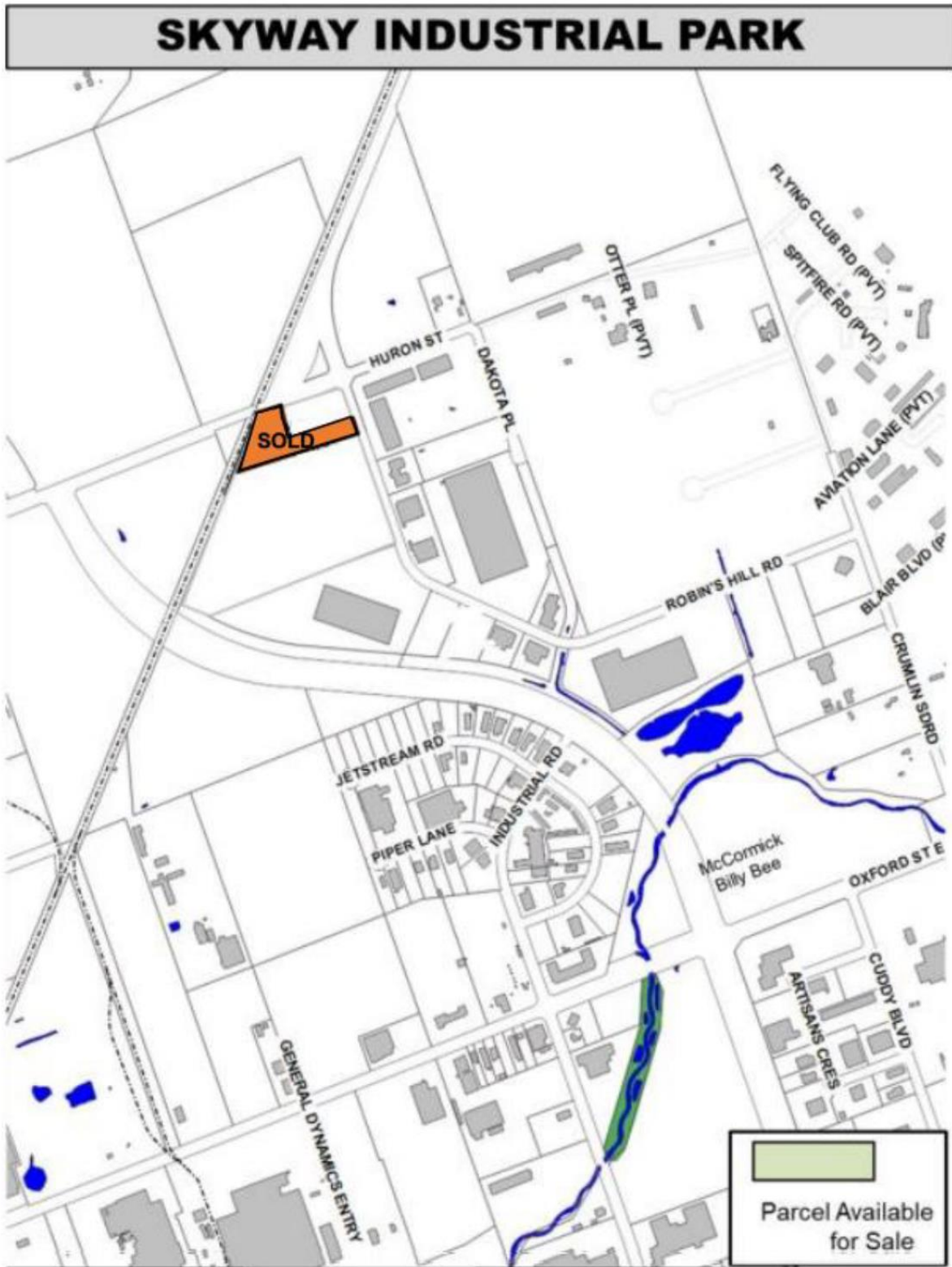
Municipality	Total Industrial Land Inventory Available (Acres)	Price Per Acre	Development Charges	Developed Land Available Yes/No	Zoning	Notes
Brantford	148.2 Acres	\$75,000 (M2), \$125,000 (M3).	\$7.01 per sq. ft.	Yes	M2, M3	The Hershey Company will utilize 20 hectares of this area.
County of Brant	10.8 Acres	Private. Not Municipally Owned	\$8.49 per sq.ft	Yes	M1-M4	260 Acre parcel features a stand alone building for lease
Cambridge	None currently available	\$350,000	Included in Municipal land price (\$2.98 psf), Regional DC is \$6.43psf, Educational DC is \$1.73psf	No	M	Cambridge, Kitchener and Waterloo seem to operate in connection with each other
County Chatham/Kent	20 acres, phase 3 of development will open up 17 acres (2023)	\$89,000	City Charge: \$1.87 per sq.ft	Yes	M1-M5	14 acre multiple use + 10 acres available
Guelph	380 Acres	\$425,000	City Charge: \$14.75 per sq.ft	Yes	B.1-B.4	Hanlon Creek Business Park ready for development
Hamilton	23.44 Acres	\$650,000 to \$750,000	City charge: \$13.14 per sq.ft.	Yes	LI	Prime industrial land and vacant industrial land
Ingersoll	<50 Acres (estimated)	Not published	\$36.83 per sq. metre	Yes	MG	Recent data obtained suggests pricing is at \$112,500 per acre
Kitchener	N/A	Not published	\$22 per sq ft.	Yes	M2	Cambridge, Kitchener and Waterloo seem to operate in connection with each other
London	169.4 Acres	\$115,000 to \$125,000	Targeted Sectors - Exempt Non-Targeted - \$21.38	Yes	L1 / G1 / H1 / L12(9)/L12(23)	Current Pricing
Middlesex Centre	166 Acres serviced, 300 Acres unserviced	\$40,000 per acre	<a href="#">Middlesex_Centre_Developm ent_Charges_DC_2022.pdf</a>	Yes	M1-M4	EDO Ben Shantz noted that Middlesex Centre is looking to explore this more in the future
Waterloo	400 Acres	\$225,000 per acre	<a href="#">Region of Waterloo Development Charges.pdf</a>	No	E3	Large tract of land located off Wilmot Line and Erb owned by the Municipality.
Sarnia	70 Acres	\$50,000 for 5 or more acres; for the first 2 acres \$70,000 to \$80,000	<a href="#">Sarnia Development-Charges- Pamphlet-2022-January.pdf</a>	Yes	LI,HI	Sarnia 402 Businee Park: light industrial operations such as assembly, fabrication, manufacturing, warehousing, storage and distribution, freestanding offices, wholesaling, research and technology uses, laboratories, printing and publishing
Stratford	22.44 Acres - All reserved	\$145,000	None	Yes	M1	Craine West Business Park
Strathroy	100 Acres new + 150 acres (Molnar I.P.) + 150 Acres (High Street I. P.) = 400 Acres	\$35,000- \$50,000 per acre	<a href="#">Strathroy Development Charges.pdf</a>	Yes	M2	The land is located along the east side of Adair Blvd. and borders Hwy. 402. It is the first piece of industrial land in Middlesex County to be considered for this program
St. Thomas	N/A	\$98,000 to \$125,000	None	Yes	EL	Pricing starting at \$98,000 per acre.
Tilsonburg	24 Acres + 70 Acres future	\$50,000 per acre	None	Yes	MG	Lots from 3 to 16 acres of land are still available
Windsor	40.70 Acres (estimated)	\$3.67/ sq.ft- \$4.50/ sq. ft (roughly \$400,000 per acre)	Exempt	No	M	City industrial lands being leased to EV Battery Plant.
Woodstock	<10 Acres	\$185,000 per acre	Exempt	Yes	M3	City of Woodstock is currently in the process of developing the former Patullo farm (93 acres) south of the 401.

*Note: Data collected with assistance of LEDC, online searches, and Geowarehouse*

# Appendix C – Innovation Park Location Map

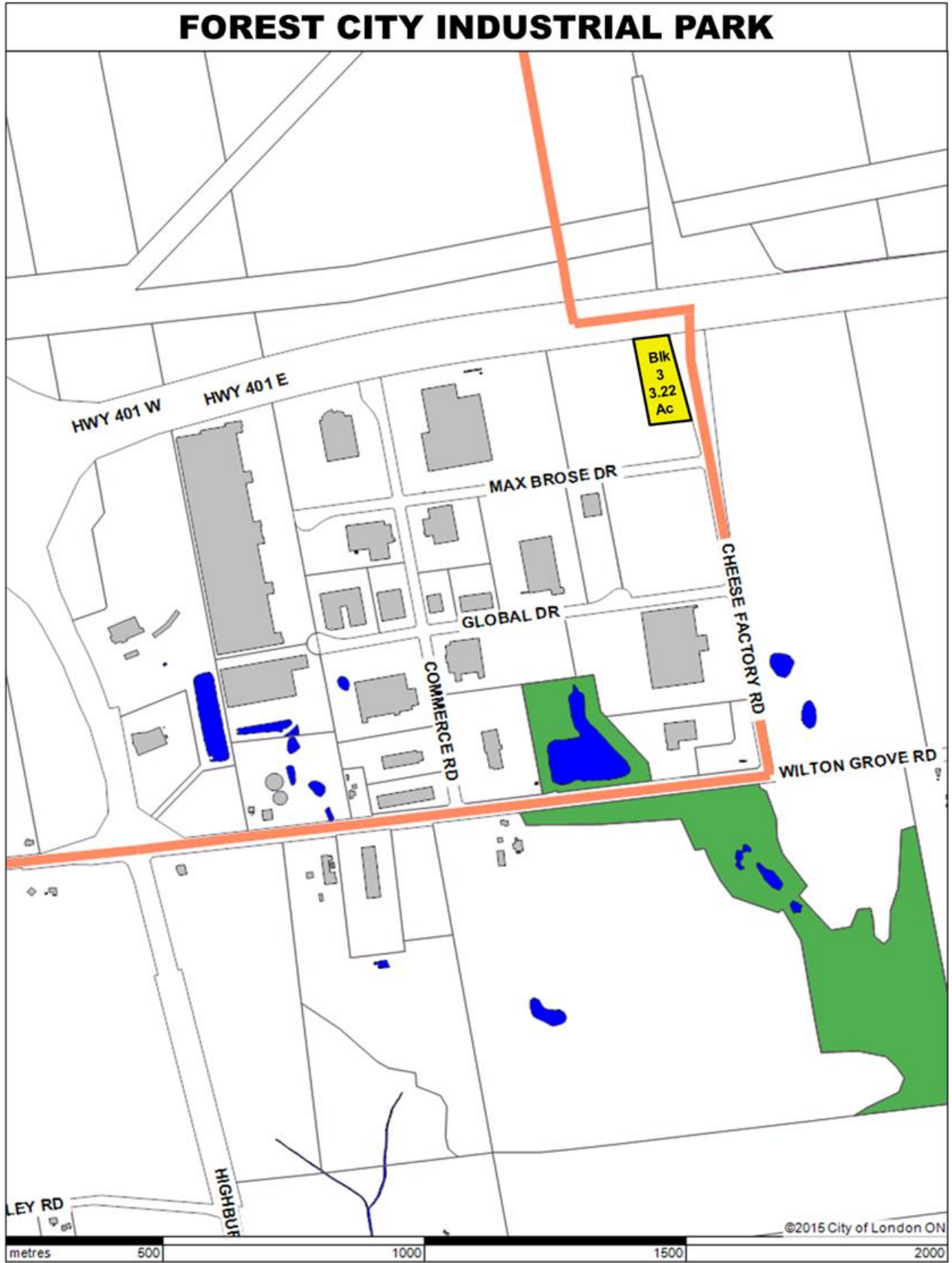


Appendix D – Skyway Industrial Park Location Map





Appendix E – Forest City Industrial Park Location Map

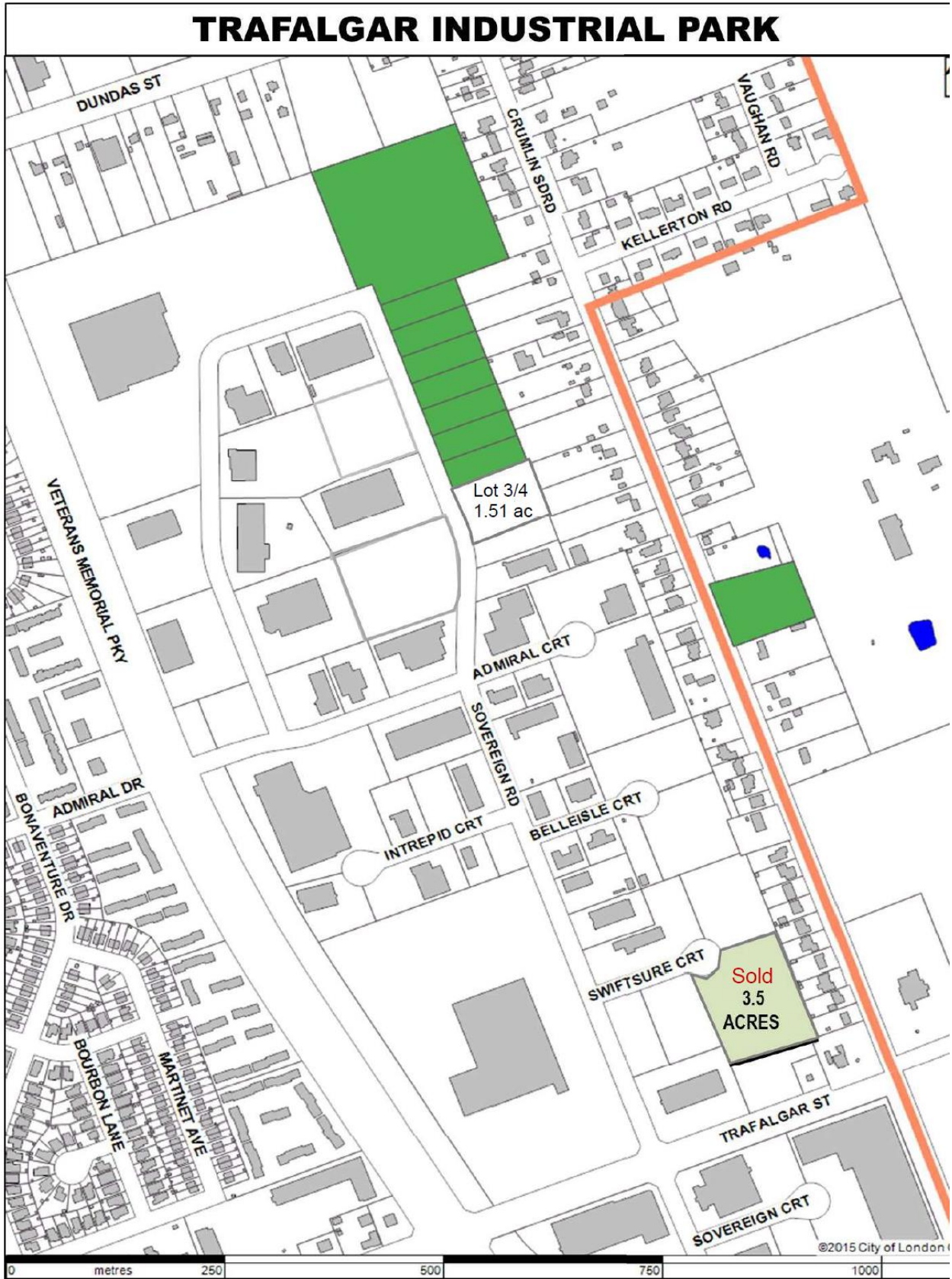




Appendix F – River Road Industrial Park Location Map



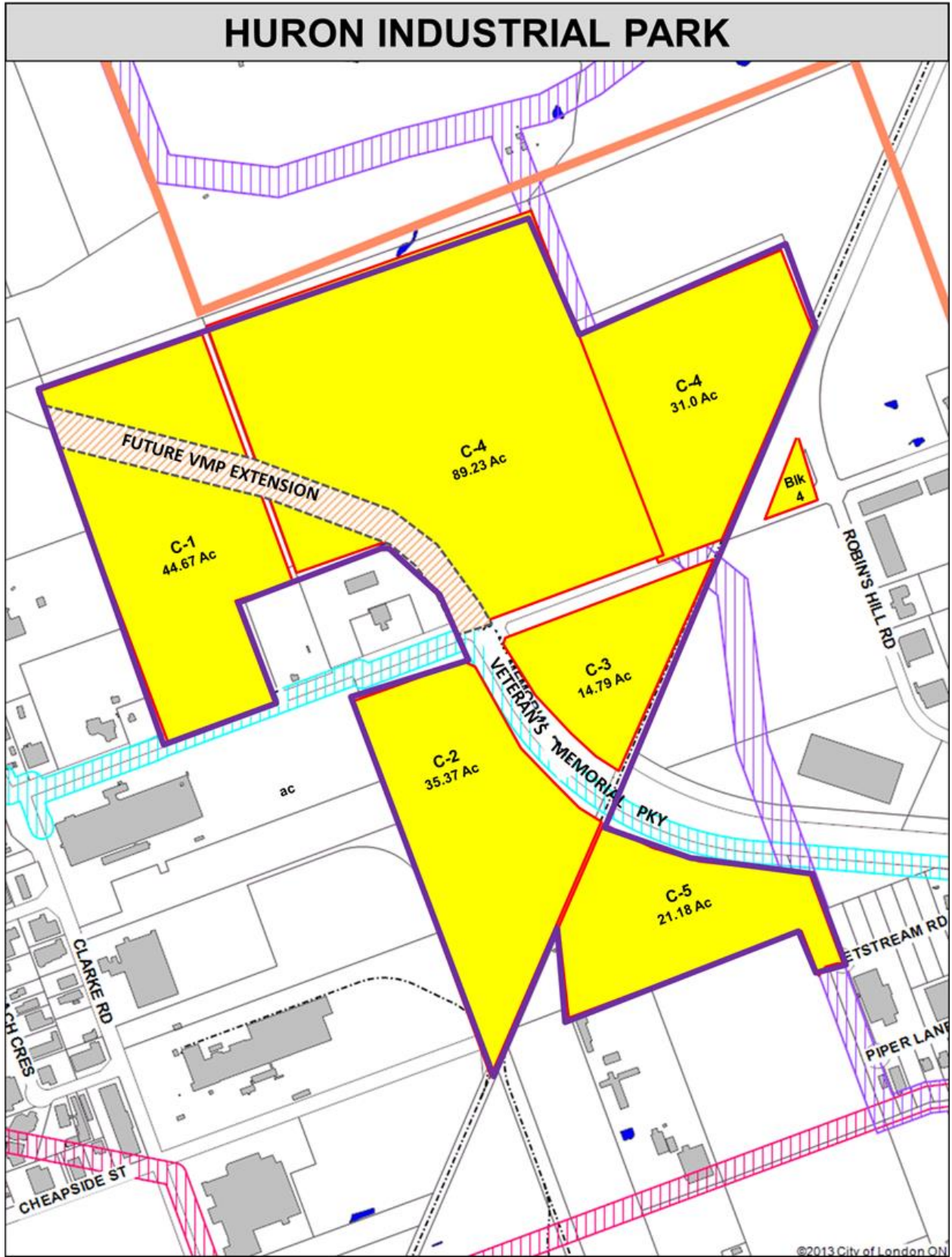
Appendix G – Trafalgar Industrial Park Location Map







**Appendix I – Huron Industrial Park Lands Map (All Phases)**

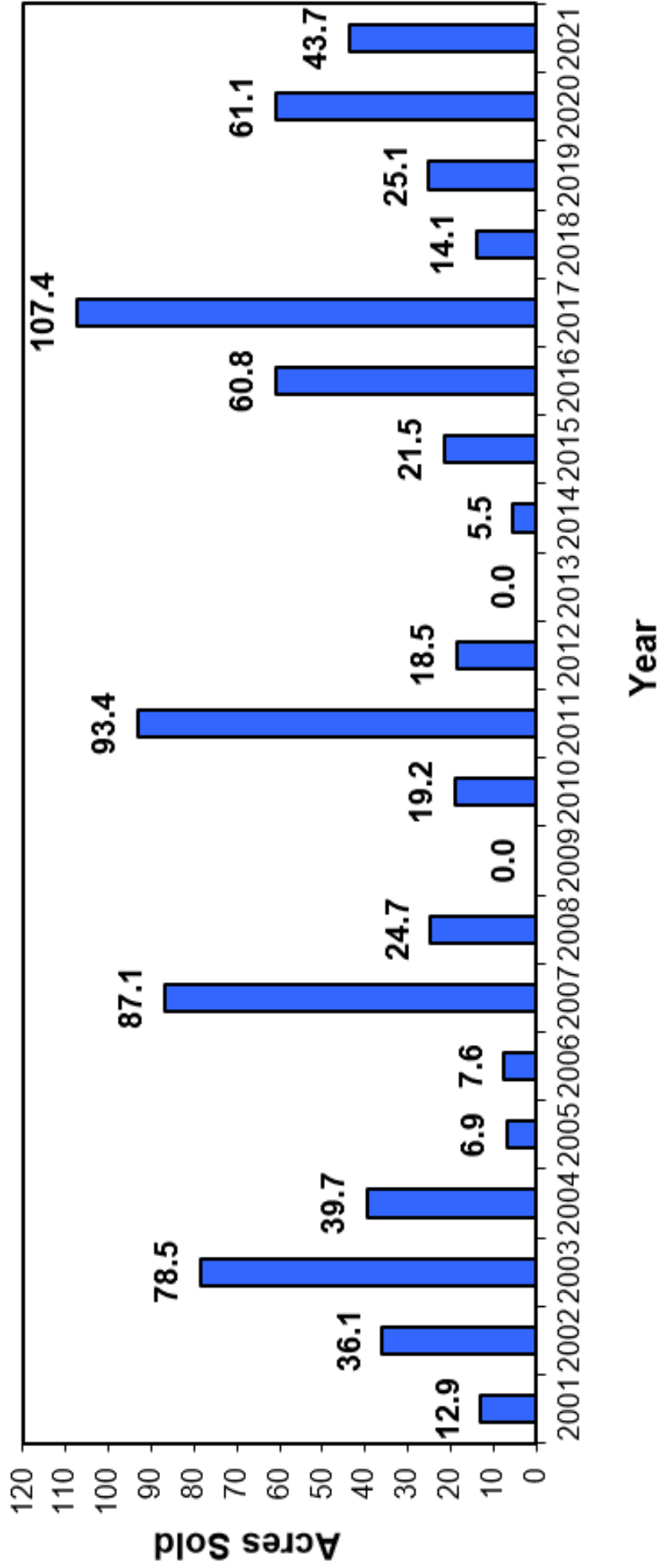


For Illustration Purposes Only  
(Note: final road widenings & Storm Water Management Facility not shown in sketch)

**Appendix J – Innovation Park Phase 5 Location Map**

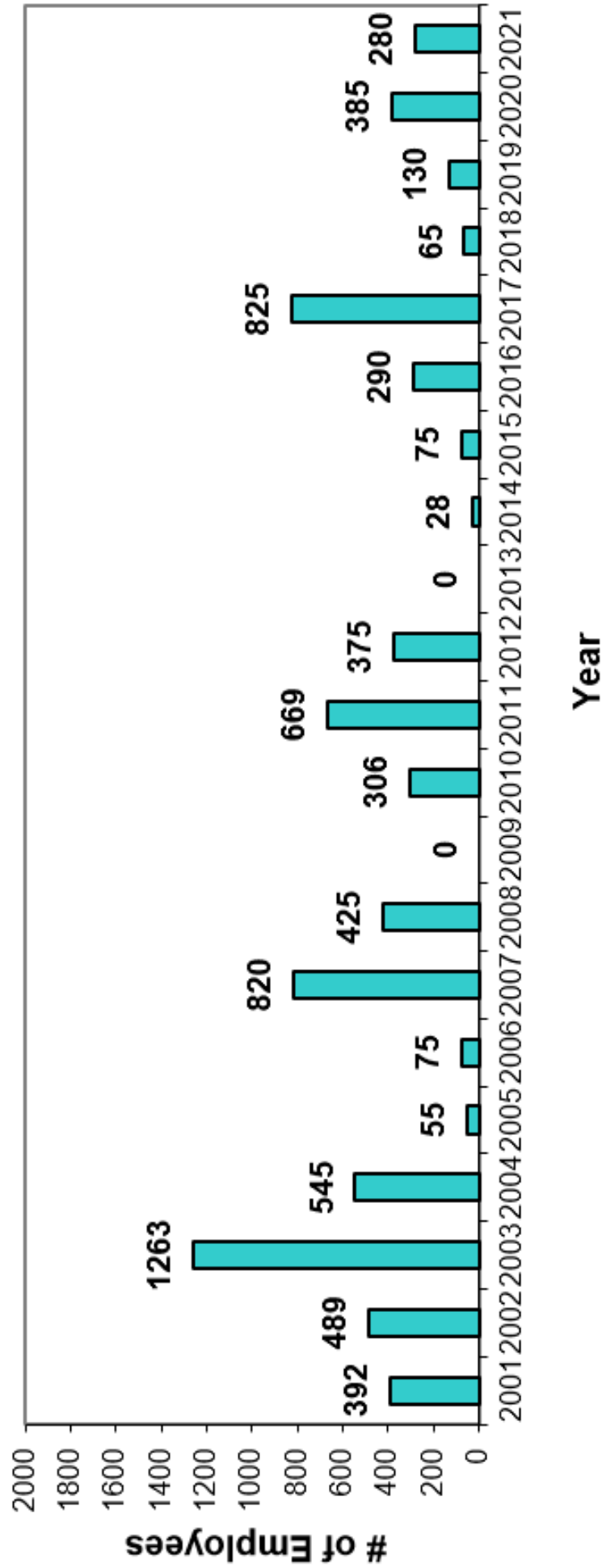


**Land Sales in City-Owned Industrial Parks  
2001 to Present**



**Appendix L – Employment Creation History Chart**

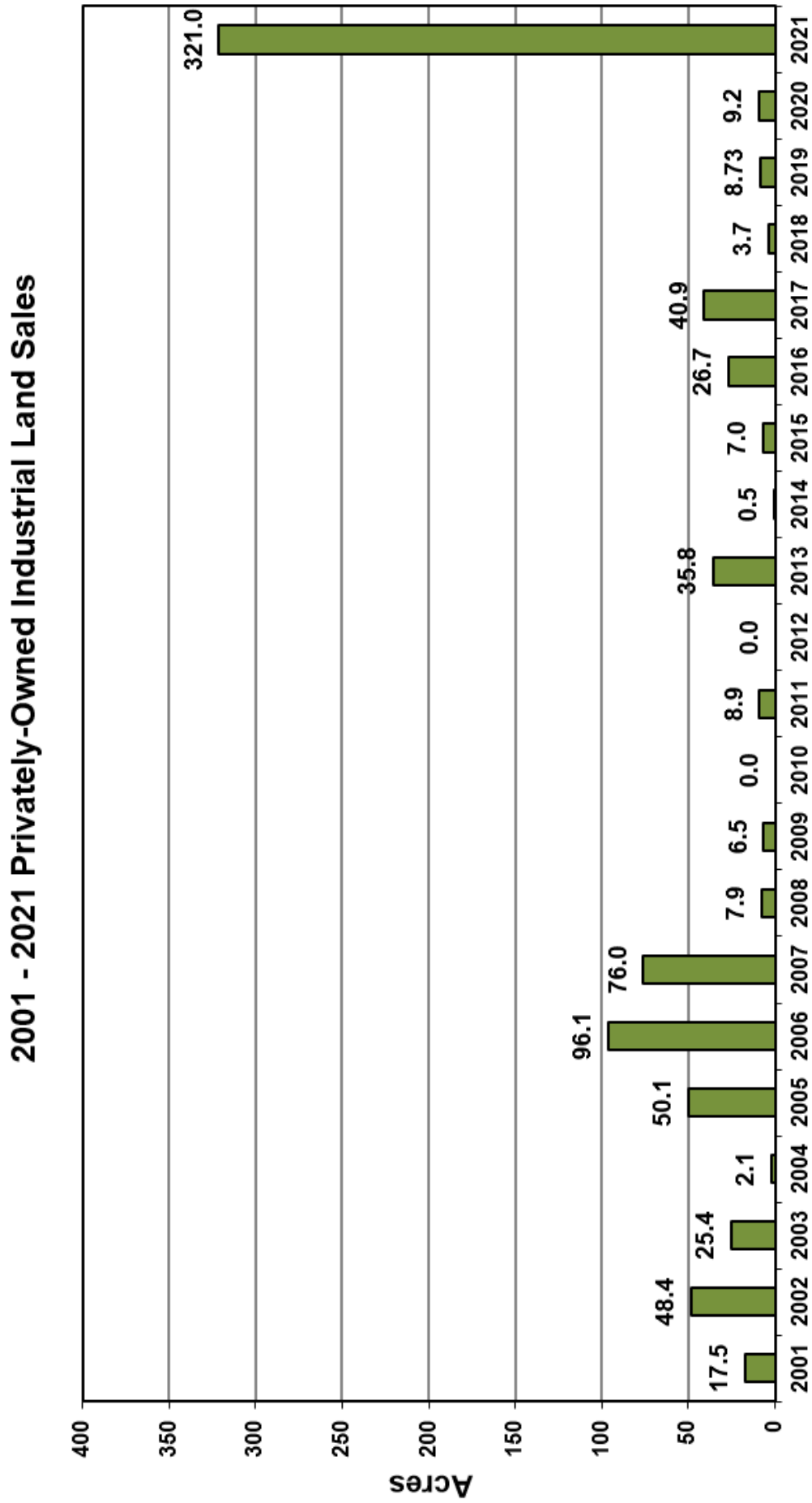
**Employment Creation \*  
(City-Owned Industrial Parks)**



*\*Note: Employment noted based on declaration made by Purchasers in the Agreement of Purchase and Sale. Time lag between land closing and when Purchasers are fully operational.*



**Appendix M – Private Industrial Land Sale Chart**



*Note: Data collected on land sales transactions using Geowarehouse and CityMaps information.*





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

May 9, 2022

Chair and Members  
Corporate Services Committee

**RE: Report from the Federation of Canadian Municipalities Board of Directors Meeting – March 1-4, 2022.**

**OVERVIEW:**

The Board of Directors of the Federation of Canadian Municipalities (FCM) met virtually from March 1<sup>st</sup>–4<sup>th</sup>. FCM is the national voice of local government, with over 2,000 member municipalities representing more than 90 per cent of Canadians. FCM is a member-first organization, advocating for municipal priorities at the federal level and delivering capacity-building tools and programs.

The 2022 March Board meeting included a busy agenda, including many discussions on sector-wide advocacy in advance of the Federal Budget. Many of the FCM advocacy priorities were well reflected in the Federal Budget, released on April 7<sup>th</sup>, especially related to housing. FCM's response to the budget commends recognition that cities are “an essential partner in solving our greatest national challenges”.

Notable Standing Committee recommendations included progress towards association-wide commitments to equity; adopting standing policy positions related to gender-based violence, emergency response, and other community safety efforts; climate mitigation, zero-emission transit, and energy transition; and affordable housing for seniors.

**BOARD SUMMARY:**

As the last board meeting before the FCM Annual Conference, the March agenda provided substantial updates on conference planning progress. This year's conference will be held June 2-5<sup>th</sup> with a hybrid format, with registration options available for either virtual or in-person attendance in Regina, SK. Registration will be open until the conference begins, and the virtual option allows access to session recordings and resources for 30 days after the conference.

The March Board included an update on the work of FCM's newest committee – the Standing Committee on Anti-Racism and Equity (ARE). The ARE Committee presented their initial commitment to equity statement, which will be into a more robust statement to inform how FCM will commit to anti-racism and equity. The current statement reads:

“At all levels of FCM, we commit to purposefully grounding our culture, policies and practices in an intersectional anti-racism and equity lens to challenge issues of race and correct inequities in order to reflect and improve the lives of communities across Canada.”

The ARE Committee also discussed measures to address Islamophobia, and will be looking to the City of London's ongoing work to inform future recommendations for board-level initiatives.

The Standing Committee on Community Safety and Crime Provention engaged in strategic discussions on mental health, addiction and community wellbeing, sharing different community approaches and opportunities for FCM advocacy at the federal level. The committee also approved the incorporation of expiring FCM resolutions into standing policy, on the following topics: Gender-based Violence, Wildfire Crime, Medical

Cannabis Production and Regulations Pertaining to the Access of Medical Cannabis. The committee also considered and approved two new resolutions on RCMP Body Worn Cameras and Cannabis Knowledge Sharing.

The Standing Committee on Environmental Issues and Sustainable Development shared information on community resilience, drawing on recent experiences from communities that had dealt with severe wildfires and flooding. The committee also recommended the adoption of five standing policy items related to: federal climate change adaptation funding and support for regional disaster mitigation and flood planning; funding for small communities for flood prevention; zero emission buses and municipal fleet vehicles; federal support for energy infrastructure; and a streamlined process for sediment management.

Updates were provided from the Standing Committee on Social Economic Development on FCM's work related to affordable housing, ending chronic homelessness, municipal-indigenous relations, and anti-racism. The Committee also discussed advocacy related to the federal Housing Accelerator Fund (a proposed federal initiative that was subsequently detailed in the federal budget) as well as the results of the National Housing Supply Summit that took place in late-February.

FCM also highlighted communities that were selected for CanWILL funding, which supports municipalities and regions that are working in collaboration with local partners to help women (with a particular focus on Indigenous, Black, racialized, youth and members of the LGBTQ2S+ community) run for office or remain in leadership positions in local government. Projects that were selected included the Middlesex County Women's Caucus' *Increasing Women's Participation in Local Government* project, in partnership with the Dorchester and District Lions Club and the London Middlesex Immigration Program.

We will continue to keep Council updated on our work on your behalf at FCM.

Respectfully submitted by:



---

Josh Morgan  
Councillor, Ward 7  
Member FCM Board of Directors



---

Maureen Cassidy  
Councillor, Ward 5  
Member of FCM Committees



**London**  
CANADA

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

April 27, 2022

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 2022/2024 term. 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 2022/2024 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 2022/2024 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, flowing style.

Anna Hopkins  
Councillor, Ward 9



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

**London**  
CANADA

April 29, 2022

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 2022/2023 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 2022/2023 term, be adopted by the Municipal Council. This includes three board meetings, and Annual Conference per year. The conferences are planned for June 2-5, 2022 in Regina and online, and May 25-27, 2023 in Toronto.

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.

A handwritten signature in black ink, appearing to read 'Josh Morgan', with a long horizontal flourish extending to the right.

Josh Morgan  
Deputy Mayor  
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** FCM's Annual Conferences and Trade Show will take place June 2-5, 2022, in Regina and online, and May 25 to May 27, 2023 in Toronto, during which time the Annual General Meeting will be held and followed by the election of FCM's Board of Directors;

**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 2022/2023 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 2022/2023 term.

## Proclamation Request Form

Requests for the issuance of proclamations are governed by Council Policy (excerpted below). Requests must be received at least six (6) weeks in advance of the requested issuance date and may be emailed to the City Clerk at [ClerksApprovalRequests@london.ca](mailto:ClerksApprovalRequests@london.ca) or mailed to City Hall, P.O. Box 5035 LONDON, ON, N6A 4L9.

### Request details

Name of Organization: NEVER GIVE UP DAY
Date Proclamation Required: AUGUST 18
Proclamation Name: NEVER GIVE UP DAY
Proclamation Type (day, week or month) DAY
Category (public awareness campaigns), (charitable fundraising campaigns), (arts and cultural celebrations): PUBLIC AWARENESS CAMPAIGNS
Requester Name: ALAIN HOROWITZ
Requester Telephone Number: 647 243 7276
Requester Email Address: info@nevergiveupday.com
Requester Address: 4243c Dundas St; W , Suite #123 - Etobicoke ON M8X 1Y3
Provide details of your Organization's Connection to London: Never Give Up Day serves every community in Canada
Required Supporting Documents <ul style="list-style-type: none"><li>• Detail information on the Organization</li><li>• Detail information on the Event</li><li>• Confirmation of authorization from the Organization to submit the request</li></ul>
The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws
Signature Alain Horowitz Date April 27 2022
NOTICE OF COLLECTION OF PERSONAL INFORMATION  Personal information collected on this form is collected under the authority of the <i>Municipal Act, 2001</i> , S.O. 2001, c. 25 and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to the City Clerk, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4937, email: <a href="mailto:csaunder@london.ca">csaunder@london.ca</a>

# PROCLAMATION SUBMISSION

Alain Horowitz / Director-Global  
#NeverGiveUpDay  
4243c Dundas St. W - Suite #123  
Etobicoke, ON M8X 1Y3  
(647) 243 7276  
[www.nevergiveupday.com](http://www.nevergiveupday.com)  
[info@nevergiveupday.com](mailto:info@nevergiveupday.com)



## **NEVER GIVE UP DAY - AUGUST 18, 2022**

This August 18, the Cities of Brampton, Regina, Saanich, Welland and Halifax proudly join community members celebrating Never Give Up Day and have proclaimed (or confirmed to proclaim) August 18, 2022, as Never Give Up Day.

Never Give Up Day is a global celebration day focused on cultivating a mindset of determination. A Mayoral Proclamation signals the city's role in recognizing the importance of never giving up and invites its citizens to make this day a springboard for awareness-raising actions. Never Give Up Day provides a common platform for health/social care providing associations, nonprofits and charities in their efforts to establish a call to action and fundraising activities.

Many philanthropic causes have dedicated awareness months or days to hold their call to action or fundraising, but few can engage so much attention, touching so many hearts and connecting so many people to the same degree as Never Give Up Day. The day not only applauds people for reaching their goals, but also supports those who are still trying to achieve their goals.

What our communities do each year is nothing short of amazing. This unique celebration day is dedicated to showcasing the impactful resilience and determination in our community. It would be truly an honor if your City helps establish Never Give Up Day as an official day and allows your residents to get involved in a worthy cause that comes on time.

'Never Give Up Day serves every community in Canada'

If interested, I am able to provide you with a Mayoral Proclamation Template.

Looking forward to hearing from you,  
Best Regards  
Alain



## Proclamation

- WHEREAS, The City of {City} proudly joins community members in Celebrating Never Give Up Day on Thursday, August 18, 2022; and,
- WHEREAS, Never Give Up Day is focused on cultivating a mindset of determination to help people get through difficult challenges; and,
- WHEREAS, Never Give Up Day not only applauds people for reaching their goals but also supports those who are still trying to achieve their goals; and,
- WHEREAS, Never Give Up Day remains relevant for health care providing organizations, associations and charities in their efforts to establish a call to action and fundraising activities; and,
- WHEREAS, The City of {City} recognizes Never Give Up Day and its positive influence for people across our community;

NOW, THEREFORE, I, {MAYOR'S NAME}, MAYOR OF THE CITY OF {CITY NAME}, {STATE}, DO HEREBY PROCLAIM AUGUST 18, 2022, TO BE

## NEVER GIVE UP DAY

AND CALL UPON ALL CITIZENS OF {CITY}, TO MAKE THIS DAY A SPRINGBOARD FOR AWARENESS-RAISING ACTIONS

WITNESS MY HAND AND SEAL THIS THE {DATE},.

---

{MAYOR'S NAME}, Mayor

## Proclamation Request Form

Requests for the issuance of proclamations are governed by Council Policy (excerpted below). Requests must be received at least six (6) weeks in advance of the requested issuance date and may be emailed to the City Clerk at [ClerksApprovalRequests@london.ca](mailto:ClerksApprovalRequests@london.ca) or mailed to City Hall, P.O. Box 5035 LONDON, ON, N6A 4L9.

### Request details

Name of Organization
London and Middlesex Local Immigration Partnership
Date Proclamation Required
Monday, June 6, 2022
Proclamation Name
Day of Remembrance for Our London Family
Proclamation Type (day, week or month)
Day
Category (public awareness campaigns), (charitable fundraising campaigns), (arts and cultural celebrations)
Public Awareness
Requester Name
Dr. Dev Sainani
Requester Telephone Number
Requester Email Address
<a href="#">_____</a>
Requester Address
The Skill Centre, 141 Dundas St, 3 <sup>rd</sup> floor London, Ontario N6A 1G3
Provide details of your Organization's Connection to London
LMLIP is a collaborative community initiative, funded by Immigration, Refugees, and Citizenship Canada, and supported by the Government of Ontario and the Association of Municipalities of Ontario. It is co-led by the City of London and a community member.  The LMLIP has been active in combatting discrimination and racism including Islamophobia and xenophobia. LMLIP was an active participant in the 2021 March against Hate and will participate in this year's March against Hate.
Required Supporting Documents
<a href="#">LMLIP website</a> <a href="#">A London for Everyone: An Action Plan to Disrupt Islamophobia</a>

The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws

Signature



Date May 3, 2022

**NOTICE OF COLLECTION OF PERSONAL INFORMATION**

Personal information collected on this form is collected under the authority of the *Municipal Act, 2001, S.O. 2001, c. 25* and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to the City Clerk, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4937, email: [csaunder@london.ca](mailto:csaunder@london.ca)