

Agenda Including Addeds

Strategic Priorities and Policy Committee

6th Meeting of the Strategic Priorities and Policy Committee

January 17, 2023

4:00 PM

Council Chambers - Please check the City website for additional meeting detail information. Meetings can be viewed via live-streaming on YouTube and the City Website.

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Metis and Inuit people today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

Members

Mayor J. Morgan (Chair), Councillors H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, S. Hillier

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(Note: This appointment is subject to the Ministry approval)

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(Note: This appointment is subject to the Ministry approval)

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Report to Strategic Priorities and Policy Committee

To: Chair and Members
Strategic Priorities and Policy Committee
From: Scott Mathers, Deputy City Manager, Planning and Economic Development
Subject: London: A Place to Call Home (LDI and LHBA)
Date: January 17, 2023

Recommendation

That, on the recommendation of the Acting Deputy City Manager, Planning and Economic Development, this report summarizing the City's response to the *London: A Place to Call Home* white paper **BE RECEIVED** for information.

Executive Summary

The London Development Institute (LDI) and the London Home Builders' Association (LHBA) authored a white paper *London: A Place to Call Home* in June 2022 with the intent of generating informed discussion about housing availability and affordability in London. The paper includes seven policy recommendations and five process recommendations for the City of London. This report provides a summary of initiatives that are currently underway and relevant to the recommendations. This report also identifies areas for further discussion between Civic Administration and the industry.

Linkage to the Corporate Strategic Plan

This report supports the following 2019-2023 Strategic Plan areas of focus: Strengthening our Community, as it recognizes gaps in the provision of affordable housing and identifies City initiatives that aim to address those deficiencies; Building a Sustainable City, as it details planning and development projects and tools that will help to promote and direct future residential growth; Growing our Economy, as it acknowledges the economic spin-off benefits of housing development in related industries such as trades and manufacturing; and, Leading in Public Service, as it identifies work currently underway to improve existing development review processes that will accelerate the approval of residential units.

Related Reports

June 22, 2022 - Strategic Priorities and Policy Committee - Delegation - London: A Place to Call Home - Mike Wallace, Executive Director, London Development Institute

A list of reports and resources related to the individual projects identified in this report is provided in Appendix B.

Analysis

1.0 Background

1.1 London: A Place to Call Home by LDI and LHBA

At the June 22, 2022, meeting of the Strategic Priorities and Policy Committee (SPPC), the London Development Institute (LDI) and the London Home Builders' Association (LHBA) presented the white paper titled *London: A Place to Call Home*, attached to this report as Appendix A.

The intent of the white paper is to generate informed discussion about housing availability and affordability in London, and to find mutually beneficial solutions to the

challenges at hand. An underlying theme from the industry is the need to work collaboratively with the City of London and other partners.

London: A Place to Call Home outlines opportunities to explore with the federal and provincial governments, as well as seven policy recommendations and five process recommendations for the City of London.

1.2 Policy Recommendations

The following policy recommendations are proposed by LDI and LHBA:

1. Review the Urban Growth Boundary
2. Development industry to be full participants in the ReThink Zoning process
3. Incentives to support residential growth downtown
4. Create a Mayor's Task Force on housing affordability & availability
5. Growth-based funding increase for Planning and Economic Development
6. Multi-stakeholder working group to address deep affordability issues
7. Fast track completion of the Permit Ready Lot Program

1.3 Process Recommendations

The following process recommendations are proposed by LDI and LHBA:

1. Development of an accountability tracking system for individual applications
2. Review of the File Management/Complete Application process for subdivisions
3. Improved Consultants' reports requirements for complete application clearance
4. Enforce prescribed circulation deadlines for comments on applications from third parties
5. Review the options to improve and expand the use of electronic application submissions

2.0 Follow-up with the Development Industry

Upon receiving *London: A Place to Call Home*, City staff organized a series of urgent targeted meetings with the building and development industry over the fall months to discuss and fully understand the concerns and recommendations put forward in their report prior to coming back to Council. Targeted meetings with the industry occurred on the following dates:

- August 18, 2022
- September 15, 2022
- October 21, 2022
- November 10, 2022

Based on these conversations, it is clear that many of the recommendations in *London: A Place to Call Home* align with the Planning and Development area's priorities moving forward and much of the work to address these recommendations is currently underway. This report summarizes staff's understanding of the various recommendations made by the development industry, identifies existing projects that are underway, and highlights actions moving forward.

3.0 Policy Recommendations

The following section identifies on-going projects and initiatives that are relevant to the policy recommendations in *London: A Place to Call Home*. Anticipated timelines for key milestones are also included.

3.1 Comprehensive Review of The London Plan and Urban Growth Boundary

The London Plan is the City's Official Plan and plays a key role in directing growth over the long term. It includes growth management policies that ensure sufficient land is available to meet future demand through intensification and new areas designated for urban development. It includes growth projections that form the basis of this analysis. Every five years, a municipality can undertake a comprehensive review of their Official

Plan, which includes reviewing all policies of the Plan to ensure it remains up to date and able to meet new challenges as they arise.

A comprehensive review of The London Plan is currently underway. This process began with the preparation of new growth projections, which were presented at the December 6, 2022, SPPC meeting. The comprehensive review includes the following three major components:

- A review of all policies to ensure they conform with new or updated provincial requirements;
- A review of employment areas to ensure there is a sufficient supply and consider the possible conversion of existing employment lands to permit other types of land use; and,
- An analysis of residential land supply and demand, which will ensure there is enough room within the Urban Growth Boundary to accommodate future development.

The next steps in the project work schedule includes a report to Planning and Environment Committee (PEC) to present the terms of reference to initiate the comprehensive review. This report is being targeted for January 30, 2023. A review of residential and employment land needs will be completed. If deficiencies are identified, a recommendation to Council on whether to expand the urban growth boundary will be provided by the end of 2023. This timeline aligns with the recommendation from LDI/LHBA to complete this work by the end of 2023. A review of alternative directions to accommodate any shortfall can then be considered with recommendations on possible amendments to the urban growth boundary and The London Plan by mid-2024.

3.2 ReThink Zoning

Rethink Zoning is the process of developing a new comprehensive Zoning By-law that will conform with and implement the policies of The London Plan. Once the new Zoning By-law is complete, zones will be applied across the city that facilitate growth and intensification in the way that is envisioned in The London Plan.

The primary goal of ReThink Zoning is to develop a new zoning approach that implements the vision of the Place Types that are described in the Plan. This includes creating new regulations for the use, intensity, and form of development. Through the ReThink Zoning process, the project team is also aiming to ensure the new Zoning By-law provides a balanced framework that ensures development contributes to the surrounding context and vision for the Place Types, while also providing flexibility to allow for creative building designs and adaptability to future market demands.

ReThink Zoning was initiated in early 2022 and has included the preparation of discussion papers in June 2022 and sample zones in October 2022 that have helped focus the discussion with stakeholders. The next steps for the project include the preparation of a First Draft of the new by-law anticipated for spring 2023, followed by an updated Second Draft at the end of 2023. Due to existing project timelines and constraints, a final draft by the end of 2023 is not feasible, as recommended by LDI/LHBA.

A stakeholder working group has been formed that includes representation from both community and development industry organizations. On-going consultation has taken place in a variety of formats including meetings with interested groups and individuals, and online through the project website.

3.3 Community Improvement Plan Incentives – 5 Year Review

There are nine Community Improvement Plans (CIPs) in London that enable the City to offer grants and other incentives to attract and/or improve different types of development in several designated areas. In the Downtown CIP, for example, there are tax and development charge equivalent grants to incentivize residential development.

City staff are currently undertaking a review of all the City's CIPs and associated programs with the intent to report to Council on any recommended changes to the

programs and associated funding levels. The comprehensive review includes CIPs throughout the city (not only downtown), and incentives are applicable not only to residential, but also commercial, and industrial properties/development. Some CIP incentive programs will be impacted by the legislative changes enacted through Bill 23, and these changes will be integrated into the review.

City staff hosted a session in late November, to generate input from LDI members, as well as non-LDI members and LHBA representation. The input from this session will form a significant contribution to the City's consultation strategy for this project, which also includes a city-wide survey, and other focused sessions with community organizations and those who have accessed incentive programs.

The staff report on the Community Improvement Plan Incentives – 5 Year Review project is anticipated to be submitted for Council consideration in Q2 2023.

3.4 Core Area Vacancy Reduction Strategy

City staff are currently developing a strategy to address concerns with vacant buildings in the Core Area. City staff have met with LDI staff to discuss how they can best contribute to this project. LDI has committed to establishing a Downtown Developers' Working Group, formed mainly of its members who are significant landowners and/or developers in the downtown area, to review the opportunities for redevelopment. The group met on November 15, 2022, with City staff and the economic research consultant that has been retained to conduct a study of vacant lands and buildings in London's Core Area. The scope of the consultant's work includes measuring the size of certain units in the Core Area, and noting which units are vacant as well as conducting stakeholder outreach to investigate the reasons for the vacancies. The Downtown Working Group assembled through LDI is a significant component of the City's consultation process, which also includes other landlords, realtors, and partner organizations.

The recommended Core Area Vacancy Strategy is scheduled to be submitted for Council consideration in Q2 2023.

3.5 Multi-stakeholder Working Group on Deep Affordability

A recommendation of *London: A Place to Call Home* is to form a working group of City staff, the development industry and not-for-profit housing providers, with the mandate of facilitating the provision of deep affordable housing (referred to as the 'Affordable Housing group' in this report for clarity). This request is similar to a recommendation by Council's Governance Working Group from January 2022, highlighted below:

*e) the Civic Administration **BE DIRECTED** to report back to the Strategic Priorities and Policy Committee with a plan to establish a new Housing Committee to assist Council in meeting its goals under the approved municipal budget, the Strategic Plan and the Roadmap to 3000, with the committee include representatives from London and Middlesex Community Housing, community members at large, and relevant housing not-for-profits, organizations, and industry partners.*

City staff are currently developing a terms of reference for an Affordable Housing group that aligns with the recommendation highlighted in *London: A Place to Call Home* and the Governance Working Group resolution. The structure and purpose of this group will be developed with consideration of the structure and purpose of the Housing Supply group discussed in the following section. The mandate of both of these groups will be further outlined in a future report to Council regarding the Provincial housing targets, within Q1 of 2023.

3.6 Mayor's Task Force on Housing Supply

Similar to the above, the white paper recommends the creation of a Mayor's Task Force with a mandate of developing a strategy to increase housing supply (referred to in this report as the 'Housing Supply group' for clarity). As noted above, the structure of the Housing Supply group will be outlined in the Provincial housing targets report, which will

provide context to differentiate the role, mandate and membership of the group from the Affordable Housing group discussed in the previous section.

3.7 Roadmap to 3,000 Units and the Housing Enterprise Action Team (HEAT)

In December 2021, Council endorsed the *Roadmap to 3,000 Affordable Units Plan* ('Roadmap') which sets the framework for creating 3,000 new affordable housing units by 2026. \$78 million of capital funding to advance the Plan was also approved. The focus and intent of the Roadmap is to guide Civic Administration in establishing key partnership opportunities with the for-profit and non-profit community.

An update report on the Roadmap was provided through the Community and Protective Services Committee (CPSC) in November 2022.

Over the past year, City staff have been actively engaged in several different streams, including the formalization of the Housing Enterprise Action Team (HEAT). The HEAT team was established in early 2022 and meets on a regular basis. The team includes subject matter experts from across the corporation including representatives from Housing Stabilization, Finance, Legal, Realty, Planning and Development, Economic Services and Supports, among others. In the Fall, the team increased the frequency of meetings in order to review and address the changing conditions in London's housing market.

A report to the January 10, 2023, meeting of CPSC seeks to reallocate \$6.3 million of approved annual capital funding for the *Roadmap to 3,000 Affordable Units* from the "Affordable Rental" category to a new "City-led Shovel-Ready Projects" program category in order to ensure these projects are shovel-ready for government funding or partnerships when they are available.

This will allow the City to leverage its strengths in stakeholder engagement and development approvals, while facilitating opportunities for the non-profit and for-profit development community to leverage their knowledge of tenant and market needs and their strength in delivering housing quickly. The building and development industries are key partners in moving the *Roadmap to 3,000 Affordable Units Plan* forward.

The total number of units and overall budget for the Roadmap are not proposed to change. A further report on the program's details is planned for late Q2 of 2023.

3.8 Permit Ready Lots

The intent of the Permit Ready Lots program is to categorize and track units advancing through the Plan of Subdivision application process and use this information to help develop performance measures and lot and unit number targets for this process. This work has been on-going for several years and the City and industry meet regularly to discuss advancement. It is recognized that it is contingent on all parties involved in the approval process working together to bring units to market. Developers, consultants, contractors, suppliers and the City all have a significant role to play in building new homes in an affordable way.

Development of the program is informed by a working group consisting of City staff, the local development industry and home builders. Findings to date have been included in the extensive review of the Plan of Subdivision process currently underway as part of the Streamlining Approvals projects noted below.

The work completed related to Permit Ready Lots and the outcomes of the Streamlining Approvals project, including improved data collection, performance measures and the detailed tracking of proposed lots and units, will be integrated into the proposed approach to achieve the province's 47,000-unit target by 2031.

A future report to Council will provide a response to London's assigned housing target, highlight City initiatives that provide opportunities for increased housing development and identify various initiatives, strategies and actions to help facilitate meeting the housing target. This report is anticipated within Q1 of 2023.

3.9 Assessment Growth Funding for Planning and Economic Development

The recommendation of “Adopt policy of 3% of the annual assessment growth revenue to be reinvested in Planning and Economic Development Services” is contrary to the intent and purpose of the Council-approved Assessment Growth Policy. Civic Administration does not recommend or support modifying the Policy to allow for a specific predefined allocation.

Assessment growth generally refers to the net increase in assessment attributable to new construction less adjustments resulting from assessment appeals and property tax classification changes. While this represents additional revenue to the City, it is important to note that these newly constructed homes and businesses require the same services and service levels that the rest of the city receives, such as garbage collection, policing, fire services, snow removal, grass cutting for new parks, etc. Specifically allocating assessment growth revenues to pay for these costs ensures that ‘growth pays for growth.’

The process for the allocation of assessment growth revenues is outlined in the Assessment Growth Policy which includes eligibility criteria, specifically:

4.1.3. Business cases will be considered eligible for funding and prioritized by the following categories:

- 1) Operating or one-time capital costs directly linked to the extension of existing services to new development;*
- 2) Operating costs associated with developer-constructed capital assets assumed by the City or new Development Charges-funded growth-related capital assets constructed by the City of London or associated agencies, boards or commissions;*
- 3) Future lifecycle renewal capital costs for developer-constructed capital assets assumed by the City or new Development Charges-funded growth-related assets constructed by the City of London or associated agencies, boards or commissions;*
- 4) Support services and activities required to support the delivery of services related to items 1), 2) and 3) above;*
- 5) Operating or one-time capital costs related to pressures of a growing city (supported by appropriate metrics at the sole discretion of the City Treasurer or designate).*

Fundamental to the Assessment Growth Policy is that assessment growth allocations are based on specific growth needs supported by fulsome business cases with strong metrics demonstrating the associated growth need. Automatically allocating a portion of annual assessment growth revenues to a particular service area without requiring a service area to demonstrate the growth need has numerous shortcomings, including but not limited to:

- It disadvantages the other service areas across the Corporation who are required to justify their growth needs;
- It impedes the ability to assess all growth needs on a consistent and equitable basis;
- It may lead to sub-optimal allocations of scarce assessment growth revenues if there are greater growth needs in other areas in a particular year; and
- Inconsistent with the core ‘growth pays for growth’ principle of the Assessment Growth Policy, it may result in assessment growth revenues being used for non-growth needs if there are not sufficient growth needs in that service area in a particular year.

The various services delivered by Planning and Economic Development would qualify under categories 4 and 5 of section 4.1.3 of the Assessment Growth Policy noted above. As a result, if other funding sources (e.g., user fees) are deemed unsuitable for a particular growth need and if suitable metrics can support the growth need in question, business cases could be submitted by Planning & Economic Development under the current Assessment Growth Policy, without any required revisions to the Policy.

4.0 Process Recommendations

The following section identifies on-going projects and initiatives that are relevant to the process recommendations in *London: A Place to Call Home*. Anticipated timelines for key milestones are also included.

4.1 Streamlining Approvals Project

Through the Province's \$1.7 million grant to the City of London in February 2022, under the Streamline Development Approval funding, a comprehensive review of every Planning Act application process is underway and recommendations for streamlining the current workflow are being actioned through a series of rapid improvement initiatives. By systematically reviewing and improving current workflows, City staff can identify key project milestones that will form the backbone of the future tracking system. Some near-term process improvements will be made, including the creation of checklists to scope requirements for a complete application and templates to provide clear, actionable comments to keep files moving.

Using this funding, Planning and Development is also working towards a software solution that will, in part, address many of the industry's tracking recommendations. This is aligned with Strategic Business Case #11 (a) in the 2019-2023 Multi-year Budget through the Digital Planning Application Tracker project. The business planning work is well underway and has been enhanced by the streamlining activities.

Ultimately, re-aligning the current processes and workflow to provide repeatable, standardized approach to all applications will include developing a single source of truth for tracking the various reports and studies that a software solution would rely upon.

While work is progressing on the Digital Planning Application Tracker project, an external-facing self-serve software solution is not attainable by July 2023 as recommended in *London: A Place to Call Home*. Incremental process changes will be shared and tested with stakeholder groups beginning in early 2023.

4.2 Memorandum of Understanding with the UTRCA

At the June 21, 2021, PEC meeting, City staff presented an updated Development Memorandum of Understanding between the City and the Upper Thames River Conservation Authority (UTRCA) including revised roles and responsibilities between the two parties in the review of planning and development applications. The City's internal capacity to undertake ecological and natural heritage review has increased over the years and presented an opportunity to streamline review processes.

City staff from Planning and Development, in partnership with Environment and Infrastructure have been meeting regularly with the UTRCA to review and address matters related to development application review and flood modelling. The team is now working through the legislative changes in Bill 23 and Bill 109 to assess their impact on technical reviews required by the UTRCA.

A broader team including representatives from Finance, Environment and Infrastructure, Planning and Development and Legal are reviewing the requirements by the Province that speak to the core services the Conservation Authority provides the City.

4.3 Planning Application Process Changes (in response to Bill 109)

In April 2022, the Province passed Bill 109, the *More Homes for Everyone Act*, to implement some of the recommendations of the Ontario Housing Affordability Task Force. Among the amendments included in Bill 109 was a change to the *Planning Act* that requires municipalities to refund application fees on a graduated basis over time if they fail to meet the statutory timelines for decisions on applications. Zoning By-law Amendments and Site Plan approval applications that are received on or after January 1, 2023, are subject to the mandatory refunds. The Minister has committed to extending this timeline to July 1st, 2023, to provide a transition period for implementing refunds, and an amendment to the legislation is forthcoming.

Planning application fees are established based on a cost recovery model, and the intent of the legislation is to ensure municipalities in Ontario make decisions within the required timeframe. Therefore, changes to the planning application review process are required that will be implemented on any application received after January 1, 2023.

Some key changes include:

- Pre-Application Consultation will be emphasized and will be where most discussions between City staff and the applicant take place. Any issues identified with an application need to be resolved before an application is submitted.
- The Record of Pre-Application Consultation will include specific issues that need to be addressed within required reports and studies for an application to be accepted as complete.
- Some application requirements, such as community information meetings or review by the Urban Design Peer Review Panel will be moved to the pre-application phase of the project.
- Once an application is received there will be no opportunity for major changes requiring recirculation. Any application with major issues will be brought to Council for refusal within the legislated timelines, and the reasons for refusal will identify issues that could be addressed in a subsequent application.

The above changes will streamline the processing of applications by providing more certainty and transparency as to the major issues identified and the ability for staff to support development proposals.

4.4 Bill 23 More Homes, Built Faster

On October 25, 2022, the Government of Ontario introduced Bill 23, the *More Homes, Built Faster Act*, which includes substantive changes to legislation that will impact planning and development, with the primary goal to increase the supply of new homes through more clarity of requirements and reducing process and financial barriers for the development industry.

A report detailing the proposed legislative changes and resulting impacts of Bill 23, *More Homes Built Faster Act* was presented to SPPC on November 22, 2022.

Bill 23 received royal ascent on November 28, 2022. City staff across the corporation are working to better understand the impacts of Bill 23 on service provision, regulations and finances, and a future report will be provided in the coming months.

5.0 Financial Impact/Considerations

There are no financial impacts associated with receiving this report.

Financial impacts may arise if Civic Administration is directed to do any of the following, including but not limited to, alter the timelines or deliverables of projects that are currently underway; purchase new or significantly alter existing technology; amend tax policy; or alter or introduce new financial incentive programs.

Conclusion

The London Development Institute and the London Home Builders' Association presented *London: A Place to Call Home* in June 2022 with the intent of generating informed discussion about housing availability and affordability in London. The white paper includes 13 recommendations to Civic Administration.

Many of the recommendations in the *London: A Place to Call Home* align with the Planning and Development area's priorities moving forward and much of the work to address these recommendations is currently underway. Civic Administration will return to Municipal Council with project updates at the times outlined in this report.

Some recommendations will require further discussions between City staff, the building and development industry and housing partners. Details on the proposed approach to achieve the Province's 47,000-unit target will be provided to SPPC in February.

Prepared by: **Britt O'Hagan, MCIP RPP**
Manager, Community Planning, Urban Design and Heritage

Submitted by: **Heather McNeely, MCIP RPP**
Director, Planning and Development

Recommended by: **Scott Mathers, MPA P.Eng.**
Deputy City Manager, Planning and Economic Development

Appendix B – Project-Specific Reports

Provincial Legislation – Bill 109 and Bill 23

[Bill 109, More Homes for Everyone Act, 2022](#)

[November 28, 2022 – Planning and Environment Committee – Bill 109, More Homes for Everyone Act](#)

[Bill 23, More Homes Built Faster Act, 2022](#)

[November 22, 2022 – Strategic Priorities and Policy Committee – Bill 23, More Homes Built Faster Act](#)

Comprehensive Review of The London Plan

[December 6, 2022 – Strategic Priorities and Policy Committee – City of London Growth Projections 2021-2051](#)

ReThink Zoning

[June 20, 2022 – Planning and Environment Committee - ReThink Zoning Update Report and Background Papers](#)

[October 3, 2022 - Planning and Environment Committee - ReThink Zoning Information Report - Update & Sample Place Type Zones](#)

Roadmap to 3000 Units

[November 23, 2021 - Community and Protective Services Committee - Proposed Implementation of the “Roadmap to 3,000 Affordable Units” \(Roadmap\) Action Plan](#)

[January 17, 2022 – Governance Working Group Report](#)

[November 1, 2022 - Community and Protective Services Committee - Update on Roadmap to 3,000 Affordable Units](#)

[January 10, 2023 – Community and Protective Services Committee – Shovel-Ready Projects: Roadmap to 3,000 Affordable Units](#)

Planning and Development Review Processes

[June 21, 2021 – Planning and Environment Committee - Memorandum of Understanding for Development and/or Planning Act Application Review Between the City of London and UTRCA](#)

[April 25, 2022 – Planning and Environment Committee - Streamline Development Approval Fund: Continuous Improvement of Development Approvals Single Source Contract Award](#)

[January 9, 2023 – Planning and Environment Committee - Audit and Accountability Fund – Intake 3 – Final Report \(Site Plan Approvals Process\)](#)



LONDON

A Place to Call Home

A whitepaper on solutions
to our housing crisis

June 2022

*Submitted by
London Development Institute, and
London Home Builders' Association*





PURPOSE OF THIS DOCUMENT

London Development Institute and the London Home Builders' Association have produced this whitepaper to generate informed discussion about the ways and means to address the housing crisis in London, Ontario.

Our goal is to find mutually beneficial solutions and establish a commitment to action that all stakeholders can embrace, and in their own area of influence and expertise, participate.

Working with the City of London, the Province of Ontario, the Government of Canada, we want to build an affordable, attainable, and sustainable city for current and future generations of Londoners.

Indeed, our wish is that everyone who wants to call London home can find an available and affordable place to live.

About the London Development Institute (LDI)

LDI is a member-based organization representing most large land developers in the London area. LDI has been the leading voice on development issues in our city for more than 40 years. Our goal, working with our partners in local government and the community, is to build a better London.

Mike Wallace, Executive Director
London Development Institute (LDI)
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About the London Home Builders' Association (LHBA)

The London Home Builders' Association provides a forum for its members to share information and experience; promote ethical building and business practices; be the voice of the residential construction industry in London; and work towards the betterment of our community.

Jared Zaifman, CEO
London Home Builders' Association
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EXECUTIVE SUMMARY

London is in a housing crisis, both in terms of affordability and availability. The problem is complex as are the solutions. But one thing is clear. It is the municipal level where the rubber hits the road on the housing crisis. This is where homes are actually built. The process, however, from acquiring land to developing plans to having those plans approved and the construction of a home can take up to 7 years – sometimes longer. If London is going to successfully address its housing crisis, the development industry and the municipality need to work together to reduce that time frame in a way that respects approval requirements and demand.

All three levels of government are involved in the solution. Both the federal and provincial governments have programs in-place that can fund and expedite housing projects. It is critical that the City of London work with these governments to extract every dollar of support it can and reflect the unique condition in our city. The body of this whitepaper explores some of these options, such as the federal government’s New Housing Accelerator Fund, its Rapid Housing Initiative, and expanded infrastructure spending.

The solutions proposed by the Ontario Government’s Housing Task Force, unfortunately, are mostly focused on Toronto and the Greater Toronto Area (GTA). While there are some very good recommendations that can be carried forward into London – such as *“Depoliticize the approvals process to address NIMBYism and cut red tape to speed up housing”*¹, it is the City of London that must act upon them. To develop better provincial solutions for cities outside of the GTA, we recommend looking at forming a coalition of similar municipalities, such as Windsor, Kitchener, Kingston, and Ottawa.

The members of the London Development Institute and the London Home Builders Association have collaborated to create this whitepaper on possible solutions. We are wholly committed to working not only with the City of London, but also not-for-profit developers and stakeholders across the city to develop and implement solutions. **LONDON: A Place to Call Home** is not just the title of this report, it is the goal of so many people – and forms the fundamental foundation of the housing crisis. For many years, supply has not kept pace with the demand for homes in our city. This must be fixed. And it can.



The people of London recognize this crisis as the number one issue facing our community. In recent polling², almost three of four people agree with the statement “*London has a housing crisis*” and over four of five people say housing affordability is important to them. Over half of those polled also believe that the City of London is “*most responsible for providing solutions*”.

London’s development and home building industry believes we too have an important role to play – but successfully addressing the housing crisis cannot be accomplished in isolation. It requires an all-in approach and collaboration.

This report makes several recommendations for improvements to policy and process at the City of London. It is respectfully submitted with the goal of having fulsome discussions with political and civil service leaders. As the rubber-hits-the-road for the improvement at City Hall, the shovel-digs-the-ground with home builders. Let’s work together.

POLICY RECOMMENDATIONS

Policy Recommendation 1

The City’s comprehensive study to review the Urban Growth Boundary to commence immediately with a decision to Council on any change by the end of 2023.

Policy Recommendation 2

ReThink Zoning process to develop a more flexible zoning by-law be completed by the end of 2023.

Policy Recommendation 3

A working group be formed with significant landowners in the downtown area to review the opportunities for redevelopment with a mandate to develop programs and incentives to drive residential growth in downtown.

Policy Recommendation 4

A Mayor’s Task Force consisting of political representation, senior municipal staff and the development/building industry with a mandate to develop an implementable strategy to tackle housing supply crisis with a report to Council in December 2022.



Policy Recommendation 5

Adopt policy of 3% of the annual assessment growth revenue to be reinvested in Planning and Economic Development Services.

Policy Recommendation 6

The City in consultation with the development industry complete the Permit Ready Lot program matrix with performance measures and lot number targets reflecting current and potential growth rates to be completed by September 30th, 2022

Policy Recommendation 7

The City form a working group of City staff, not-for-profit housing providers and the private sector development community to review and recommend any policy and tools that could be used to facilitate opportunities for the provision of needed deep affordable housing.

PROCESS RECOMMENDATIONS

Process Recommendation 1

Implementation of an accountability tracking system for individual applications. A “barcode” system needs to be developed to allow both the proponent and city management to track an application through the approval process. Operational by July 2023

Process Recommendation 2

Review of the File Management/Complete Application process for subdivisions. Streamlining the requirements of sub-division applications and moving pre-approval requirements to other parts of the planning process need to be reviewed. Review in 2022 with any changes in 2023.

Process Recommendation 3

Improved checklist of requirements of Consultants’ reports for complete application clearance. Any changes could be implemented in the beginning of 2023.



Process Recommendation 4

Implement the MOU with the UTRCA as presented at the Planning and Environment Committee of Council on June 21, 2021. MOU recommendations should be implemented immediately.

Process Recommendation 5

Improve and expand the use of electronic submissions for applications. We believe the technology is available for improved use of software for application submissions that will improve the review process. Should commence as funds are available.

A crisis can be an opportunity.

Solving London's housing crisis has a second tier of significant benefits, beyond the fundamental goal of increasing supply and making homes more affordable.

New home construction creates jobs. Not only in the construction sector, but also in the legal and financial sector, architecture, design and décor, home furnishings, and shipping. As the city looks to improve its economy after the devastating impacts the COVID19 pandemic, solving the housing crisis will also fuel the economic engine of the community.

London is not an island. It is rapidly becoming a hub community for the growing suburban municipalities that surround it. This places un-funded demand on London's infrastructure as well as taking residential tax dollars that could have been paid to our municipality and are instead funding the expansion of our neighbours. This also places more cars on our roads harming the positive actions that the City of London is taking to address climate change.

The housing crisis has social, economic, and environmental consequences. It will require leadership from the mayor's office, council, and city management to successfully address it. London's development industry and its home builders are ready to collaborate with the City of London and ensure that everyone who wants to live in London can find a place to call home.

We look forward to discussing this report with council, committees, staff, and stakeholders across the city.



INTRODUCTION

Canada is in a housing crisis. The City of London has not been spared from it as we enter the latter half of 2022, a critical juncture has arrived. A plan to address the crisis must be made quickly, yet also be well-informed, swiftly implemented, and be able to be sustained for years to come.

The crisis has national, provincial, and local ramifications. You cannot open a newspaper, turn on the news or scan social media without seeing a story or discussion on the cost and availability of housing. Housing has become the number one public policy issue being discussed, not only at the dinner table, but at every level of government within Canada.

The issues and causes of the housing crisis are intertwined and tend to be complicated; a positive impact will require a multi-solution approach. Workable solutions will need collaboration from all stakeholders including government, private sector, and not-for-profit providers. Some opportunities and solutions will have a more immediate effect, but many of solutions will take time to implement and produce results. This means critical actions must consider both immediate and long-term needs.

On March 7, 2022, the Government of Canada has not only recognized the housing crisis but made it their priority in the 2022 Budget.

“There are several factors that are making housing more expensive, but the biggest issue is supply. Put simply Canada is facing a housing shortage—we have a lower number of homes per person than many OECD countries. Increasing our housing supply will be key to making housing more affordable for everyone.”³

The Government of Ontario has also recognized the problem of supply of housing.

On February 8, 2022, the provincial government’s Ontario Housing Affordable Task Force presented its findings and recommendation to tackle the housing affordability crisis in Ontario. In his cover letter to the Minister of Municipal



London: A Place to Call Home
A whitepaper on solutions to our housing crisis, June 2022



Affairs and Housing, the Chair of the Housing Affordability Task Force, Jake Lawrence, summarized the state of housing in the province.

“The way housing is approved and built was designed for a different era when the province was less constrained by space and had fewer people. But it no longer meets the needs of Ontarians. The balance has swung too far in favour of lengthy consultations, bureaucratic red tape, and costly appeals. It is too easy to oppose new housing and too costly to build. We are in a housing crisis and that demands immediate and sweeping reforms”⁴

The City of London is not immune to the housing supply crisis. It is experiencing its own perfect storm of rapid population growth and a shortage of supply of housing to meet the growing demand resulting in an unprecedented rise in housing prices within the city.

In the recently published study of London’s population growth by the Smart Prosperity Institute entitled *The Growth of London Outside of London* the author, Mike Moffat, states:

“Given that the new arrivals include a range of individuals and families, from international students to young families priced out of the GTA to mid-to-late career professionals, policymakers must ensure that municipal planning allows for enough housing to be built to meet the needs of these groups.”⁵

The London Development Institute (LDI) and the London Home Builders Association (LHBA) want to be part of the solutions to the housing affordability and availability crisis in our community.

We want to collaborate with the municipality, local business groups, not-for-profit housing providers and labour organizations in tackling the housing supply crisis. Together, we need a plan and the commitment to see it through. This whitepaper provides our thoughts on the way forward to making this a reality.



London: A Place to Call Home
A whitepaper on solutions to our housing crisis, June 2022



We have structured this whitepaper as follows:

1. Review of the housing supply crisis in a local context.
2. Outline of the consequences of the housing supply crisis in our community.
3. Opportunities & Solutions
 - a. Review of the recent Federal government announcements, with recommendations for the City of London to capture opportunities now available
 - b. Review of recent Provincial government announcements, with recommendations for the City of London to respond to provincial opportunities
 - c. Review of recent Municipal Reports relating to Growth, including recommended actions in the short, medium, and long-term, supported with notes for accountability, timeline, and outcome framework.





PART ONE: THE HOUSING CRISIS IN CONTEXT

Is there a Housing Supply Crisis in London?

The housing supply crisis is a London issue. London is one of the fastest growing communities in all of Canada. As the industry associations for London's development sector and home builders, our members are experiencing demand that far outstrips our ability to supply new homes - both for ownership and rental. New developments sell out in minutes after they are announced and there are long waiting lists for home buyers – people who just want the opportunity to purchase a new home as future developments become available.

The study issued by the Smart Prosperity Institute titled *The Growth of London Outside of London* clearly identifies the cause and effects of this extreme pressure to meet demand. The data used in the study, from the 2021 Census and Canadian Mortgage and Housing Corporation, supports two overriding components to the housing crisis issue in London.

1. The London area's population is rapidly growing due, in part, to an increased number of families moving in from the Greater Toronto Area.
2. Increasingly, the family-sized homes being built to support a growing number of families are being built outside of the municipal boundaries of the City of London.⁶

The full study can be found at: [The Growth of London Outside of London](#)

This issue of supply is not limited to new home availability but also in the resale housing market. Over the last few years, the London and St. Thomas Association of Realtors (LSTAR) have reported record increases in the average selling prices of homes in London. The average sale price of all homes has increased in London from \$307,831 in February 2017 to \$825,221 in February of 2022.⁷

These price increases are a direct result of the demand for homes far exceeding the supply in the resale housing market. This lack of supply has resulted in unprecedented bidding wars driving up selling prices.



LSTAR has also been tracking the number of sales of homes by realtors who belong to real estate boards from other parts of Ontario. It has found as many as 30 percent of the residential sales, are being sold by realtors who are not LSTAR members. Recently, both sellers and buyers are increasingly working with realtors from the GTA or other neighbouring areas to represent them for home purchasing in London.

Concerning the housing supply, this is a significant issue, as buyers from outside of London reduce local supply without adding a property to sell or rent in return. Out of 1,044 sold listings in April across LSTAR's jurisdiction, 248 listings or 23.7 percent, were sold by a non-LSTAR REALTORS® member,⁸ exacerbating the supply crisis.

Is the housing supply crisis an issue for the public?

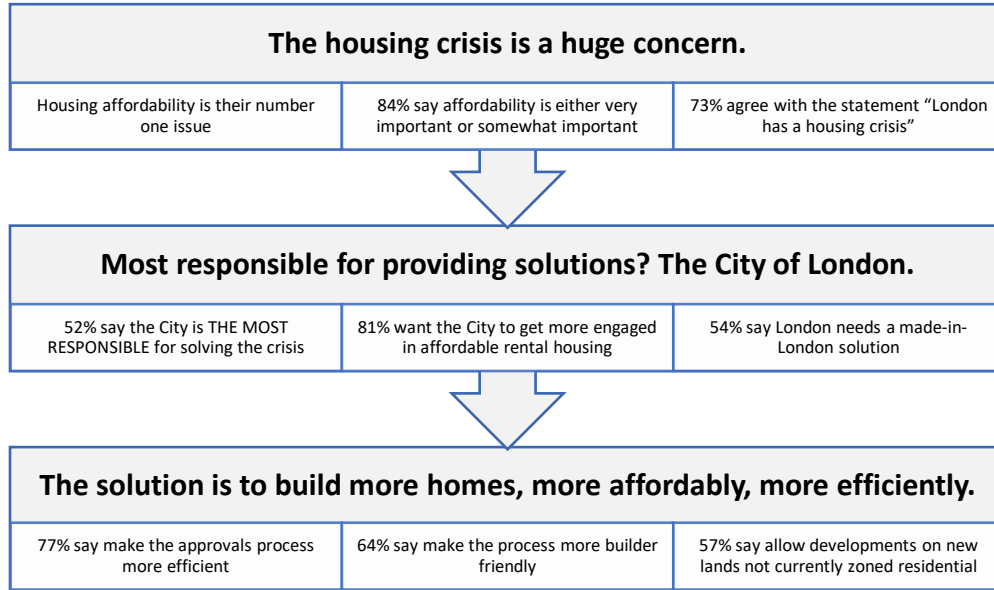
The London Development Institute, and the London Home Builders Association commissioned an opinion poll to evaluate Londoner's ranking of housing issues and their opinion on who and how to tackle the issue.

The survey of 600 residents both renters and owners of homes in London found that the housing supply crisis is a huge concern⁹.

- Eighty-four percent of those surveyed said that housing affordability is either very or somewhat important with 73 percent agreeing that "London has a housing crisis".
- The poll also asked who was responsible for working to resolve the housing supply crisis. Fifty-two percent of the respondents said the City is the most responsible for solving the crisis with 54 percent supporting made-in-London solutions.
- A large percentage, 81 percent responded they want the City of London to get more engaged in affordable rental housing.

The survey asked respondents their opinion on potential solutions in tackling the housing affordability and availability issue they identified.

- A full 77 percent said the approvals process needs to be more efficient. In addition, 64 percent believed the application process needs to be more builder friendly and 57 percent were supportive in allowing developments on new lands not currently zoned residential.¹⁰



The full survey can be reviewed at [London Housing Crisis Poll - April 2022](#)

It is clear from the information highlighted above and the many additional reports from a variety of sources including the CHMC that many parts of Canada, Ontario and specifically the City of London are facing a housing supply crisis.

Agreeing that London has a housing crisis is the first step – as this will inform the decision-making process on how to fix it. Before that can happen, however, we believe all stakeholders must also agree on the consequences of the crisis and what could happen if it is not successfully addressed.

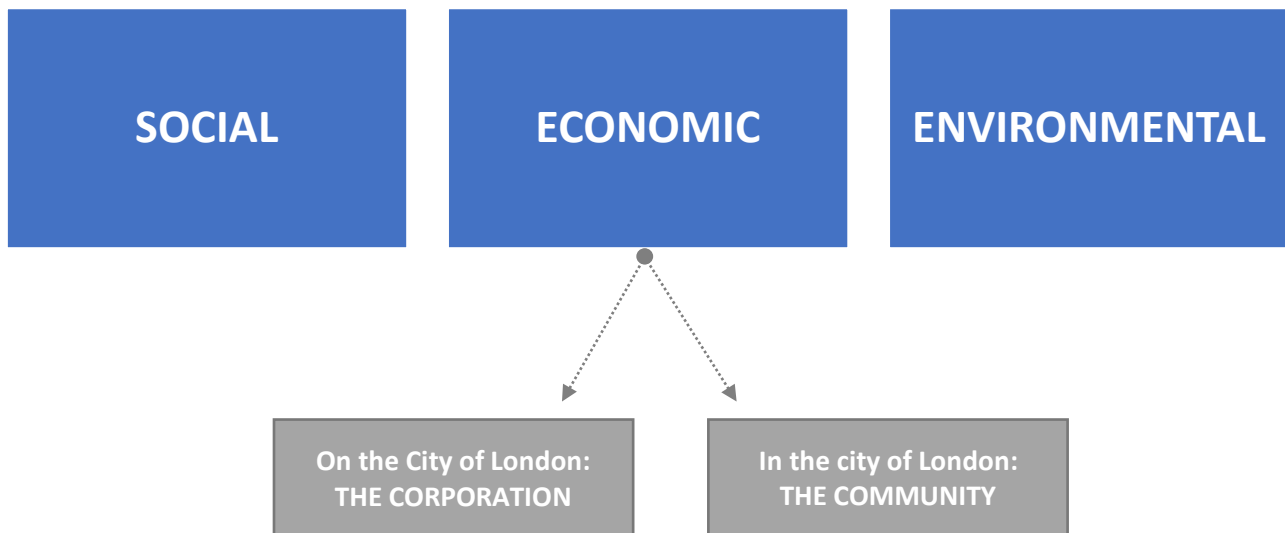


PART TWO: THE CONSEQUENCES OF THE CRISIS

Housing costs, both in the ownership and rental markets, will continue to experience rapid price increases as the growth in population from migration and immigration will make London less and less affordable.

It is important to not only acknowledge an issue but to understand its consequences in determining solutions. Recommended solutions need to be realistic and deliverable to be effective. We have highlighted some of the key outcomes if the housing supply crisis is not addressed in London.

The consequences of the lack of housing supply in London fall into three interconnected categories:



Social consequences:

One of the fundamentals of a great quality of life is based on the place you call home. A home is part of a neighbourhood that in turns forms a community. At its core, a home is the beginning of relationships, for family and friends to relationships that create the social fabric of our city. But unfortunately, the lack of affordable housing threatens to disrupt the quality of both the lives of current residents and those the city hopes to attract.



Specific social consequences of the housing supply crisis are:

1. Both in terms of owned homes and rentals, housing costs will continue to experience rapid price increases, making London less and less affordable.
2. The lack of housing supply is having a direct impact on our community. We are at risk of losing a large segment of the next generation of Londoners who have been committed community members.
 - Young Londoners who have grown up here with their families are being priced out of the market. They must look outside the city to start their independent lives and their own families
3. New immigrants to Canada have the advantage of choosing most anywhere they want to live, and that choice can last for generations. Yet, their advantage could be London's disadvantage if we cannot provide them with affordable homes, as well a sense of welcome, inclusion and opportunity.
 - If not addressed locally, the housing crisis will force new immigrant families to by-pass London as they start their Canadian journey. This will negatively impact a significant source of pride in London, the cultural diversity of our city. This will also impact the city's need for workers (see Economic Consequences).
4. The number of homeless people will continue to rise, increasing the need for so-called deep affordability.
 - London's by-name list of chronically homeless individuals has doubled in the last 2 ½ years, from 966 in September 2019 to 1898 in June 2022¹¹.
 - People experiencing homelessness are sleeping in doorways and along the river, suffering from exposure.
 - Many more are "hidden homeless," couch surfing or living in crowded or unsuitable housing. As a community of compassion, we must create housing for all¹².



Economic Consequences for City of London (the corporation):

If the supply of new housing does not keep up with demand, the economic consequences on the City of London's revenues will be significant. Let's first examine the basics of the City's budget and how it is funded.

- ✓ Of the City's \$4.2 billion annual budget, 65 percent of this revenue to fund it comes from property taxes.¹³
- ✓ Since 2017, the annual assessments have grown over \$54 million (from a low of \$8.2 million to over \$13 million in any one year)¹⁴
- ✓ These new revenues are allocated to service improvements.
- ✓ As these are not one-time revenues, they become part of the base funding for the City in perpetuity.

Specific economic consequences for the City of London

1. The amount of in year assessment growth will begin to shrink, putting further pressure on Council to find new revenues to meet current service demands. This will put pressure on the current tax base as the most likely (and least desired) opportunity to increase revenue will be to raise the property taxes of current residents.
2. As illustrated in the Smart Prosperity Institute's *The Growth of London Outside of London* study, the unmet demand for housing in the city will be driven to surrounding communities to be fulfilled.¹⁵ This creates a double hit to the City's operating budget.
 - First, a loss of new tax revenue, as the buyers and renters of new homes outside of London will pay property taxes to the municipality where they live.
 - Second, as populations outside of the city grow, these populations are also highly likely to use London as a hub for shopping, healthcare, education, and sources of employment. This means that the demand on the city's infrastructure and services including everything from roads to policing will increase, but without the benefit of the additional property tax contributions to fund their sustainability and maintenance.



Economic Consequences for City of London (the community):

Attracting new business and companies is vital to long-term health of the local economy of any city and London is no different. It is a very competitive process to attract and retain a vibrant and growing business community.

The ability of a business to convince their employees to move to a new location is a major part of a company's decision matrix. Therefore, the cost and availability of housing is an important factor for those employees is important.

The London Economic Development Corporation (LEDC) touts affordability as one of its key messages to attract new companies to the city. On their website, they describe the local housing market under the banner "Afford More", stating, "In London, you'll enjoy all the benefits of living in a big city without the costs".¹⁶

The London District Construction Association (LDCA), too, understands the impact quality-of-life factors make in the decision of a person and their family to move to London. On its website housing cost and availability are the lead factors in making London their home.¹⁷

If not addressed, the housing supply crisis in London will become a barrier in attracting business to London. London wants and needs the jobs and the economic benefits of new business. We must make sure that housing supply or the lack thereof does not hinder London's economic opportunity and growth.

Specific consequences are:

1. London's job creators will no longer have a competitive advantage in attracting and retaining skilled employees.
 - Prior to the recent drastic increase in population growth and housing demand local businesses could position London as an affordable housing market that provided a variety of housing options throughout the city.
 - The supply of housing has not kept up to meet the new demand that our business community has delivered. We are on the verge of losing our competitive advantage in attracting new talent to London.



London needs skilled labour to insure the growth and sustainability of local businesses. Our competitive advantage to attract and retain a skilled workforce was our ability to promote London as a safe, clean, and affordable City with a lot of the opportunity.

Environmental Consequences:

The lack of supply of housing in London is environmentally harmful. As illustrated in the Smart Prosperity Institute report *The Growth of London Outside London*, the pace of new homes being built outside of London is much greater on a percentage basis than our community¹⁸

The specific environmental consequences include, but are not limited to:

1. People are choosing to live in bedroom communities surrounding London that are within driving distance to London for their work, shopping, entertainment, and recreation. They are choosing to live outside of London because housing supply is more available and often more affordable. There are very limited transit options with no significant service improvements being contemplated soon. As the automobile is the number one contributor to greenhouse gas emissions from individual actions,¹⁹ the impact of the housing crisis on the environment is real, present, and without action, will be exacerbated.
2. The new homes outside of London are not infill projects but ever-expanding greenfield developments. The vast majority are not high density residential but much less intense than what could be built in London. The 2021 Annual Development Report dated February 7, 2022, indicated that a full 50 percent of London's new residential units were apartments and 46.9 percent of new units were built within the Built-Area-Boundary²⁰.
3. The rapid growth of communities surrounding is facilitated by the absorption of agricultural land, reducing local food supply.



PART THREE: OPPORTUNITIES & SOLUTIONS

Opportunities for Leadership:

The results of the housing supply crisis are real and have a direct impact on the City of London and its residents. The City of London is experiencing record growth over the past five years greater than any other city in Ontario.²¹ The desire to live in London whether driven by migration, immigration or international students choosing to make London their home does create challenges for our community.

London is positioned to have a more balanced approach to increased housing supply opportunities within the city limits within an urban growth boundary and within the built-area boundary. We believe this is a much more environmentally sustainable approach to meeting the increasing housing demand.

Fortunately, we believe there are opportunities and potential solutions to meet these challenges and build a better London. The path forward requires an examination of what all three levels of government have to offer and how the City of London can best take advantage of them.

GOVERNMENT OF CANADA

Background:

The federal government recognizes the issue of housing affordability in Canada. It has made it the priority in the recent 2022 Federal Budget.²²

In Chapter 1, *Making Housing More Affordable* there were several initiatives including the creation of the New Housing Accelerator Fund, more flexible infrastructure funding to encourage more home construction, and support of new affordable housing projects funded through the Rapid Housing Initiative administered by CMHC.



FEDERAL GOVERNMENT OPPORTUNITY #1

The City of London identify planning and building process improvement projects, obtain Council endorsement conditional on federal funding through the “New Housing Accelerator Fund” and be ready to start projects as soon as funding is confirmed.

Recommendation: Planning and Economic Development Department, working with the development industry, to identify and detail potential planning process projects that would be eligible for funding. Applications to be developed and submitted by the City with support documentation from industry stakeholders. City and industry stakeholders ensure local Members of Parliament are consulted and briefed throughout the application process.

Timing: Funding is to be available over 5 years, but we recommend that we begin the process immediately to be ready for the first intake of applications.

FEDERAL GOVERNMENT OPPORTUNITY #2

Review future City infrastructure projects and their timing and prioritize those projects that are directly tied to bringing planned residential development to the market sooner. Develop a “shovel ready” approach that would allow the municipality to take advantage of the new flexibility of federal infrastructure funding.

Recommendation: The departments of Planning and Economic Services and Environment and Infrastructure Services of the City working with the industry stakeholders through the GMIS and capital works infrastructure projects to identify projects that would be eligible for federal infrastructure funding. All stakeholders to keep local Members of Parliament informed of any infrastructure applications for the City.

Timing: Begin the review of potential projects immediately and begin to fulfill any requirements to make any application “shovel ready”.

FEDERAL GOVERNMENT OPPORTUNITY #3

Initiate a working group of local Not-For-Housing providers, the local development industry, and the City to identify and prepare any applications for the additional money allocated to London through the Rapid Housing Initiative.

Recommendation: The new money for the program is to be allocated over the next two years it would be important for all stakeholders to work together to expediate any processes that would permit applications to be submitted as



soon as possible. This fund has been traditionally oversubscribed. Keep local Members of Parliament informed of any application and seek their support.

Timing: As soon as possible as this fund is already in existence so the intake of the application process is already in place for the allocation of the new funding.

GOVERNMENT OF ONTARIO

Background:

The provincial government has housing affordability and an increase in housing supply a key goal of their government. Several actions have been designed and implemented to make 1.5 million more homes available in Ontario over the next 10 years. These include:

- The creation of the Ontario Housing Affordability Task Force
- The new \$45 million Streamline Development Fund
- The passing of the More Homes for Everyone legislation

The provincial government has demonstrated their willingness to make change to tackle the housing supply crisis. Now is the time for London to advocate for further actions that will have a direct impact on London's housing supply.

PROVINCIAL GOVERNMENT OPPORTUNITY #1

Continue to advocate for the implementation of the recommendations of the Ontario Housing Affordability Task Force that were not implemented through the recently passed Bill 109: More Homes for Everyone Legislation. These include but are not limited to the following:

- Establish province-wide zoning standards
- Removal of preservation of physical character of neighbourhood legislation
- Removal of floorplate restrictions for more efficient high-density development
- Restore full right of appeal of Official Plans and Municipal Comprehensive Reviews
- Create a province-wide standard of Sub-division standards



- Regulated professional stamp such as a professional engineer be recognized eliminating any further municipal stamp requirements

Recommendation: Industry stakeholders to continue to work together to continue to advocate for priority changes as recommended by the Ontario Housing Affordability Task Force. Collaborate with City staff on recommendations that the development community and the City could both support.

Timing: Advocacy activity to begin after current Provincial election and the Municipal Affairs and Housing Minister has been appointed. Brief local Members of Provincial Parliament on recommendations being made to the Minister and the Ministry.

PROVINCIAL GOVERNMENT OPPORTUNITY #2

Advocate for the creation of planning legislation that would address growth targets, planning tools and planning legislation changes that would recognize the unique opportunities and requirements of urban centers outside the Greater Golden Horseshoe (GGH).

The Provincial government has made several changes to the Planning Act in recent years which have a different impact on urban municipalities outside the GGH. As an example, Section 37 Bonus provisions of the Planning Act which were working in the City of London but will no longer be available as a tool in the Act for the provision of affordable housing as of the end of August of this year.

A second example is the introduction of Inclusionary Zoning (IZ) as a planning tool to provide affordable housing in primary major transit station areas (PMTSA) within a city. The recent study conducted by N. Barry Lyon Consultants for the City of London recommended against the use of IZ in London's PMTSA's as a tool for the creation of affordable housing.²³

In fact, the study showed that the use of IZ could be a disincentive to development in the PMTSA's in London except for Downtown if the application is supported by other incentives including a Community Improvement Plan (CIP) to facilitate development. The conclusion is IZ may be feasible at mass



transit settings such as subway and Go transit stations but not at rapid bus stations.

These are just two examples of changes to the Planning Act and other planning legislation that has different impacts across the province.

Recommendation: We believe there is a need and opportunity to develop and implement planning legislation that can facilitate housing needs and growth in urban communities not part of the GGH. A coalition of other growing urban communities like London, Windsor, Kingston, and Ottawa that are outside the GGH come together to develop an advocacy position to present to the provincial government.

Working with the Coalition and the development industry, the provincial government could develop and implement legislative changes that will support the growth potential of urban centers outside the GGH.

Timing: This is a longer-term project that could be accomplished within one term of provincial government. Discussion on the possibility for legislative change through the creation of a provincial task force to review the opportunities could begin this fall.

THE CORPORATION OF THE CITY OF LONDON

Background:

According to a recent poll of both homeowners and renters conducted by Public Square Research., the housing crisis is the number one issue facing the city. In this same poll, most respondents indicated that the City is most responsible for solving the crisis and “made in London” solutions are needed.²⁴

The City of London has an opportunity to tackle the housing affordability and supply crisis both through policy changes and process changes both in the short and medium term.

In addition, the current process used by municipalities to predict growth rates is an issue as outlined in the *Forecast for Failure* report from the Smart Prosperity Institute in January of this year.

One of the key recommendations:



“Growth plans should be set to population estimates that are higher than forecast to allow for unavoidable errors in forecasting. Just as government budgets typically have contingency buffers to accommodate unplanned events, so too should growth plans.”²⁵

The City needs to adopt this approach in its population growth forecasting.

The following recommendations first highlight needed policy reviews that will have a direct impact on the supply of housing and secondly on City Hall planning process improvements that can improve the timing of the development process from concept to building permit.

Below is representative of some of the more critical recommendations but is not an exhaustive list of potential opportunities in tackling the housing supply crisis.

CITY OF LONDON OPPORTUNITY #1

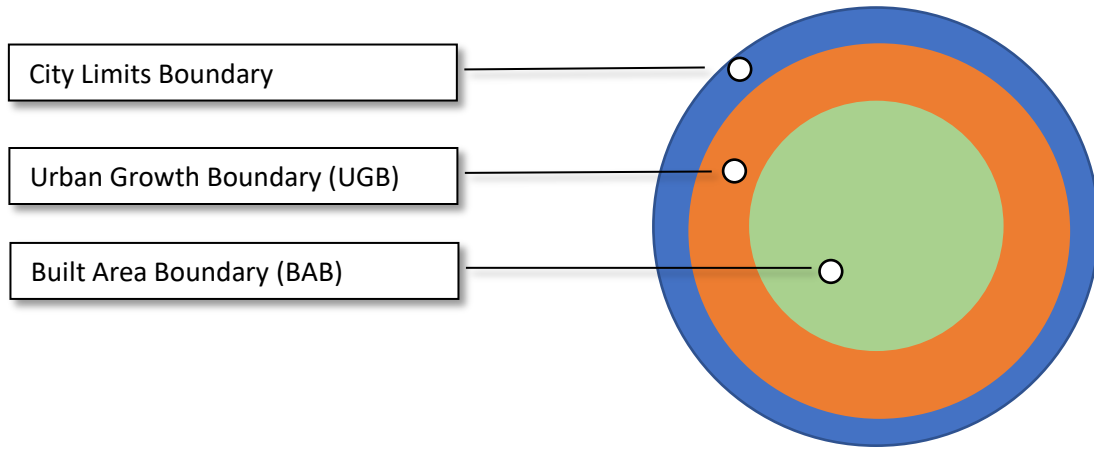
Review the Urban Growth Boundary

The City of London Planning and Economic Development department uses three boundaries in planning of the city.

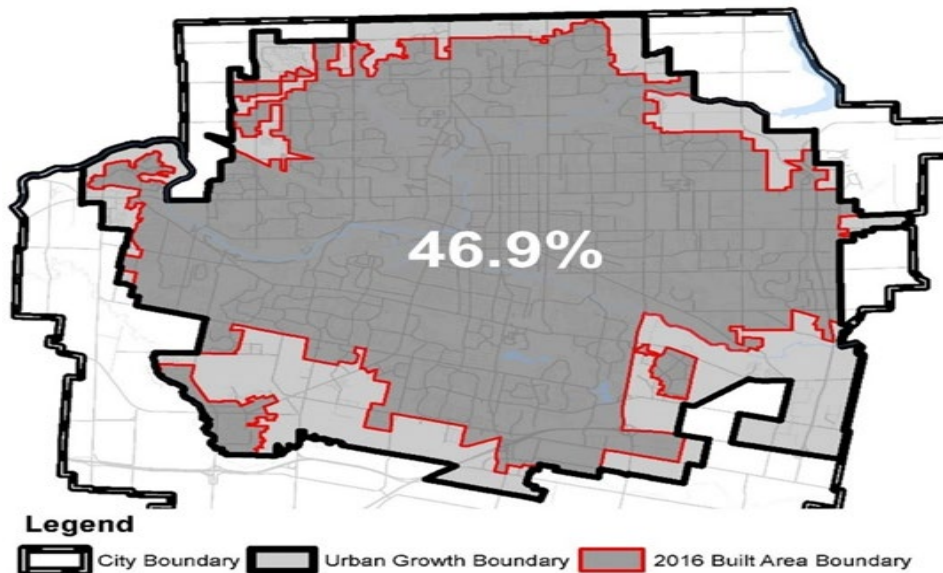
First, there is the legal limits of the City boundary which are the outer limits of the City. Lands outside this boundary line are part of other municipalities and are not part of the City of London.

Secondly, there is an Urban Growth Boundary (UGB) within the city limits. All development must occur within the UGB. The current UGB was established to capture enough land to allow for 20 years of projected growth. The UGB is determined through a comprehensive study of land availability and timing of serviceability including sewer and water and population growth projections. Any recommendations of the UGB must be approved by the province.

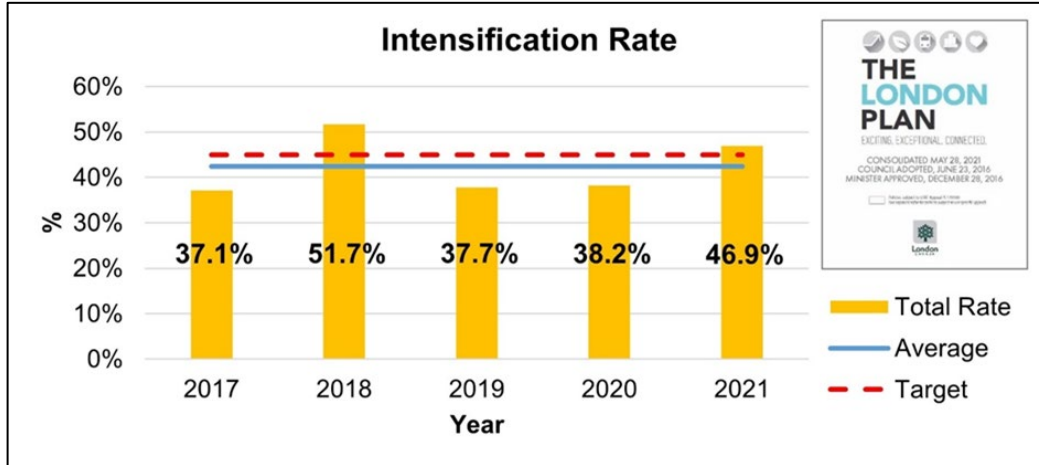
Thirdly, an additional boundary, which is inside the UGB, is the Built Area Boundary (BAB). The BAB represents the edge of development that has already occurred. The land between the BAB and UGB has not yet developed but is greenfield eligible for future development. Of course, as development occurs on the land the BAB should move to capture the area as part of the built area of the city.



The map below shows the 2016 current boundaries as presented to Council on February 7, 2022, in the 2021 Annual Development report.²⁶ The City boundary extends further south and is not captured on this map.



It is important to note that this mapping of the three boundaries is five years old. Development over that time has reduced the amount of greenfield available inside the UGB. The 46.9 percent is the amount of growth that has occurred last year inside the 2016 BAB as illustrated on the following page.²⁷



The City also uses a Growth Management Implementation Strategy (GMIS) to plan for future delivery of infrastructure needed to accommodate the development in a systematic and cost-effective manner.²⁸

Every year the City Planning department reviews, with the affected developers, the potential future timing of developments so underground infrastructure and storm water facilities can be delivered on a “just in time” basis.

The 2023 GMIS Update clearly shows the complete build-out of within the Urban Growth Boundary of the Northwest and West areas within 3 to 5 years. In addition, these predictions are based growth forecasts that are 10 years old and do not reflect the high of growth the city has experienced over the last 5 years.

It is also important to note that as per the 2021 Annual Development Report the Permit Ready Lot calculation shows that the process for sub-division approval is 4 to 5 years.²⁹ This does not include required time to get through the steps of the planning process prior to a sub-division application being submitted.

Realistically it is a 7-to-10-year process from a landowner’s first interaction with the City for a proposed development to the issuance of a building permit. This means that any change to the UGB will not result in a building permit on any new lands for at least 7 years.



Recommendation: The City’s comprehensive study to review the Urban Growth Boundary to commence immediately. We cannot wait for the 10-year statutory review requirement of a new Official Plan which would not be completed until 2026. The study needs to be focused on the issues dealing with the UGB and not be incumbered by any other study or processes. The review should use a 25-year planning horizon to allow for more flexibility in determining land needs. In addition, we would recommend that comprehensive UGB review occur after every census to stay current with applicable growth patterns. As the general appeals of the London Plan have now been resolved the comprehensive study of the UGB can proceed as the land development and intensity targets are now in full force and can be used during the review.

Timing: With the commencement of the study recommendations of any changes to the UGB could be made to Council by mid-2023. Giving the Provincial government a few months to approve any changes and to have a new UGB come into effect January 2024.

CITY OF LONDON OPPORTUNITY #2

Incentives to support residential growth downtown

As identified in the London Plan, the City’s target is to have 45 percent of new development to occur within the Built Area Boundary. The above chart shows that the industry has met or come close to that target over the last 5 years. A significant opportunity to meet this target is the residential intensification of downtown London.

The City needs to review what programs and incentives that are in place now and their success. A review of what other successful communities have done. Our industry believes that there is a tremendous potential for the redevelopment of downtown and we must take advantage of the momentum that has started such as Canada’s Music City UNESCO designation.

The review of the current “downtown boundaries” should also be considered with an option to include a downtown core area and a downtown secondary area that is within a 30-minute walk to the center of the core.



Recommendation: A working group be formed with significant landowners in the downtown area to review the opportunities for redevelopment with a mandate to develop programs and incentives to drive residential growth in downtown.

Timing: A working group of property owners be formed over the summer with a goal to report back to Council by June 2023.

CITY OF LONDON OPPORTUNITY #3

Create a Mayor's Task Force on Housing Affordability & Availability

The Mayor and Council have endorsed a strategy to achieve 3000 affordable housing units to tackle the homelessness and near homelessness issue in London within a 5-year timeframe. This is an ambitious plan that calls on all levels of government as well as all private sector stakeholders to participate and contribute to delivering this much needed housing.

London needs this same level of political leadership to tackle the supply crisis of all Londoners.

We are asking the Mayor and Council to also commit to resolving the supply local housing supply crisis that is affecting attainability of homes in London. The housing supply crisis affects everyone from 1st time buyers and renters to the attraction and retention of skilled labour in support of local business and the welcoming new Canadians who want to make London their home.

Recommendation: A Mayor's task force consisting of political representation, senior municipal staff, and the development/building industry with a mandate to develop an implementable strategy to tackle housing supply crisis.

Timing: Task force could begin meeting over the next few months with a goal to have an approved strategy in place for the next Council's implementation.



CITY OF LONDON OPPORTUNITY #4

Growth-based funding increase for Planning and Economic Development

As previously highlighted in the consequence section of this white paper year the City Treasurer presents the Annual Assessment Growth Allocation report to Council. This report provides recommendations on where to allocate unbudgeted revenue generated by new assessment within the last calendar year.

The cash flow from this new assessment amounts to an average of over \$10 million a year which is allocated to a variety of City services and becomes part of the base budget in perpetuity.

In reviewing the allocations recommended and approved by Council from 2020 to 2022 very little or none of the new money has been allocated to Development Services.³⁰ Just three percent of the new assessment money being allocated to the Development and Economic Services would have meant over one million dollars being reinvested in the Department. As Development and Economic Services is the department whose efforts lead to the generation of this new revenue, we believe it is important to reinvest in this key revenue generating service as you would if you were in the private sector.

Recommendation: We suggest a policy be adopted that a percentage of revenue generated by Planning and Economic Development as presented in the Annual Assessment Growth Allocation be automatically assigned to the department to reinvestment in their services. We would recommend three percent of the annual assessment growth be earned for the department. This average \$300,000 could be used to fund several projects, studies or additional staff that would further improve the revenue generating capacity of the department.

Timing: A City policy be presented and passed in the fall of 2022 and implemented with the 2023 Assessment Growth Allocation report in the Winter of 2023.

CITY OF LONDON OPPORTUNITY #5

Multi-stakeholder working group to address deep affordability issues

The deep housing affordability issues facing the homeless and near homeless are important to the health of our city. Our industry does not have the knowledge and experience to address these issues directly. Our industry does have the development and building expertise to assist the not-for-profit housing providers and the City in the creation of sustainable housing to tackle the deep affordability issue. We also believe that City Council and City staff cannot do this alone.

We do believe it is a city-wide responsibility. As active members in this community our for-profit development industry is willing to participate in working on solutions with partners who are better suited to tackling these issues. Our London industry leaders in the development/building community along with the private sector not-for-profit housing providers need to be at the table as partners with the City. Together, we believe that we can develop improved and implementable opportunities for deep housing affordability and availability for London.

Recommendation: The City form a working group of City staff, not-for profit housing providers and the private sector development community to review and recommend any policy and tools that could be used to facilitate opportunities for the provision of needed deep affordability housing options. Any ideas and solutions coming from this working group could be part of the development of both the new comprehensive zoning by-law and the CIP review.

Timing: It is imperative for this group to begin meeting immediately.





CITY OF LONDON OPPORTUNITY #6

Fast track completion of the Permit Ready Lot Program

Opportunity: The City has embarked on developing a planning tool referred to as the Permit Ready Lot (PRL) program to track the projected supply of lots over a one-to-three-year timeframe. This strategy was initiated as an opportunity to support the City and the local development industry in decision making to ensure building lot availability stays strong and avoids any lot supply scarcity which has occurred in London in the past. The development of the PRL matrix has been under discussion with the industry and needs to finalize the programs performance measures and agreed upon targets.³¹

Working Group Categories, Timing and Definitions

Category	Subdivision Approval Process	Time in Years ¹	Definition
Unknown	No Application	4	Developable Land
Future Opportunity (FO)	Under Review	3	under review and draft approved subdivisions; site plan consultation
	Draft Approved	2.5	
On the Market (MO)	Subdivision Agreement	1	subdivision agreement and final approval without clearance; site plan application
	Final Approval Clearance not Granted	1.0 - 0.1	
Permit Ready (PRL)	Final Approval Clearance Granted	Today	Final approval granted; site plan agreement in place

¹ "Time in Years" reflects the amount of time anticipated before Permit Ready Lots are available.

Recommendation: The City in consultation with the development industry complete the PRL program matrix with performance measures and lot number targets. The performance measurements should be understandable to all stakeholders including Council. PRL targets should represent a minimum 3-year supply and should not just reflect the status quo but reflect anticipated demand growth. As an example, the actual average MDR permit ready lot production has been just over 830 per year for the last 5 years. A three-year goal of 2600 of PRL in the queue is just not good enough. The targets need to reflect growth and have the flexibility to be achievable. The target goal should



identify twice or three times the actual lot average that has been realized over a five-year period. In the MDR example the 3-year target should be 5000 to 7000 PRL. We recognize that it is not just the City’s responsibility to accomplish these goals, but the development industry must also be proactive in bringing development applications forward to achieve the PRL targets.

Timing: Immediately restart the discussions to complete the PRL program matrix and set targets going forward.

CITY OF LONDON OPPORTUNITY #7

Development industry to be full participants in the ReThink Zoning Process

A more flexible and adoptable zoning by-law should lead to fewer zoning by-law amendments (ZBA). The reduction in the use of the ZBA planning tool will be beneficial for both the proponent of a development application as well as City staff. If the new zoning by-law is done right the lengthy and costly ZBA process will not be required of the developer and valuable City staff time will be available to improve the timeliness of other applications.

A new comprehensive zoning by-law also can create a positive environment to encourage intensification and in-fill opportunities within the BAB. The by-law may not be able to overcome the challenges of new development in established neighbourhoods but can provide the flexibility to encourage and support higher intensification.

Recommendation: We want to confirm that we will be full participants in the current ReThink Zoning process to develop a more flexible zoning by-law. This is an opportunity to create a zoning by-law that accomplishes several policy items that can improve the application process and encourage intensification and infill development.

Timing: The ReThink zoning process has begun but needs to be intensified now the London Plan is in place.



CITY OF LONDON OPPORTUNITY #8

Recommendations for the City to Improve the Approvals Process

Opportunity: The following are a series of recommendations we believe would improve the City’s planning processes. The recommendations are to assist in the improved efficiency and management of the application approval process. We appreciate the return of staff to the office as it will improve efficiency as we have experienced in our member’s organizations. We are also appreciative of the actions currently underway dealing with improvement to the site-plan approval process and the delegated authority of holding provisions.

The chart below is from the 2021 Annual Development Report of the City. It is not meeting the required statutory timeframes for application decisions in many of the categories of planning applications.³²

2019-2021 Applications Received and Processed within Planning Act Timeframes

Application Type	2019			2020			2021		
	Applications Received	Statutory Period (Days)**	%*	Applications Received	Statutory Period (Days)	%*	Applications Received	Statutory Period (Days)	%*
OPA and ZBA	19	210/120	89%	16	120	56%	24	120	58%
Zoning By-law Amendment (ZBA)	41	150/90	88%	27	90	56%	38	90	24%
Temporary Use	3	150/90	100%	2	90	100%	3	90	33%
Removal of Holding Provision	36	150/90	94%	31	90	58%	37	90	78%
Draft Plan of Subdivision	2	180/120	0%	3	120	33%	8	120	50%
Draft Plan of Condominium	17	180/120	88%	14	120	93%	21	120	67%
Condominium Conversion Plans	2	180/120	100%	0	120	0%	1	120	100%
Consent	58	90	53%	38	90	61%	43	90	74%
Minor Variance	143	30	5%	142	30	24%	170	30	12%
Site Plan	117	30	71%	113	30	86%	120	30	65%
TOTAL APPLICATIONS	438	-	-	386	-	-	465	-	-
Pre-Application Consultations	124	n/a	n/a	118	n/a	n/a	138	n/a	n/a
Site Plan Consultations	192	n/a	n/a	162	n/a	n/a	212	n/a	n/a
GRAND TOTAL	754	-	-	666	-	-	815	-	-

* % of applications considered by Planning and Environment Committee within Planning Act Timeframe

** % Includes applications put on hold at the request of the applicant

** Revised Bill 108 Statutory Periods came into force on September 3rd 2019

A Series of Recommendations to Improve the Approvals Process

We are committed to working closely with the City, through working groups, and other consultation methods to improve the development application process. Below are a series of recommendations that we hope the City takes responsibility for. We submit them as our industry is fully prepared to participate in developing solutions as an active partner.



Recommendation 1

Development of an Accountability tracking system for individual applications.

A barcode system needs to be developed to allow both the proponent and city management to track an application through the approval process. The tracking tool should capture the deadline dates for an application, who is responsible for each stage, where the file is currently in real time and the expected dates for Committee and Council approval if required. If a parcel can be tracked in real time by a customer all over the world, we are confident this can be done in the application process. This tool would not only be useful for the proponent of the application but also important data for management and Council reporting.

Timing: Would like to see this implemented for applications submitted starting in 2023. Funds from the Streamlining Development Approval Fund could be used for any software/hardware requirements and training.

Recommendation 2

Review of the File Management/Complete Application process for sub-divisions.

This process was created in the late 2000's with the view to expediate the sub-division application process. It is time for it to be reviewed as the process has become very cumbersome and difficult to achieve approvals in the prescribed timelines. Streamlining the requirements of sub-division applications and moving pre-approval requirements to other parts of the planning process need to be reviewed.

Timing: Similar to the site-plan process review recently approved by Council, a review should be initiated on the File Management process for sub-division applications.

Recommendation 3

Improved Consultants' reports requirements for complete application clearance.

Our members report that applications are often slowed down because of required resubmissions from one or more consultants working on behalf of an application's proponent. The developer relies on several consultants to study



and report, as part of the application process, on a variety of issues from ecology to engineering. The developer also wants to avoid resubmission as this costs time and money. A clearer robust “checklist” of what is expected up front will allow the developer to better manage his consulting team and reduce the number of re-submissions.

Timing: A report from the development industry working with the consultant industry could be presented to staff this fall on the issue with potential solutions for City consideration. Any changes could be implemented in the beginning of 2023.

Recommendation 4

Enforce prescribed circulation deadlines for comments on applications from third parties.

In addition, complete the MOU with the UTRCA as presented at the Planning and Environment Committee of Council on June 21, 2021. This memo of understanding defined the responsibilities regarding development applications and their circulation. This MOU would be a good first step in improving this application circulation process.

Timing: Should be implemented immediately.

Recommendation 5

Review the options to improve and expand the use of electronic application submissions.

There is technology available for improved electronic application submissions to improve the process.

Timing: Review of software available and experiences in other municipalities should commence as funds are available.



London: A Place to Call Home
A whitepaper on solutions to our housing crisis, June 2022



Conclusion:

It is certain that the City of London is facing a housing supply crisis. This crisis of affordability and availability of homes are two of the top issues concerning the residents of London. There are consequences that are not good for the viability of the City of London.

The good news, however, is there are opportunities to confront this crisis.

Of course, there is not a magic solution but working together the development/building industry, the community, and the City, we can find and implement mutually beneficial ideas and solutions that will build a better London.

Respectfully submitted,

London Development Institute
London Home Builders' Association
June 2022





GLOSSARY OF TERMS & ACRONYMS	
Annual Assessment Growth Allocation	City Treasurer report to Council on property tax revenues that were received by the City in a calendar year but not accounted for in the multi-year budget. It includes recommendations on where to spend this new revenue.
Annual Development Report	Deputy City Manager’s report on previous year’s real property development activity in the City of London. Data is generated by the Planning and Economic Services Department.
Bill 109	Province of Ontario Legislation entitled <i>More Homes for Everyone Act</i> passed April 14, 2022
Bonusing	Section 37 of the Planning Act gave a municipality the opportunity to “bonus” a development application with more intensification in exchange for a community benefit including affordable housing units. The “bonusing” tool is being removed from the Planning Act in September 2022
Built Area Boundary	Land area within London where development has already occurred within the Urban Growth Boundary as of 2016
CHMC	Canadian Mortgage & Housing Corporation. Its mandate is to promote housing affordability and choice, facilitate access to, and competition and efficiency in the provision of, housing finance, protect the availability of adequate funding for housing at low cost, and generally contribute to the well-being of the housing sector in the national economy.
City	The Corporation of the City of London Ontario
city	Where people live in London



City Limits Boundary	The legal boundary that defines the land that constitutes the outer limits of the City of London
Community Improvement Plan (CIP)	A planning tool to provide financial or other supports from a municipality to encourage and foster desirable change in a defined area. An example, a Heritage CIP may provide financial incentives to owners of a heritage building to fix and maintain its heritage characteristics.
Deep Affordability	A commonly used term to identify the housing needs of those on the affordability scale that are harder to serve often do to mental or addiction issues and often find themselves homeless or near homeless.
Development and Economic Services	City of London Department that manages the planning and building processes and activity within the city.
Exclusionary Zoning (EZ)	Zoning by-laws that prohibit modest forms of intensification such as triplexes and small apartments in single family housing zoning.
File Management/Complete Application process	City application process to manage development application progress
GGH	Greater Golden Horseshoe (from Oshawa to Niagara Falls)
GMIS	Growth Management Implementation Strategy. City of London planning tool to match infrastructure and development applications
GTA	Greater Toronto Area
Inclusionary Zoning (IZ)	A zoning tool that allows municipalities to require affordable housing units to be provided in new residential developments



London: A Place to Call Home
A whitepaper on solutions to our housing crisis, June 2022



Intensification Rate	Rate of growth within the Built Area Boundary
LDCA	London District Construction Association
LDI	London Development Institute
LEDC	London Economic Development Corporation
LHBA	London Home Builders Association
LSTAR	London and St Thomas Area Realtors
MDR permit ready lot production	Medium Density Residential allows for townhouse and low-rise walk-up and apartment building development.
MOU	Memorandum of Understanding
Municipal Comprehensive Review	Planning Act process requirement for municipalities to review land use policies including official plans and urban growth boundary at the time of their potential update
Official Plan	Overall land use plan required and approved by the province to guide the development by type and location within a municipality
Ontario Housing Affordability Task Force	Province of Ontario task force mandated to review and report on potential solutions to the housing crisis in Ontario
Permit Ready Lot	City of London planning and development tool to insure a 3-year supply of lots being ready for building permit issuance to meet growth demand
Planning and Environment Committee	Standing Committee of Council responsible for the review of development applications
PMTSA	Primary Major Transit Station Area



London: A Place to Call Home
A whitepaper on solutions to our housing crisis, June 2022



ReThink Zoning Process	City initiated process to update current Zoning By-law to reflect changes made by the London Plan
Streamline Development Fund	Province of Ontario funding program for municipalities to improve their local development application processes
The Planning Act	Province of Ontario legislation regulating all planning and development activity in the province
Urban Growth Boundary	Boundary within the city limits of London beyond which development cannot occur
UTRCA	Upper Thames River Conservation Authority
ZBA	Zoning By-law amendment



End Notes

¹ News release, Municipal Affairs & Housing, February 8, 2022, *Ontario Publishes Housing Affordability Task Force Report*, <https://news.ontario.ca/en/release/1001556/ontario-publishes-housing-affordability-task-force-report>

² *London Ontario Housing Crisis* public poll results, April 2022, Public Square Research, poll of 600 London residents (homeowners and renters)

³ *2022 Budget*, Government of Canada, Chapter 1, Making Housing More Affordable, Pg. 33

⁴ 2022 Report of Ontario Housing Task Force, Letter to Minister Clark, Pg. 3

⁵ *The Growth of London Outside of London*, March 2022, Smart Prosperity Institute, Conclusions and Final Thoughts, page 49

⁶ Ibid, page iii

⁷ LSTAR Monthly Sales activity reports as published on the LSTAR website www.lstar.ca

⁸ Courtesy of the London and St. Thomas Association of REALTORS®, April 2022 MLS® Statistics

⁹ *London Ontario Housing Crisis*, public poll results, April 2022, Public Square Research Inc.

¹⁰ Ibid

¹¹ Craig Cooper, Director, Housing Stability Services, Social and Health Development, City of London

¹² Julie Ryan, Community Engagement Coordinator, Indwell

¹³ 2018- 2022 City of London Multi-Year Budget, Pg.5

¹⁴ *2018 to 2022 Annual Assessment Growth Funding Allocation* reports: City of London, Strategic Priorities and Policy Committee, March 8, 2022; March 9, 2021; June 2020; March 19, 2019; February 12, 2018

¹⁵ *The Growth of London Outside of London*, March 2022, Smart Prosperity Institute, Conclusions and Final Thoughts. Pg. 49

¹⁶ London Economic Development Corporation, www.ledc.ca, “Why London” section, “Living in London”

¹⁷ London District Construction Association, www.ldca.on.ca, “London” section, “Live” page

¹⁸ *The Growth of London Outside of London*, March 2022, Smart Prosperity Institute, Conclusions and Final Thoughts. Pg. 49



¹⁹ Greenhouse Gas Emissions; Canadian Environmental Sustainability Indicators, April 2022, Environment and Climate Change Canada, Pg. 10-11

²⁰ Rental.ca, *April 2022 Rent Report*, Municipal Rental Rates Section, “Average Rent and Annual Change in Average Rent for all Property Types, Select Municipalities”, March 2022 chart

²¹ Canadian Census of Population, Statistics Canada, February 9, 2022, Canada’s fastest growing and decreasing municipalities from 2016 to 2021, Table 3

²² *2022 Budget*, Government of Canada, Chapter1, Making Housing More Affordable, Pg. 33

²³ Inclusionary Zoning Assessment Report: Preliminary Findings and Direction, N. Barry Lyon Consultants, City of London Planning and Environment Committee, Inclusionary Zoning Project Update, Appendix C., February 7, 2022 meeting

²⁴ *London Ontario Housing Crisis* public poll results, April 2022, Public Square Research

²⁵ *Forecast for Failure*, January 2022, Smart Prosperity Institute, Conclusions and Recommendations. Recommendation 2. Pg. 61. Full report <https://institute.smartprosperity.ca/publications/forecast-for-failure>

²⁶ *2021 Annual Development Report*, City of London, February 7, 2022, Planning and Environment Committee

²⁷ Ibid

²⁸ Ibid

²⁹ *2023 GMIS Update Report*, City of London Strategic Priorities and Policy Committee, June 7, 2022

³⁰ *2021 Annual Development Report*, City of London, February 7, 2022, Planning and Environment Committee

³¹ *2018 to 2022 Annual Assessment Growth Funding Allocation* reports: City of London, Strategic Priorities and Policy Committee, March 8, 2022; March 9, 2021; June 2020; March 19, 2019; February 12, 2018

³² *2021 Annual Development Report*, City of London, February 7, 2022, Planning and Environment Committee

From: londondev@rogers.com
To: [Westlake-Power, Barb](#); [SPPC](#)
Cc: [City of London, Mayor](#); [Pelosa, Elizabeth](#); [Mathers, Scott](#); [McNeely, Heather](#); [O'Hagan, Britt](#); ["Jared Zaifman"](#)
Subject: RE: [EXTERNAL] Request for delegation status for Consent Item# 2.1 London: A Place to Call Home
Date: Friday, January 13, 2023 1:24:11 PM

Hello Ms. Westlake-Power

I would like to request delegation status on Item 2.1 on the "Consent " portion of the SPPC Agenda for the January 17th meeting.

I would like to provide comments regarding the City's progress and response to the recommendations from LDI and LHBA document "London: A Place to Call Home".

Thank You

Mike Wallace

Mike Wallace
Executive Director
London Development Institute (LDI)
519-854-1455
londondev@rogers.com



Diversity, Inclusion and Anti-Oppression Community Advisory Committee Report

The 1st Meeting of the Diversity, Inclusion and Anti-Oppression Community Advisory
Committee
December 8, 2022

Attendance PRESENT: R. O'Hagan (Chair), P. Gill, R. Gill, B. Hill; H.
Lysynski and K. Mason (Committee Clerks)

ABSENT: K. Burke, M. Castillo, S. Evoy, N. Fahd, N. Fragis, H.
Karky, L. Ochoa, J. Pineda

ALSO PRESENT: K. Koltun, R. Morris, J. Tansley, B. Westlake-
Power

The meeting was called to order at 4:13 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Opening Ceremonies

2.1 Acknowledgement of Indigenous Lands

That is BE NOTED that the Acknowledgement of Indigenous Lands was
read by R. O'Hagan.

2.2 Traditional Opening

That it BE NOTED that no Traditional Opening was received.

3. Organizational Matters

3.1 Election of Vice-Chair

That the election of Vice-Chair BE DEFERRED to the next meeting.

4. Scheduled Items

4.1 Community Diversity and Inclusion Overview

That it BE NOTED that the presentation, as appended to the Agenda, from
K. Koltun, Senior Coordinator, Community Engagement - Equity and
Inclusion, Anti-Racism and Anti-Oppression Division, with respect to the
Community Diversity and Inclusion Strategy Overview, was received.

4.2 Newcomer Day and Anti-Racism and Anti-Oppression Foundations Training

That it BE NOTED that the presentation from R. Morris, Director, Anti-
Racism and Anti-Oppression, with respect to Newcomer Day and Anti-
Racism and Anti-Oppression Foundations Training, was received.

5. Consent

5.1 5th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

That it BE NOTED that the 5th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee, from its meeting held on September 26, 2022, was received.

5.2 6th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

That it BE NOTED that the 6th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee, from its meeting held on October 6, 2022, was received.

5.3 7th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

That it BE NOTED that the 7th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee, from its meeting held on October 17, 2022, was received.

5.4 8th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

That it BE NOTED that the 8th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee, from its meeting held on November 10, 2022, was received.

5.5 Resignation of M. Mlotha

That it BE NOTED that the letter of resignation, dated November 10, 2022, from M. Mlotha, was received with regret.

6. Sub-Committees and Working Groups

None.

7. Items for Discussion

None.

8. Adjournment

The meeting adjourned at 4:47 PM.

SCOTT PETRIE LLP

LAW FIRM

gnglis@scottpetrie.com
tpetrie@scottpetrie.com – Law Clerk

January 6, 2023

Forwarded via email with hard copy delivered via courier

SPPC@london.ca
Strategic Priorities and Policy Committee
London City Hall
300 Dufferin Ave.,
London, ON N6B 1Z2

Dear Committee Members:

**RE: \$3,000,000.00 Grant – Humane Society of London Middlesex
Budget Amendment #P-14**

I am writing to the Strategic Priorities and Policy Committee on behalf of our client, Urban Animal Management Inc., (operating as London Animal Care Centre). I am seeking clarification on the possible impact of the award of a \$3,000,000.00 grant to the Humane Society of London Middlesex and how this grant would affect a future Request for Proposals (“RFP”) process for Animal Services. London Animal Care Centre (LACC) is the contracted provider of Animal Services to the City of London and has provided this service for 40 years. LACC is a totally privately funded company and competes through the RFP process for the contract for Animal Services. In 2019, LACC was awarded the current contract for animal services. During that RFP process, the Humane Society of London Middlesex was also a respondent to the RFP and submitted a bid to provide Animal Services in 2019.

LACC is not opposed to the requested budget amendment application submitted by the Humane Society of London Middlesex, but we are very concerned with how this will affect “a fair and competitive” RFP process for the provision of future Animal Services. The awarding of any grant including the requested \$3,000,000.00 would put LACC at a competitive disadvantage if the Humane Society of London Middlesex were to once again respond to an RFP for Animal Services.

I ask the Strategic Priorities and Policy Committee and ultimately London Council to provide us with clarification on how the awarding of this budget allocation grant request will impact the eligibility of the Humane Society of London Middlesex to participate in a future RFP for Animal Services should one be issued.

Yours truly


R. Grant Inglis
RGI:tlp

From: C. Butler

Sent: January 11, 2023 3:39 PM

To: SPPC Committee - City of London (sppc@london.ca) <sppc@london.ca>

Subject: Added Agenda Submission - Public Budget 2023 Input Meeting - Jan 17 -2023

Please accept this E – Mail as an “ Added Agenda “ as public input at the upcoming Jan 17-2023 Budget Meeting for the SPPC . I will probably talk to this a bit from the gallery @ this MTG.

Councillor Peloza (Budget Chair) / Mayor Morgan – SPPC Council members , please consider the following Budget Process & Budget Opportunity recommendations as public input for your consideration at this meeting and the follow up meetings with respect to our 2023 Budget Update & Approval :

BUDGET PROCESS RECOMMENDATIONS ;

1. Like other Ontario cities, the City of London needs to align the disclosure & presentation of our “ Assessed Value Growth (new) “ budget & the CFO ‘s recommended allocation , concurrent @ today’s budget meeting . This report should be labelled “ to be received & recommended “ vs the current tag of “ to be received – consent “ to respect and encourage public meeting input and Council debate on this extremely important source of new tax revenue (\$ 12 -13 Million annually) and the prioritization & timing of its spending. The concurrency of this reporting can only build on quality “ whole view “ budgeting decision making and walk the talk on leading in public service & transparency . The current separate “ Assessment Value Growth “ March meeting is not subjected to City of London – public notification process.
2. Our Budget Chair & Council needs to confirm and communicate clearly the current Budget Process to be followed if a majority of Councillors pass a motion to move forward a recommendation to reduce the Tax Payer supported budget by an amount or a %% lower than that recommended by the CFO & City MGR . We are currently following a “ outdated process “ that was used by a separate Council “ Service Review Committee (vintage 2008 – 2011) “ when this fully separate and resourced Council Committee provided clear recommendations to City MGR on actioning the tax reduction or spending initiatives. Council – we are not organized or resourced for this , the process is not umbrella by a By – law that either the Clerks Office our Finance Team could locate but is still being followed .. I’ve been to two of these recent painful meetings and recommend our Council be required only to direct the City MGR and CFO to develop recommendations on the X % - Y \$ added savings and return to Council for approval just like all other Ontario cities . We are unique here !
3. I and many taxpayers have been stunned over the last 3 years at the massive Operating Budget Surpluses (approximately \$ 50 million 2020 to 2022) while being taxed at inflated levels and our lack of focus & due diligence in allocating these surpluses as a budget team . Again, this is a massive source of funding reallocation with no public meeting notice required . **Example** : A simple letter to Council from departing Councillor Cassidy resulted in a reallocation of \$ 3.0 million with only minor supporting data and little to no needs/ outcome review with about 10 minutes of discussion. Maybe we can open an exit ramp for some carry over to the next year to offset our ever increasing Operating Budget challenges.

2023 – OPERATING BUDGET REDUCTIONS - RECOMMENDATIONS

- Can we get to 2.5 % maximum increase please . There is no money out here with Seniors & Homeowners inflation challenges . We only need to find another \$300 K (refer # 2 process above) .
- Like many , I am one & done with paying almost \$ 5 – \$ 6.0 million annually in CIP program – deferred development fee charges in a 10 year program to refund these fees to the developers in our ever expanding incentive zones with the exception of truly affordable and often Charity Partnership affordable rentals development. We should put any new build development fee refund commitments to our current program on hold until the development charge incentives for Ontario Bill 23 are resolved & fully reconciled with prior & present taxpayer commitments.
- Climate Emergency Action Plan (CEAP) – the tabled 2023 budget does not have the detail required for a any taxpayer to determine if any supporting funding of Staff FTE or OPERATING Budget has been increased to support this program from 2022. I’d like to remind Council that the CEAP Program leads have never presented even their ROM \$ Costs by line item initiative with the benefits of that “ investment “ either on the “ Get Involved London “ project website our at a Public MTG . This is

a red flag as we move forward with Councils full commitment and needs to be reconciled with the public with the same urgency we had when our BRT program was introduced (3 MTGS there)

- To KISimple, I ask one (1) Council your next 2023 Budget meeting to field a motion to increase the annual “ Service Improvements Contribution (cost avoidance and/ or savings) “ by the City of London from the current rate of \$1.5 million / 0.25 % to 1.5 % per year to come up to about 33 – 50 % of what any private sector “ Continuous Improvement “ plan would be benchmarked at. We have not even started to scratch the surface of the opportunities our own City of London employees have to offer to streamline their services and our experience with their Improved Customer Service or we would see this in our current numbers . We have a great employee base but a lot of people getting in their way !

THXS For Your Support – Chris Butler – Waterloo St



January 15th 2023

City of London
300 Dufferin Avenue
London, Ontario
N6B 1Z2

Re: Support for the 2023 Argyle BIA Budget Amendment

The Argyle Business Improvement Association (BIA), as the heart of East London, fully supports the business case P-18 developed by City staff and administration. The staff and Board of Directors of the Argyle BIA agree with the approach to the infrastructure renewal projects and all the considerations expressed by City staff in their report.

The Argyle BIA continually advocates for the full implementation of the Argyle Community Improvement Plan (CIP). As stated in the Multi-Year Budget Update (please reference 200-203), the Argyle CIP prioritizes the creation of a Dundas Streetscape Master Plan. The advancement of P-18 to prioritize the scoping and preliminary design of streetscape improvement opportunities. Undertaking this work now will allow greater coordination of infrastructure renewal projects taking place over the course of the next several years, including the completion of the project started last year and the scheduled mill & pave resurfacing in 2024. If this budget amendment is not approved, then potential duplication of work and/or further delays in renewing Argyle may be expected.

Since its origin, the BIA has been the primary investor in Argyle's public realm. The organization created the neighbourhood's "brand" of Argyle teal by painting its crosswalks with this unique colour at several key points of interest in the community. The BIA incorporates the Argyle teal brand in the street banners, the pole wraps and lush planter baskets that are on Dundas Street. To encourage the pedestrian use of Dundas Street in Argyle, the BIA organizes the Argyle Santa Claus Parade and a Halloween event that brings thousands of Londoners to Dundas Street.

These public realm investments demonstrate the commitment of the BIA to the economic and social renewal of Dundas Street in Argyle and our belief that there is even greater untapped potential in our area. We look forward to working collaboratively with the City of London and other community partners to continue this work. It is the hope of the Argyle BIA that we will continue to work with the City of London to create the Dundas Streetscape Master Plan to implement boulevard enhancements such as; on street planter boxes, trees, pedestrian scale lighting, increase the number of teal crosswalks, waste bins, benches and other amenities.

We sincerely appreciate the time and steps the City staff and City Council have taken thus far to assist the Argyle BIA to fulfill the recommendations of the CIP and further, the creation and implementation of the Dundas Streetscape Master Plan. Once again, we fully support this business case and appreciate the community, the City and all the work City Council has put in for this renewal process to continue.

With our gratitude,

Bethany Mejia
Executive Director
Argyle Business Improvement Association



HELPING LONDONERS RIDE MORE

January 13, 2023

Dear City Council,

London Cycle Link (LCL) is a member-supported not-for-profit dedicated to helping Londoners ride more. Through education, advocacy and community-building we envision a healthy, vibrant London where it's safe and convenient for everyone to cycle.

Councillors who participated in our Ride-Alongs last year were supportive of these four issues related to cycling and active transportation LCL is identified as priorities:

1. Infrastructure: a connected grid of safe, separated bike lanes reaching all neighbourhoods
2. Maintenance: all-season maintenance of bike lanes, paths and roadsides
3. Parking: increased safe, secure bike parking in all commercial areas
4. Bike Share: a city-wide bike share program

As the new Council considers the fourth and final leg of the City's multi-year plan, we are taking this opportunity to express our appreciation for the progress and commitment to date. However, future budgets require Council to reject the project-by-project bike infrastructure fill-in and grant response approaches of the past, and instead start to think, plan, and execute with a complete network in-mind.

The decisions of previous Councils was to prioritize shovel-ready cycling infrastructure projects through Investing in Canada Infrastructure Program (ICIP) - COVID-19 Community Resilience Stream and the continued inclusion of cycling facilities consistent with the City's complete streets standards as part of planned road construction projects in the 2023 Annual Budget. However, none of these approaches is moving quickly enough toward The London Plan's goal of a connected grid to support safe, equitable transportation by bike to where residents need and want to go.

London's climate emergency goal of 40% fewer in town trips by vehicle by 2030 is not possible unless there is a significant budgetary commitment to building and maintaining a connected bike grid in the next seven years. The 50% year-over-year growth of cyclists using Colborne and

London Cycle Link
740 Dundas Street, Unit 4
London, ON N5W 3T4

www.londoncyclelink.ca
info@londoncyclelink.ca



HELPING LONDONERS **RIDE MORE**

Dundas bike lanes shows us what is possible when we start to build a system that connects people and places

Over the next few months Council will finalize its Strategic Plan and approve a new Master Mobility Plan and Multi-Year Budget. **Together, these are Council's platform for bold and transformative leadership toward a healthy, vibrant London where it's safe and convenient for everyone to ride bikes, and by extension to use all forms of active transportation.**

Kind regards,

Andry Wasylo, Chair, Board of Directors
London Cycle Link

2023 Budget

City of London Presentation

Draft Budget Estimate



MLPS System Overview

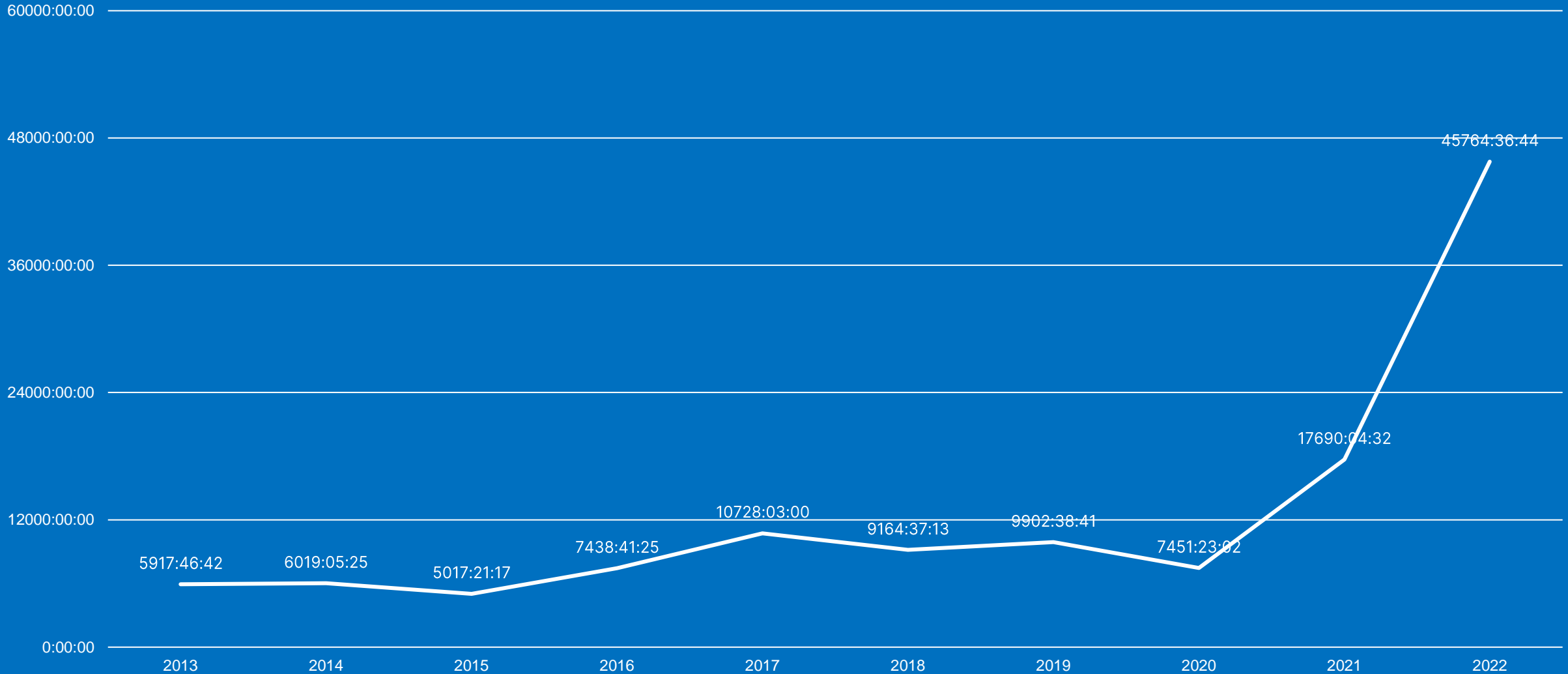


- Service operates out of 14 Stations, 8 located in the City of London.
- Over 440 staff.
- 80+ vehicles.
- At peak hours, 33 units are actively available to respond.
- In 2022 over 111,000 calls were responded to by MLPS.
- Over 85+% of calls originate within the City of London
- Over 83% of calls transport patients to both London Hospitals
- System operates a Neonatal & Pediatric Intensive Care Transport Unit for Southwestern Ontario (100% funded by Province)
- System operates Community Paramedics also 100% funded by Province.

Historical Offload Delays (hrs) (LHSC) 2015-2022



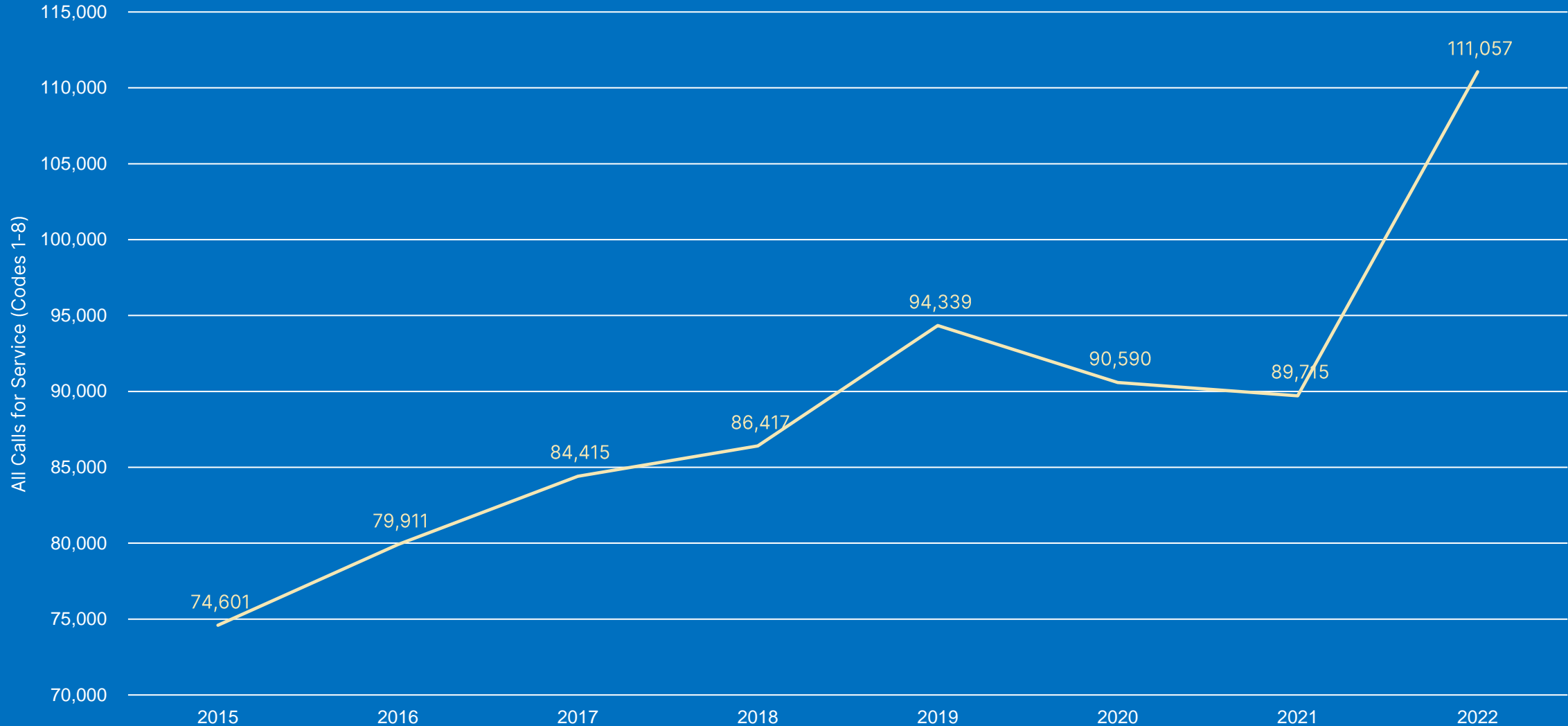
Hours Lost in Offload Delays (LHSC) Year over Year



Increases In Total Call Demand Over Time



Codes 1-8 Call Demand 2015-2022



2023 MLPS Draft Budget Estimate Context & Background



- The original 2023 draft estimate was created 4 years ago.
- The 2023 (initial draft budget estimate) was created prior to a global pandemic.
- Healthcare was and continues to change provincially and worldwide.
- Middlesex County and the City of London have been advocating for much-needed change to modernize Dispatch and Paramedic Service since 2011. Today's pressures are a result of this request to modernize not being implemented.
- MLPS has 2 new collective agreements in place, which was not reflected in the original 2023 draft estimate, 4 years ago.

Drivers of the 2023 Budget Estimate



- The 2023 draft budget estimate for Middlesex London Paramedic Service focuses on the need to support the recovery of current systemic pressures.
- What Middlesex-London is experiencing and the pressure that we are facing is being experienced provincially, nationally, and worldwide.
- The need for additional investments is a result of increased call volume coming out of the COVID 19 Pandemic, growth, significant hospital delays, and supply chain demand beyond our service's control.
- Increased mental health and wellness support for MLPS frontline workers and staff is a critical element of the proposal.
- Currently this draft proposal is a place holder for the City of London until presented to the Middlesex London EMS Authority Board, County Budget Committee and County Council.
- The original 4-year draft budget (submitted to the City of London) estimate did not anticipate conditions and pressures that we are currently facing.

2023 MLPS Draft Budget Estimate Overview



- The proposed 2023 draft budget estimate is \$61,385,275.26
- The overall draft budget estimate increase in 2023 is 17.85% or a \$9,297,580 increase over the approved 2022 budget.
- The 2023 draft budget estimate was created using a zero based process, seeking efficiencies through ongoing system analysis, process improvement and strategic planning

System Pressures



- Call volume and complexity of calls
- Off Load Delays (*offload delays in 2022 have increased 158.70% over those in 2021*)
- Inflation and Supply chain challenges
- Ombudsman report
- Sanctioned and Unsanctioned events
- Population Growth
- Vehicle and liability insurance costs

System Pressures



- One year funding lag from the Ministry of Health
- Training costs related to increase in number of employees and regulatory requirements
- Increase in medical supplies and equipment is tied to projected call volume increase and inflation
- Vehicle costs related to increase in fleet and fuel costs (*supply delays resulting in older fleet with added costs for repair*)
- Station lease obligations
- Increases also support recommendations in Master Plan

2023 MLPS Draft Budget Estimate Operational Overview



- Two (2) new twenty-four (24) hour system enhancements added in 2023
- New Operations Superintendent positions added in 2023
- System support costs have risen to reflect projected demand in 2023
- Increase in payroll costs to correlate estimated staffing levels and collective agreement obligations

2023 MLPS Draft Budget Estimate Operational Overview



- The consumable supplies budget estimate is commensurate to projected call volume increases and inflation
- The vehicle operations budget estimate is commensurate to the projected fleet size in 2023
- Additional operational and logistics and payroll costs to support growth and system demands

2023 MLPS Draft Budget Estimate Support Services Overview



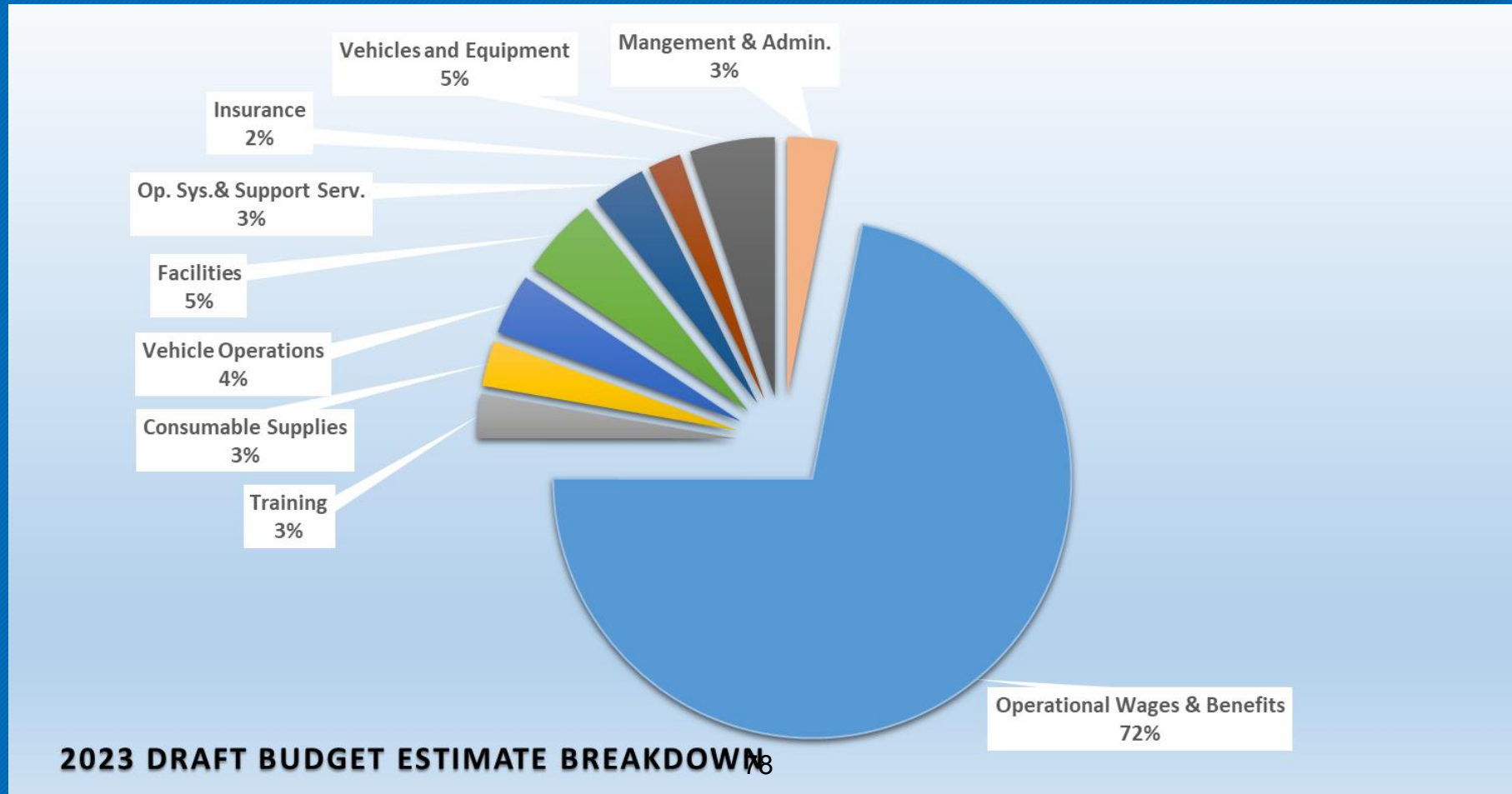
- The 2023 draft budget estimate reflects additional support service costs related to inflation and ongoing supply chain uncertainties
- Training increases in 2023 reflect the additional full-time and part-time staffing levels and Special Operations training
- Corporate support services charges to reflect staffing growth, demand levels and organizational complexities

2023 MLPS Draft Budget Estimate Vehicles and Equipment



- Vehicle and equipment life cycle replacement costs:
 - Purchase of ambulances/response vehicles, inclusive of new unit stretchers, stair chairs and computer laptops.
 - Purchase of new Emergency Response Vehicles (ERV)
 - Vehicle in-line system conversion/AVL
 - System hardware replacement

2023 MLPS Draft Budget Breakdown By Category



Performance Improvement and Efficiencies



- Deployment plan (*i.e.: FRU pilot project...*)
- Systemic review and update of standard operating procedures (SOP's)
- Staffing and rotational efficiencies
- Strategic Planning (5 year master plan) implementation
- Internal quality assurance and strategic performance programs
- Lean Six Sigma
- Ongoing human capital investments

Middlesex County Budget Timelines



DATE	DETAILS
December, 2022	Draft Administration budget provided to City of London who formally tabled budget on December 6, 2022
December, 2022	Draft budgets prepared and sent Treasury Department
January, 2023	MLEMS Authority Board reviews and recommends budget to County Council
January 23 to February 24, 2023	Review of draft budget documents by Budget Committee
March 14, 2023	Presentation of 2022 Operating and Capital budgets to County Council
March 28, 2023	By-laws presented to Council for approval of 2022 Operating and Capital Budgets

Questions





December 6, 2022

Attn: SPPC Committee Chair and Members,
RE: BIA Board Member Appointment 2022-2026

Chair and Members of the Strategic Priorities and Policy Committee;

The Old East Village BIA would like to put forward the following Board Members for the Old East Village Board of Directors for the 2022-2026 term. All proposed candidates represent an OEV business/organization or own property in the BIA boundary and therefore are eligible to join the Board of Directors.

Board Chair: Maria Drangova, representing the London Clay Art Centre

Board Vice-Chair: Grant Maltman, representing Banting House National Historic Site

Board Treasurer: Rob Campbell, Property Owner

Chris Stroud, representing Bread and Roses Books

Kimberly De Sousa, representing Libro Credit Union

Michelle Scott, representing Western Fair District

Kelli Gough, representing The Palace Theatre

Rashad Ayyash, Property Owner

Scott Courtice, representing London Intercommunity Health Centre

Robbyn Lindsay, representing Willies Café

John Young, representing Somerville 630

Kind regards,

A handwritten signature in black ink that reads "J. Pastorius".

Jennifer Pastorius
General Manager
Old East Village BIA

Cc: Maria Drangova, Old East Village BIA Board Chair

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Kettle Creek Conservation Authority**

Contact Information

Name: **PRABHSIMRAN GILL**

City: **London**

Province: **ON**

Postal Code: **N6J4H4**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

Even though I never had the opportunity to serve on a Conservation Authority, I am an Environmentalist and actively advocating for protecting our green lands, waters and wildlife. I grew up in a farming family and was taught to care for and spread education about the ecosystem and waters.

Currently, I serve for a Humanitarian organization (United Sikhs) that focuses on spreading awareness about our ecosystem and assisting communities in man-made or natural disasters. While helping folks in need, our environment team educates the communities in rural areas on how to take care of nature, e.g. planting trees, treating wildlife and protecting waters.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

Mother nature is a vital source of our healthy lives. Humans are responsible for conserving and protecting it by maintaining essential ecological processes and life support systems, preserving genetic diversity, and sustainable utilization of species and ecosystems.

Culturally, I have been taught to take care of our parks, waters and wildlife by considering Air as the teacher, Water the Father, and Earth the Eminent Mother; therefore, I want to contribute to maintaining species diversity for our benefit and that of wildlife. I want to educate society about our conservation program through the committee's platform, help build a strong team, and provide opportunities for education and the enjoyment of the environment. As an environmentalist, I want to help to repair some of the damage done by humans and maintain the environment for future generations.

In order to be an educator, one has to be a student first. I will actively learn from all the other members of the committee and will work as a team and exchange knowledge to have diversity in thoughts and ideas.

How will you support the work of the Conservation Authority? (max. 3000 characters):

London is known to be a forest city. In order to protect our forests and wildlife, we must protect our waters. I am committed to providing awareness of clean surroundings and the conservation, restoration, development and management of the natural resources of the Kettle Creek watershed.

As humans, our faith is green. Earth is designated as our physical Mother, and we must take care of it. We must leave a better world for the next generations. Education is the way to bring change; with my passion for our environment, I will reach out to those who care deeply for our environment and build a strong team.

Be the change, and spread it forward.

I am committed to working with all the communities across London to spread awareness

and encourage the public to participate in helping the committee implement its programs.

A quick example would be if we try to buy locally manufactured goods even if we have to pay extra. There are hidden costs of shipping involved with buying cheap imported goods. Shipping overseas pollutes the environment, kills wildlife, and is bad for the local economies. Here, the savings may not show up in our account, but they help the world's energy supplies and the local economy.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

I have extensive community service experience and serving the communities for over 15 years as a humanitarian. I am actively serving Londoners in many community programs. for e.g. Homeless Reintegration and Empowerment Program, Environment Education and Plantations, and Legal aid with Human Rights Services and Mental Health Campaigns. I am skilled and trained in working with diverse communities and environments as a Humanitarian. Humanitarian action is intended to save lives, alleviate suffering and maintain human dignity during and after man-made crises and disasters caused by natural hazards, as well as to prevent and strengthen emergency preparedness for when such situations occur. The Aid team provides global humanitarian disaster relief services, which provide immediate aid and long-term rehabilitation to help communities and individuals in need.

I believe education is key to empowering individuals, and to that end, we conduct education programs for youth members and adults that address their most critical needs. Our Community Education-Empowerment Division (CEED) focuses on but is not limited to health prevention and promotion initiatives such as diabetes prevention education, nutrition workshops, dental health workshops, assisting community members in getting the right health insurance for them, homework help for students, as well as legal 'know your rights seminars for bullying prevention, employment discrimination, and hate crime prevention.

Attach resume or other document here, if needed: **Prabh Gill- Resume-cover letter-Kettle Creek.pdf**

Attach more files here, if needed:

Confirmations

I declare the following: **I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.**

To help inform our outreach activities, please tell us how you heard about this opportunity: (optional): **City Website**

If you selected 'Other', please specify:

Submitted on: **12/15/2022 1:49:08 PM**

PRABH GILL
London, Ontario N6J 4H4

December 15, 2022

To: Kettle Creek Conservation Authority,

I have recently learned of the available vacancy with the Kettle Creek Conservation Authority; therefore, I am enclosing my resume and requesting your consideration for this position.

Currently, I am working as Director of Communications and Public Relations with the Asian Tribune Newspaper. My duties are to build and foster relationships with key stakeholders across traditional and online media channels; establish and implement strategic communications plans; develop, write, and approve messaging for press releases and pitches, social media accounts, speeches, and media statements.

I am also the Legal Director of International Civil and Human Rights Advocacy with the United Sikhs (United Nations Affiliated Organization). My role is to protect and enforce the civil and human rights of minorities and marginalized groups in Canada east. I passionately help advance the economic, social, and spiritual empowerment of minorities and other marginalized groups and individuals in need, regardless of race, religion, gender, sexual orientation, social status, age, or ability.

I am also a proud environmentalist/Humanitarian. Humanitarian action is intended to save lives, alleviate suffering, and maintain human dignity during and after man-made crises and disasters caused by natural hazards, as well as to prevent and strengthen emergency preparedness for when such situations occur. I participate in many educational and awareness seminars to promote a healthy environment and protect our wildlife and waters.

Currently, I am volunteering with the City of London as a board member of the Diversity, Inclusion and Anti-Oppression Advisory Committee; My role is to provide recommendations, advice, and information to the Municipal Council on those specialized matters related to the purpose of the Community Advisory Committee. I also volunteer as a community analyst with the Rights and Responsibility Awareness Initiative (RRAI). My role is to spread legal, financial, and cultural awareness to the Ontario community.

I have achieved an advanced diploma in Paralegal Studies with distinction from Trios College. I have also achieved an advanced diploma in the Police Foundations program from St. Clair College. Due to my excellent performance in college, I was honoured to work as a volunteer with many law enforcement agencies, such as the O.P.P., Windsor Police Service, and the Ministry of Corrections.

I can multi-task, prioritize workload and work well under pressure. I am very organized, trustworthy, compassionate, and always willing to help others. I love to learn and explore new things that come along my way.

After you have examined my resume for details of my qualifications, I would be happy to answer any questions via email or phone.

Yours truly,

Prabh Gill

OBJECTIVE

Seeking an opportunity to be a member of the Kettle Creek Conservation Authority Committee. I want to learn and contribute my education and innovative ideas to help conserve our environment.

CORE AREAS

- ❖ Excellent interpersonal and conflict resolution skills.
- ❖ Ability to organize, coordinate and facilitate small and large group
- ❖ Knowledgeable of Provincial Offences, Quasi Criminal, Court procedures.
- ❖ Proficient knowledge of the Rules of Civil Procedure.
- ❖ Superior ability to communicate complex issues both in written and verbal formats.
- ❖ Knowledgeable in dealing with law enforcement agencies.
- ❖ Crisis Intervention.
- ❖ Public speaker.
- ❖ Critical Thinking and Problem-Solving.
- ❖ Ability to multi-task, prioritize, and work to deadlines.
- ❖ Strong time/project management and organizational skills.
- ❖ Leadership abilities, the ability to support staff and services in a dynamic work environment.
- ❖ Multilingual (English, Punjabi, Hindi, Urdu, and Gujrati).
- ❖ Ability to plan and lead multidisciplinary projects from start to finish.
- ❖ Detail-oriented and a quick learner.

EDUCATION

TRIOS COLLEGE-LONDON, ON.

2021-2022

Paralegal Studies

- ❖ Learned various substantive law courses to become a competent and confident paralegal. Gained knowledge in civil litigation, employment law, WSIB, administrative law, jurisdictions and fundamentals, landlord and tenant board, provincial offences, quasi-criminal, legal ethics, contract law, and human rights law. Performed mock trials to learn about court procedures and administrative culture. Learned to draft court documents and follow court procedures. Maintained a 4.0 GPA and graduated with distinctions.

ST. CLAIR COLLEGE- WINDSOR, ON.

2003-2005

Police Foundations Diploma

- ❖ Learned the theory of human relations, combined with related academic knowledge of the law, police powers, community policing and investigations.

PROFESSIONAL EXPERIENCE

ASIAN TRIBUNE LONDON

December 2022- Present

Director Of Communications and Public Relation

- Builds and fosters relationships with key stakeholders across traditional and online media channels; establishes and implements strategic communications plans; and develops, writes, and approves messaging for press releases and pitches, social media accounts, speeches, media statements.
- Promotes and attends special events and functions; promotes and reports on corporate milestones and activities such as company goals and projects; new products or services; community service activities; and new hires, promotions, and retirements.

UNITED SIKHS- CANADA EAST

March 2015 – Present

Legal Director

International Civil and Human Rights Advocate (ICHRA)

- As ICHRA coordinator, my role is to help advance the economic, social, and spiritual empowerment of minorities and other marginalized groups and individuals in need.
- Protect and enforce the civil and human rights of minorities and marginalized groups in Canada East.
- As Community Education-Empowerment Division Coordinator, I work towards health prevention and promotion initiatives such as diabetes prevention education, nutrition workshops, dental health workshops, assisting community members to get right health insurance, as well as legal 'know your rights' seminars for bullying prevention, employment discrimination, and hate crime prevention.
- Serve communities in crises of disaster relief programs.

CITY OF LONDON

May 2022- Present

Diversity, Inclusion and Anti-Oppression Advisory Committee

- ❖ My role is to provide recommendations, advice, and information to the Municipal Council on those specialized matters which relate to the purpose of the Community Advisory Committee.

CITY OF LONDON

July 2022- Present

Chair, Award and Recognition Sub-Advisory Committee

- ❖ My role is outreaching the contributions of Londoners and honoring Londoners in many different areas, including diversity, race relations and inclusivity; academic excellence; and accessibility.

Education and Awareness Sub-Advisory Committee

- ❖ My role is to provide awareness to Londoners and help guide the community to the help provided by many levels of agencies and the government.

PRABH GILL

London, Ontario N6J 4H4

RRAI- LONDON

January 2019 – Present

Community Analyst

- ❖ Educate the diverse and new immigrants about their rights and responsibilities concerning Canadian laws, regulations, finances, and culture.
- ❖ Identify the topics that need to be covered in awareness campaigns.
- ❖ Conduct awareness campaigns to spread awareness in the community. Planned, coordinate, and mobilize resources for the awareness campaign. Collect and analyze the feedback.

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Kettle Creek Conservation Authority**

Contact Information

Name: **JJ Strybosch**

City: **London**

Province: **ON**

Postal Code: **N6G 5M1**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

I have recently completed a short term with the Lower Thames valley conservation authority, appointed late in 2021.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

I feel as though I'm only beginning to learn how the LTVCA works and the concerns in that watershed. I hope to learn about Kettle Creek, how it's concerns and organization differs. I also wish offer my time and experience to committees so I can learn at a deeper level.

I can offer a background in tech, business and development as well as my commitment to preserving our environment for our future.

So far I am impressed by all the people doing great work at the LTVCA. I want to know more and bring my small, and hopefully growing, knowledge to the KCCA.

I want to be part of the good and important work our Conservation Authorities are doing.

How will you support the work of the Conservation Authority? (max. 3000 characters):

Attend and participate in meetings, volunteer for committees, prepare by reading documents and learning more about the legislation that defines the work of the Conservation Authorities.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

I grew up mostly on family farms ranging including eggs, pigs, dairy and cattle. We have owned a farm and have cashed cropped for decades. I have some sense of the importance of agriculture and the challenges farmers face.

In addition I worked for my father's commercial contracting and development companies before I went into a carrier in tech. My siblings continued to operate commercial holdings and are currently exploring developing a small property outside the Conservation Authorities watershed.

I've worked with financial documents for numerous private and public organizations and contributed to boards and committees in that environment. I also bring my experience during my short time on the board of the LTVCA.

I have a strong tech background, developing business software, research and development and education. This brings a broad knowledge of technology and the scientific method.

Attach resume or other document here, if needed: **informal resume.pdf**

Attach more files here, if needed:

Confirmations

I declare the following: **I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.**

To help inform our outreach activities, please tell us how you heard about this opportunity:
(optional): **Other**

If you selected 'Other', please specify: **Being on the board of the LTVCA**

Submitted on: **1/8/2023 9:39:45 AM**

Summary C.V.
JJ Strybosch
London, Ontario.
N6G 5M1

Since my last job in academia in 2001 I haven't needed a CV and no longer keep a formal resume. This is a full, informal, cv.

- I was appointed to the board of the Lower Thames Valley Conservation Authority in 2021 and that term has just ended.
- Since Mach 2022 I have been a resettlement volunteer with Aman Laura assisting refugees (mostly from Afghanistan and the Ukraine) settle in London and the area.
- Since 2009 I have director on the Board 1835397 Ontario Ltd.
- Since 2008 Proprietor of JJ Strybosch Consulting, London Ontario. IT Systems Consultation and design, imaging and production services for artists, web design, business process analysis, legacy software maintenance.
- From 2018 to 2021 Member of awards committee for Canada Mental Health Association choosing the award winners for the Champion of Mental Health award.
- From 2004 to 2019 Volunteer, Anonymous HIV Testing Program, Inter-community Health, London Ontario.
- From 2015 to 2018 I was President of the board MSCC 691 Condominium Board.
- From 2004 to 2008 Program Coordinator Advanced Computer Programming, Fanshawe College, London Ontario.
- From 2001 to 2008 Professor in the School of Business and Information Technology, Fanshawe College, London Ontario.
- From 2003 to 2007 College Council at Fanshawe College, London Ontario.
- From 2005 to 2007 Shark-Net (Distributed research computer) coordinator and Research Advisor, Fanshawe College, London Ontario.
- From 2000 to 2001 Lecturer, Computer Science Department, University of Western Ontario, London, Ontario.
- From 1996 to 2000 Professor, Business Division, Red River College, Winnipeg Manitoba.
- From 1997 to 2000 Member Industry-College Curriculum Committee, Red River College in Winnipeg.
- 2000 Completed Baccalaureate in Education (teaching certification) University of Winnipeg, Manitoba.
- 1999 presented research on Ubiquitous Computing and Pedagogy at Post Secondary Conference at Redmond, California.
- From 1994 to 1996 Software Architect, Developer and Senior Data Base Analyst with Manitoba

- Government Services and the Department of Highways and Transportation, Winnipeg, Manitoba.
 - 1990 - 1994 Completed Masters of Science in Computer Science. Part time load. Formal language
 - theory and image generation. University of Western Ontario, London Ontario.
 - From 1991 to 1994 Software Engineer, Ubitrex Computer Corporation, Winnipeg Manitoba.
 - From 1990 to 1991 In Court Technology Consultant, Birenbaum Kaufman Steinberg, Toronto Ontario.
 - Canada's first software copyright lawsuit.
 - From 1988 to 1990 Full time graduate student and research assistant, University of South Carolina,
 - Columbia, South Carolina.
 - From 1985 to 1988 Honours Degree in Computer Science. University of Western Ontario, London
 - Ontario.
 - Internships from 1986 to 1988, 16 months total, Myrias Super Computer Corporation, Edmonton,
 - Alberta.
 - From 1978 to 1988 Part time labour, draftsman and designer, Strybosch Construction Ltd. Strathroy
 - Ontario.
 - From 1985 to 1991 Volunteer with the Aids Committee of London Ontario. Community Safer Sex
 - Education Outreach with the University of Western Ontario. Gay Information Line, AIDS Information
 - Line volunteer, Homophile Association of London Ontario.
 - From 1984 to 1985 Team Leader, Dial-A-Maid, London, Ontario.
 - From 1982 to 1984 Bachelor of Arts, Philosophy and Religious Studies, Kings College, London, Ontario.
 - From 1982 to 1984 Programmer Clef Educational Software, Language Labs, University of Western Ontario, London, Ontario
 - From 1981 to 1982 Honours High School Diploma, Strathroy District Collegiate High School,
 - Strathroy, Ontario.
- From 1977 to 1981 High School Diploma, Regina Mundi, London Ontario.
- 1976 to 1981 Editor School newspaper, Yearbook Editor, Letterman in soccer and track.
 - 1978 to 1981 School Parliament Minister of finance. Founder of Computing Club.

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Lower Thames Valley Conservation Authority**

Contact Information

Name: **Marie Blosh**

City: **London**

Province: **ON**

Postal Code: **N6A 2M7**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

I was appointed by London City Council to the Board of Directors of the Upper Thames River Conservation Authority (UTRCA) in 2015. My appointment ends in February 2023. As a member of the Board I served on the UTRCA Hearing Committee, which hears appeals from applications that have been refused or approved with contentious conditions. I also served on the UTRCA Hiring Committee to select a new General Manager.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

As a member of the UTRCA Board of Directors for eight years I learned a great deal about how the applicable laws and regulations, science, and member municipalities work together to provide and maintain clean drinking water sources and a healthy watershed. This background and experience will be an asset because conservation authorities are currently facing significant challenges due to recent legislative changes to Ontario's Conservation Authorities Act. The legislation affects how conservation authorities can manage wetlands and protect people and property from natural hazards such as floods. Significantly, the legislation also downloads responsibilities onto municipalities. As a UTRCA Board Member I have been following these changes carefully. There are many concerns that need to be addressed and I will contribute to these discussions and consultations.

How will you support the work of the Conservation Authority? (max. 3000 characters):

I will be an active and involved Board Member and represent the City of London's interests. As a member of the UTRCA Board of Directors, I read background materials and reports, attended meetings, contributed to discussions, and served on committees. I strongly believe in participating to the best of my abilities and, at the same time, encouraging others to step forward and take leadership roles. I speak out but also try to be a good listener because other people have backgrounds and experiences different from mine and organizations benefit from a diversity of opinions.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

I have been an active member of my neighbourhood association, the Broughdale Community Association, for over twenty years. I am a past president and currently serve as Treasurer. I am also the vice chair of London's Animal Welfare Community Advisory Committee. I have degrees in both library science and law, with an advanced law degree in animal law. I also have work experience as a railroad fireman, operating locomotives for the Southern Pacific in California.

Attach resume or other document here, if needed:

Attach more files here, if needed:

Confirmations

I declare the following: **I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.**

To help inform our outreach activities, please tell us how you heard about this opportunity:
(optional): **Contact from the City Clerk's Office**

If you selected 'Other', please specify:

Submitted on: **1/7/2023 1:53:57 PM**

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Lower Thames Valley Conservation Authority**

Contact Information

Name: **PRABHSIMRAN GILL**

City: **London**

Province: **ON**

Postal Code: **N6J4H4**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

1. Even though I never had the opportunity to serve on a Conservation Authority, I am an Environmentalist and actively advocating for protecting our green lands, waters and wildlife. I grew up in a farming family and was taught to care for and spread education about the ecosystem and waters.

Currently, I serve for a Humanitarian organization that focuses on spreading awareness about our ecosystem and assisting communities in man-made or natural disasters. While helping folks in need, our environment team educates the communities in rural areas on how to take care of nature, e.g. planting trees, treating wildlife and protecting waters.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

2. Mother nature is a vital source of our healthy lives. Humans are responsible for conserving and protecting it by maintaining essential ecological processes and life support systems, preserving genetic diversity, and sustainable utilization of species and ecosystems. Culturally, I have been taught to take care of our parks, waters and wildlife by considering Air as the teacher, Water the Father, and Earth the Eminent Mother; therefore, I want to contribute to maintaining species diversity for our benefit and that of wildlife.

I want to educate society about our conservation program through the committee's platform, help build a strong team, and provide opportunities for education and the enjoyment of the environment. As an environmentalist, I want to help to repair some of the damage done by humans and maintain the environment for future generations. In order to be an educator, one has to be a student first. I will actively learn from all the other members of the committee and will work as a team and exchange knowledge to have diversity in thoughts and ideas.

How will you support the work of the Conservation Authority? (max. 3000 characters):

3. London is known to be a forest city. In order to protect our forests and wildlife, we must protect our waters. I am committed to providing awareness of clean surroundings and the conservation, restoration, development and management of the natural resources of the Lower Thames Valley Authority. As humans, our faith is green. Earth is designated as our physical Mother, and we must take care of it. We must leave a better world for the next generations.

Education is the way to bring change; with my passion for our environment, I will reach out to those who care deeply for our environment and build a strong team. Be the change, and spread it forward.

I am committed to working with all the communities across London to spread awareness and encourage the public to participate in helping the committee implement its programs. A quick example will be if we try to buy locally manufactured goods even if we

have to pay extra. There are hidden costs of shipping involved with buying cheap imported goods. Shipping overseas pollutes the environment, kills wildlife, and is bad for the local economies. Here, the savings may not show up in our account, but they help the world's energy supplies and the local economy.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

4. I have extensive community service experience and serving the communities for over 15 years as a humanitarian. I am actively serving Londoners in many community programs. for e.g. Homeless Reintegration and Empowerment Program, Environment Education and Plantations, and Legal aid with Human Rights Services and Mental Health Campaigns.

I am skilled and trained in working with diverse communities and environments as a Humanitarian. Humanitarian action is intended to save lives, alleviate suffering and maintain human dignity during and after man-made crises and disasters caused by natural hazards, as well as to prevent and strengthen emergency preparedness for when such situations occur. The Aid team provides global humanitarian disaster relief services, which provide immediate aid and long-term rehabilitation to help communities and individuals in need.

I believe education is key to empowering individuals, and to that end, we conduct education programs for youth members and adults that address their most critical needs. Our Community Education-Empowerment Division (CEED) focuses on but is not limited to health prevention and promotion initiatives such as diabetes prevention education, nutrition workshops, dental health workshops, assisting community members in getting the right health insurance for them, homework help for students, as well as legal 'know your rights seminars for bullying prevention, employment discrimination, and hate crime prevention.

Attach resume or other document here, if needed: **Prabh Gill- Resume-cover letter-Lower Thames Valley.pdf**

Attach more files here, if needed:

Confirmations

I declare the following: **I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.**

To help inform our outreach activities, please tell us how you heard about this opportunity: (optional): **City Website**

If you selected 'Other', please specify:

Submitted on: **12/15/2022 2:06:16 PM**

PRABH GILL
London, Ontario N6J 4H4

December 15, 2022

To: Lower Thames Valley Conservation Authority,

I have recently learned of the available vacancy with the Lower Thames Valley Conservation Authority; therefore, I am enclosing my resume and requesting your consideration for this position.

Currently, I am working as Director of Communications and Public Relations with the Asian Tribune Newspaper. My duties are to build and foster relationships with key stakeholders across traditional and online media channels; establish and implement strategic communications plans; develop, write, and approve messaging for press releases and pitches, social media accounts, speeches, and media statements.

I am also the Legal Director of International Civil and Human Rights Advocacy with the United Sikhs (United Nations Affiliated Organization). My role is to protect and enforce the civil and human rights of minorities and marginalized groups in Canada east. I passionately help advance the economic, social, and spiritual empowerment of minorities and other marginalized groups and individuals in need, regardless of race, religion, gender, sexual orientation, social status, age, or ability.

I am also a proud environmentalist/Humanitarian. Humanitarian action is intended to save lives, alleviate suffering, and maintain human dignity during and after man-made crises and disasters caused by natural hazards, as well as to prevent and strengthen emergency preparedness for when such situations occur. I participate in many educational and awareness seminars to promote a healthy environment and protect our wildlife and waters.

Currently, I am volunteering with the City of London as a board member of the Diversity, Inclusion and Anti-Oppression Advisory Committee; My role is to provide recommendations, advice, and information to the Municipal Council on those specialized matters related to the purpose of the Community Advisory Committee. I also volunteer as a community analyst with the Rights and Responsibility Awareness Initiative (RRAI). My role is to spread legal, financial, and cultural awareness to the Ontario community.

I have achieved an advanced diploma in Paralegal Studies with distinction from Trios College. I have also achieved an advanced diploma in the Police Foundations program from St. Clair College. Due to my excellent performance in college, I was honoured to work as a volunteer with many law enforcement agencies, such as the O.P.P., Windsor Police Service, and the Ministry of Corrections.

I can multi-task, prioritize workload and work well under pressure. I am very organized, trustworthy, compassionate, and always willing to help others. I love to learn and explore new things that come along my way.

After you have examined my resume for details of my qualifications, I would be happy to answer any questions via email or phone.

Yours truly,

Prabh Gill

OBJECTIVE

Seeking an opportunity to be a member of the Lower Thames Valley Conservation Authority Committee. I want to learn and contribute my education and innovative ideas to help conserve our environment.

CORE AREAS

- ❖ Excellent interpersonal and conflict resolution skills.
- ❖ Ability to organize, coordinate and facilitate small and large group
- ❖ Knowledgeable of Provincial Offences, Quasi Criminal, Court procedures.
- ❖ Proficient knowledge of the Rules of Civil Procedure.
- ❖ Superior ability to communicate complex issues both in written and verbal formats.
- ❖ Knowledgeable in dealing with law enforcement agencies.
- ❖ Crisis Intervention.
- ❖ Public speaker.
- ❖ Critical Thinking and Problem-Solving.
- ❖ Ability to multi-task, prioritize, and work to deadlines.
- ❖ Strong time/project management and organizational skills.
- ❖ Leadership abilities, the ability to support staff and services in a dynamic work environment.
- ❖ Multilingual (English, Punjabi, Hindi, Urdu, and Gujrati).
- ❖ Ability to plan and lead multidisciplinary projects from start to finish.
- ❖ Detail-oriented and a quick learner.

EDUCATION

TRIOS COLLEGE-LONDON, ON.

2021-2022

Paralegal Studies

- ❖ Learned various substantive law courses to become a competent and confident paralegal. Gained knowledge in civil litigation, employment law, WSIB, administrative law, jurisdictions and fundamentals, landlord and tenant board, provincial offences, quasi-criminal, legal ethics, contract law, and human rights law. Performed mock trials to learn about court procedures and administrative culture. Learned to draft court documents and follow court procedures. Maintained a 4.0 GPA and graduated with distinctions.

ST. CLAIR COLLEGE- WINDSOR, ON.

2003-2005

Police Foundations Diploma

- ❖ Learned the theory of human relations, combined with related academic knowledge of the law, police powers, community policing and investigations.

PROFESSIONAL EXPERIENCE

ASIAN TRIBUNE LONDON

December 2022- Present

Director Of Communications and Public Relation

- Builds and fosters relationships with key stakeholders across traditional and online media channels; establishes and implements strategic communications plans; and develops, writes, and approves messaging for press releases and pitches, social media accounts, speeches, media statements.
- Promotes and attends special events and functions; promotes and reports on corporate milestones and activities such as company goals and projects; new products or services; community service activities; and new hires, promotions, and retirements.

UNITED SIKHS- CANADA EAST

March 2015 – Present

Legal Director

International Civil and Human Rights Advocate (ICHRA)

- As ICHRA coordinator, my role is to help advance the economic, social, and spiritual empowerment of minorities and other marginalized groups and individuals in need.
- Protect and enforce the civil and human rights of minorities and marginalized groups in Canada East.
- As Community Education-Empowerment Division Coordinator, I work towards health prevention and promotion initiatives such as diabetes prevention education, nutrition workshops, dental health workshops, assisting community members to get right health insurance, as well as legal 'know your rights' seminars for bullying prevention, employment discrimination, and hate crime prevention.
- Serve communities in crises of disaster relief programs.

CITY OF LONDON

May 2022- Present

Diversity, Inclusion and Anti-Oppression Advisory Committee

- ❖ My role is to provide recommendations, advice, and information to the Municipal Council on those specialized matters which relate to the purpose of the Community Advisory Committee.

CITY OF LONDON

July 2022- Present

Chair, Award and Recognition Sub-Advisory Committee

- ❖ My role is outreaching the contributions of Londoners and honoring Londoners in many different areas, including diversity, race relations and inclusivity; academic excellence; and accessibility.

Education and Awareness Sub-Advisory Committee

- ❖ My role is to provide awareness to Londoners and help guide the community to the help provided by many levels of agencies and the government.

PRABH GILL

London, Ontario N6J 4H4

RRAI- LONDON

January 2019 – Present

Community Analyst

- ❖ Educate the diverse and new immigrants about their rights and responsibilities concerning Canadian laws, regulations, finances, and culture.
- ❖ Identify the topics that need to be covered in awareness campaigns.
- ❖ Conduct awareness campaigns to spread awareness in the community. Planned, coordinate, and mobilize resources for the awareness campaign. Collect and analyze the feedback.

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Lower Thames Valley Conservation Authority**

Contact Information

Name: **JJ Strybosch**

City: **London**

Province: **ON**

Postal Code: **N6G 5M1**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

I have recently completed a short term with the Lower Thames valley conservation authority, appointed late in 2021.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

**I feel as though I'm only beginning to learn and hope to continue to figure out how the LTVCA works and offer my time and experience to committees.
I can offer a background in tech, business and development as well as my commitment to preserving our environment for our future.
So far I am impressed by all the people doing great work. I want to know more and facilitate that.
The board is balanced and dedicated and I want to be a part of that.**

How will you support the work of the Conservation Authority? (max. 3000 characters):

Attend meetings, volunteer for committees, prepare by reading documents and learning more about the legislation that defines the work of the Conservation Authority.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

**I grew up mostly on family farms ranging including eggs, pigs, dairy and cattle. We have owned a farm and have cashed cropped for decades. I have some sense of the importance of agriculture and the challenges farmers face.
In addition I worked for my father's commercial contracting and development companies before I went into a carrier in tech. My siblings continued to operate commercial holdings and are currently exploring developing a small property outside the Conservation Authorities watershed.
I've worked with financial documents for numerous private and public organizations and contributed to boards and committees in that environment. I also bring my experience during my short time on the board of the LTVCA.
I have a strong tech background, developing business software, research and development and education. This brings a broad knowledge of technology and the scientific method.**

Attach resume or other document here, if needed: **informal resume.pdf**

Attach more files here, if needed:

Confirmations

I declare the following: **I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.**

To help inform our outreach activities, please tell us how you heard about this opportunity:
(optional): **Other**

If you selected 'Other', please specify: **Being on the board.**

Submitted on: **1/8/2023 9:22:33 AM**

Summary C.V.
JJ Strybosch
London, Ontario.
N6G 5M1

Since my last job in academia in 2001 I haven't needed a CV and no longer keep a formal resume. This is a full, informal, cv.

- I was appointed to the board of the Lower Thames Valley Conservation Authority in 2021 and that term has just ended.
- Since Mach 2022 I have been a resettlement volunteer with Aman Laura assisting refugees (mostly from Afghanistan and the Ukraine) settle in London and the area.
- Since 2009 I have director on the Board 1835397 Ontario Ltd.
- Since 2008 Proprietor of JJ Strybosch Consulting, London Ontario. IT Systems Consultation and design, imaging and production services for artists, web design, business process analysis, legacy software maintenance.
- From 2018 to 2021 Member of awards committee for Canada Mental Health Association choosing the award winners for the Champion of Mental Health award.
- From 2004 to 2019 Volunteer, Anonymous HIV Testing Program, Inter-community Health, London Ontario.
- From 2015 to 2018 I was President of the board MSCC 691 Condominium Board.
- From 2004 to 2008 Program Coordinator Advanced Computer Programming, Fanshawe College, London Ontario.
- From 2001 to 2008 Professor in the School of Business and Information Technology, Fanshawe College, London Ontario.
- From 2003 to 2007 College Council at Fanshawe College, London Ontario.
- From 2005 to 2007 Shark-Net (Distributed research computer) coordinator and Research Advisor, Fanshawe College, London Ontario.
- From 2000 to 2001 Lecturer, Computer Science Department, University of Western Ontario, London, Ontario.
- From 1996 to 2000 Professor, Business Division, Red River College, Winnipeg Manitoba.
- From 1997 to 2000 Member Industry-College Curriculum Committee, Red River College in Winnipeg.
- 2000 Completed Baccalaureate in Education (teaching certification) University of Winnipeg, Manitoba.
- 1999 presented research on Ubiquitous Computing and Pedagogy at Post Secondary Conference at Redmond, California.
- From 1994 to 1996 Software Architect, Developer and Senior Data Base Analyst with Manitoba

- Government Services and the Department of Highways and Transportation, Winnipeg, Manitoba.
 - 1990 - 1994 Completed Masters of Science in Computer Science. Part time load. Formal language
 - theory and image generation. University of Western Ontario, London Ontario.
 - From 1991 to 1994 Software Engineer, Ubitrex Computer Corporation, Winnipeg Manitoba.
 - From 1990 to 1991 In Court Technology Consultant, Birenbaum Kaufman Steinberg, Toronto Ontario.
 - Canada's first software copyright lawsuit.
 - From 1988 to 1990 Full time graduate student and research assistant, University of South Carolina,
 - Columbia, South Carolina.
 - From 1985 to 1988 Honours Degree in Computer Science. University of Western Ontario, London
 - Ontario.
 - Internships from 1986 to 1988, 16 months total, Myrias Super Computer Corporation, Edmonton,
 - Alberta.
 - From 1978 to 1988 Part time labour, draftsman and designer, Strybosch Construction Ltd. Strathroy
 - Ontario.
 - From 1985 to 1991 Volunteer with the Aids Committee of London Ontario. Community Safer Sex
 - Education Outreach with the University of Western Ontario. Gay Information Line, AIDS Information
 - Line volunteer, Homophile Association of London Ontario.
 - From 1984 to 1985 Team Leader, Dial-A-Maid, London, Ontario.
 - From 1982 to 1984 Bachelor of Arts, Philosophy and Religious Studies, Kings College, London, Ontario.
 - From 1982 to 1984 Programmer Clef Educational Software, Language Labs, University of Western Ontario, London, Ontario
 - From 1981 to 1982 Honours High School Diploma, Strathroy District Collegiate High School,
 - Strathroy, Ontario.
- From 1977 to 1981 High School Diploma, Regina Mundi, London Ontario.
- 1976 to 1981 Editor School newspaper, Yearbook Editor, Letterman in soccer and track.
 - 1978 to 1981 School Parliament Minister of finance. Founder of Computing Club.

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Upper Thames River Conservation Authority**

Contact Information

Name: **PRABHSIMRAN GILL**

City: **London**

Province: **ON**

Postal Code: **N6J4H4**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

1. Even though I never had the opportunity to serve on a Conservation Authority, I am an Environmentalist and actively advocating for protecting our green lands, waters and wildlife. I grew up in a farming family and was taught to care for and spread education about the ecosystem and waters.

Currently, I serve for a Humanitarian organization that focuses on spreading awareness about our ecosystem and assisting communities in man-made or natural disasters. While helping folks in need, our environment team educates the communities in rural areas on how to take care of nature, e.g. painting trees, treating wildlife and protecting waters.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

2. Mother nature is a vital source of our healthy lives. Humans are responsible for conserving and protecting it by maintaining essential ecological processes and life support systems, preserving genetic diversity, and sustainable utilization of species and ecosystems.

Culturally, I have been taught to take care of our parks, waters and wildlife by considering Air as the teacher, Water the Father, and Earth the Eminent Mother; therefore, I want to contribute to maintaining species diversity for our benefit and that of wildlife. I want to educate society about our conservation program through the committee's platform, help build a strong team, and provide opportunities for education and the enjoyment of the environment.

As an environmentalist, I want to help to repair some of the damage done by humans and maintain the environment for future generations. In order to be an educator, one has to be a student first. I will actively learn from all the other members of the committee and will work as a team and exchange knowledge to have diversity in thoughts and ideas.

How will you support the work of the Conservation Authority? (max. 3000 characters):

3. London is known to be a forest city. In order to protect our forests and wildlife, we must protect our waters. I am committed to providing awareness of clean surroundings and the conservation, restoration, development and management of the natural resources of the Upper Thames River Conservation Authority. As humans, our faith is green. Earth is designated as our physical Mother, and we must take care of it. We must leave a better world for the next generations. Education is the way to bring change; with my passion for our environment, I will reach out to those who care deeply for our environment and build a strong team. Be the change, and spread it forward. I am committed to working with all the communities across London to spread awareness and encourage the public to participate in helping the committee implement its programs. A quick example will be if we try to buy locally manufactured goods even if we have to pay extra. There are hidden costs of shipping involved with buying cheap imported

goods. Shipping overseas pollutes the environment, kills wildlife, and is bad for the local economies. Here, the savings may not show up in our account, but they help the world's energy supplies and the local economy.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

4. I have extensive community service experience and serving the communities for over 15 years as a humanitarian. I am actively serving Londoners in many community programs. for e.g. Homeless Reintegration and Empowerment Program, Environment Education and Plantations, and Legal aid with Human Rights Services and Mental Health Campaigns.

I am skilled and trained in working with diverse communities and environments as a Humanitarian. Humanitarian action is intended to save lives, alleviate suffering and maintain human dignity during and after man-made crises and disasters caused by natural hazards, as well as to prevent and strengthen emergency preparedness for when such situations occur. The Aid team provides global humanitarian disaster relief services, which provide immediate aid and long-term rehabilitation to help communities and individuals in need.

I believe education is key to empowering individuals, and to that end, we conduct education programs for youth members and adults that address their most critical needs. Our Community Education-Empowerment Division (CEED) focuses on but is not limited to health prevention and promotion initiatives such as diabetes prevention education, nutrition workshops, dental health workshops, assisting community members in getting the right health insurance for them, homework help for students, as well as legal 'know your rights seminars for bullying prevention, employment discrimination, and hate crime prevention.

Attach resume or other document here, if needed: **Prabh Gill- Resume-cover letter-Upper Thames River.pdf**

Attach more files here, if needed:

Confirmations

I declare the following: **I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.**

To help inform our outreach activities, please tell us how you heard about this opportunity: (optional): **City Website**

If you selected 'Other', please specify:

Submitted on: **12/15/2022 2:15:37 PM**

PRABH GILL
London, Ontario N6J 4H4

December 15, 2022

To: Upper Thames River Conservation Authority,

I have recently learned of the available vacancy with the Upper Thames River Conservation Authority; therefore, I am enclosing my resume and requesting your consideration for this position.

Currently, I am working as Director of Communications and Public Relations with the Asian Tribune Newspaper. My duties are to build and foster relationships with key stakeholders across traditional and online media channels; establish and implement strategic communications plans; develop, write, and approve messaging for press releases and pitches, social media accounts, speeches, and media statements.

I am also the Legal Director of International Civil and Human Rights Advocacy with the United Sikhs (United Nations Affiliated Organization). My role is to protect and enforce the civil and human rights of minorities and marginalized groups in Canada east. I passionately help advance the economic, social, and spiritual empowerment of minorities and other marginalized groups and individuals in need, regardless of race, religion, gender, sexual orientation, social status, age, or ability.

I am also a proud environmentalist/Humanitarian. Humanitarian action is intended to save lives, alleviate suffering, and maintain human dignity during and after man-made crises and disasters caused by natural hazards, as well as to prevent and strengthen emergency preparedness for when such situations occur. I participate in many educational and awareness seminars to promote a healthy environment and protect our wildlife and waters.

Currently, I am volunteering with the City of London as a board member of the Diversity, Inclusion and Anti-Oppression Advisory Committee; My role is to provide recommendations, advice, and information to the Municipal Council on those specialized matters related to the purpose of the Community Advisory Committee. I also volunteer as a community analyst with the Rights and Responsibility Awareness Initiative (RRAI). My role is to spread legal, financial, and cultural awareness to the Ontario community.

I have achieved an advanced diploma in Paralegal Studies with distinction from Trios College. I have also achieved an advanced diploma in the Police Foundations program from St. Clair College. Due to my excellent performance in college, I was honoured to work as a volunteer with many law enforcement agencies, such as the O.P.P., Windsor Police Service, and the Ministry of Corrections.

I can multi-task, prioritize workload and work well under pressure. I am very organized, trustworthy, compassionate, and always willing to help others. I love to learn and explore new things that come along my way.

After you have examined my resume for details of my qualifications, I would be happy to answer any questions via email or phone.

Yours truly,

Prabh Gill

OBJECTIVE

Seeking an opportunity to be a member of the Upper Thames River Conservation Authority Committee. I want to learn and contribute my education and innovative ideas to help conserve our environment.

CORE AREAS

- ❖ Excellent interpersonal and conflict resolution skills.
- ❖ Ability to organize, coordinate and facilitate small and large group
- ❖ Knowledgeable of Provincial Offences, Quasi Criminal, Court procedures.
- ❖ Proficient knowledge of the Rules of Civil Procedure.
- ❖ Superior ability to communicate complex issues both in written and verbal formats.
- ❖ Knowledgeable in dealing with law enforcement agencies.
- ❖ Crisis Intervention.
- ❖ Public speaker.
- ❖ Critical Thinking and Problem-Solving.
- ❖ Ability to multi-task, prioritize, and work to deadlines.
- ❖ Strong time/project management and organizational skills.
- ❖ Leadership abilities, the ability to support staff and services in a dynamic work environment.
- ❖ Multilingual (English, Punjabi, Hindi, Urdu, and Gujrati).
- ❖ Ability to plan and lead multidisciplinary projects from start to finish.
- ❖ Detail-oriented and a quick learner.

EDUCATION

TRIOS COLLEGE-LONDON, ON.

2021-2022

Paralegal Studies

- ❖ Learned various substantive law courses to become a competent and confident paralegal. Gained knowledge in civil litigation, employment law, WSIB, administrative law, jurisdictions and fundamentals, landlord and tenant board, provincial offences, quasi-criminal, legal ethics, contract law, and human rights law. Performed mock trials to learn about court procedures and administrative culture. Learned to draft court documents and follow court procedures. Maintained a 4.0 GPA and graduated with distinctions.

ST. CLAIR COLLEGE- WINDSOR, ON.

2003-2005

Police Foundations Diploma

- ❖ Learned the theory of human relations, combined with related academic knowledge of the law, police powers, community policing and investigations.

PROFESSIONAL EXPERIENCE

ASIAN TRIBUNE LONDON

December 2022- Present

Director Of Communications and Public Relation

- Builds and fosters relationships with key stakeholders across traditional and online media channels; establishes and implements strategic communications plans; and develops, writes, and approves messaging for press releases and pitches, social media accounts, speeches, media statements.
- Promotes and attends special events and functions; promotes and reports on corporate milestones and activities such as company goals and projects; new products or services; community service activities; and new hires, promotions, and retirements.

UNITED SIKHS- CANADA EAST

March 2015 – Present

Legal Director

International Civil and Human Rights Advocate (ICHRA)

- As ICHRA coordinator, my role is to help advance the economic, social, and spiritual empowerment of minorities and other marginalized groups and individuals in need.
- Protect and enforce the civil and human rights of minorities and marginalized groups in Canada East.
- As Community Education-Empowerment Division Coordinator, I work towards health prevention and promotion initiatives such as diabetes prevention education, nutrition workshops, dental health workshops, assisting community members to get right health insurance, as well as legal 'know your rights' seminars for bullying prevention, employment discrimination, and hate crime prevention.
- Serve communities in crises of disaster relief programs.

CITY OF LONDON

May 2022- Present

Diversity, Inclusion and Anti-Oppression Advisory Committee

- ❖ My role is to provide recommendations, advice, and information to the Municipal Council on those specialized matters which relate to the purpose of the Community Advisory Committee.

CITY OF LONDON

July 2022- Present

Chair, Award and Recognition Sub-Advisory Committee

- ❖ My role is outreaching the contributions of Londoners and honoring Londoners in many different areas, including diversity, race relations and inclusivity; academic excellence; and accessibility.

Education and Awareness Sub-Advisory Committee

- ❖ My role is to provide awareness to Londoners and help guide the community to the help provided by many levels of agencies and the government.

PRABH GILL

London, Ontario N6J 4H4

RRAI- LONDON

January 2019 – Present

Community Analyst

- ❖ Educate the diverse and new immigrants about their rights and responsibilities concerning Canadian laws, regulations, finances, and culture.
- ❖ Identify the topics that need to be covered in awareness campaigns.
- ❖ Conduct awareness campaigns to spread awareness in the community. Planned, coordinate, and mobilize resources for the awareness campaign. Collect and analyze the feedback.

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Upper Thames River Conservation Authority**

Contact Information

Name: **RHONDA GILPIN-HARTLEY**

City: **London**

Province: **ON**

Postal Code: **N6J 1E8**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

I am a Councilor on the Thames Bluewater Métis Council since Nov. 15, 2021. It is our core principle as First Nations to protect water, flora and fauna for following generations. I am alarmed that we are responsible for and are living in a mass extinction event, and I want to put my back into efforts to mitigate and reverse this crisis.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

With a background in project management and a designation as a Certified Associate in Project Management, I have proven organizational skills and attention to detail. As an Executive Assistant at Canada Life, I have a strong customer service background and consider everyone I work with a client. I work part time at Labatt Brewery as a tour guide for 18 years, writing and delivering the historical and technical script of the tour. I have vast experience in public speaking, delivering presentations, and am comfortable working with the general public and from around the world. I care deeply about our community and natural history, which I want to develop a deep knowledge of. I live in the Coves area in London next to the Thames and the ponds, and our garden backs onto naturalization. My partner and I have planted a naturalized garden to build a healthy environment for bees, butterflies, insects, snakes and birds. I bought my home because of the proximity to nature, and am working to make the land, soil and water better for all living things. I have lived in the Upper Thames River Conservation Authority's purview all my life, and my fondest memories were running around in the forest and playing in the waters. These forests and waters mean everything to me, and I spend as much time as possible in the woods around me.

How will you support the work of the Conservation Authority? (max. 3000 characters):

I want to assist in monitoring, understanding and intervening in effects of climate change, and to help reverse our impact. I would appreciate the opportunity to provide service working in flood and fire mitigation and wood and wetlands protection programs. I am eager to listen and learn, taking coaching and instruction on what is required to assist. I am willing to help in any way possible. I want to make this my life's purpose to do something, to know that I have given blood, sweat and tears for my niece's and nephew's future in the world.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

My partner and I are active member of the Water Rangers and have taken citizen science training with them. I have registered for additional training with the the Metis Nation of Ontario's Community-Based Water Quality Monitoring Program - who is partnering with

an instructor from Fleming College to offer interested MNO citizens training through the Ontario Benthos Biomonitoring Network (OBBN). The training will take place over two weekends in Spring 2023, followed by a test component. I am willing to take any training as recommended by the Upper Thames Valley Conservation Authority.

Attach resume or other document here, if needed: **EA Resume 2021.pdf**

Attach more files here, if needed:

Confirmations

I declare the following: **I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.**

To help inform our outreach activities, please tell us how you heard about this opportunity: (optional): **Professional or community organization**

If you selected 'Other', please specify:

Submitted on: **1/8/2023 11:43:16 AM**

RHONDA GILPIN-HARTLEY, CAPM

London, ON

ADMINISTRATIVE ASSISTANT ~ COORDINATOR

Energetic, motivated, and results driven Administrative Assistant/Coordinator Professional leveraging Certified Associate in Project Management designation and over 17 years of career experience as a Project Assistant. Brings forward unique experiences working in life, health and dental insurance, internet cable/communications industry, and IT industries. Proven record in managing multiple priorities with several project managers. Fosters trust with team members, vendors and business partners with clear communication and transparency. Provides smooth and trustworthy services to project quality and reduced costs.

Insurance & Retirement Products/Services
Digital Signage Solutions, Internet and Cable,
Training Content Development and Delivery
Strength in Project Management and Coordination
Vendor Management & Stakeholder Engagement
Adept in Costing Estimates, Readiness, Contractor
Issue Resolution & Service Contract Management,
Organized, Efficient & Manages Pending Priorities

Effective Communicator & Facilitation
Positive Collaborator & Team Player
18 years of public speaking experience
JIRA/Confluence, SAP, CRM, ServiceNow
Microsoft Project, Visio, Advanced Excel, Word,
PowerPoint, Sharepoint Administrator, Netsuite,
Google Docs, MS Teams, MS Project, PWA,
TimeControl,

CAREER EXPERIENCE

Canada Life

April 2021 ~ Current

Associate Project Manager, Global Corporate Technology, IFRS17 Program

- Coordinating hiring of new resources including intake of requests; ensuring all of the data is collected (description, allocation, budget, WP name etc.) and submitting for approval and follow up
- Collecting and distributing resumes internally, coordinating interviews
- Filling out new start forms
- Ensure the SOW is completed and filed as an artifact
- Keeping Resource and Skills Gap Tracker up to date, weekly reporting on progress of interviewing and hiring
- Arranging first day schedule, providing orientation to new hires
- Filling out Service Now tickets to provision hardware and software
- Assisting with Advisory Board meetings (note taking, agenda, putting the deck together etc.)
- Monitor inboxes for GCT PMO, GCT Resourcing and GCT Invoicing
- Centralized contact point for financial questions, and assisting with timesheet/charge code questions
- Monthly/bi-weekly reporting updates
- Forecast/Actuals coordination and monthly reporting
- Keeping the RAID Log current and providing summary to IFRS17 Leadership upon request (PMO Team)
- Creation of the Tech & Process Status Reports
- Assisting with timesheet/charge code questions
- Ensuring invoices received are accurate. Compiling back-up documentation to send for senior leadership's signatures, and following up as required.

RHONDA GILPIN-HARTLEY CAPM

Rogers Communications

2019-2020

Project Coordinator, 14 Month Contract

Coordinator for Solutions Architect to deliver Rogers internet and cable solutions and services to the curb.

- Supported Director of Network Planning and senior leadership team. Assistant to Network Architect.
- Created a new project scheduling tracker for South Western Ontario installations of internet, cable and hardware to ensure dates were met. This new tracker was adopted by project team and contractors.
- Completed and presented weekly and monthly reporting to top executives
- Analyzed complex data tables, creating reports to summarize and present trends, costs and progress.
- Reviewed technical documents to ensure accuracy of solution and internal records, highlighted and corrected issues before execution.
- Responded to client/vendor/internal requests and assist, refer and transfer inquiries appropriately.
- Assisted with creation of training documents and videos, presenting and publishing to Sharepoint and updating as required.
- Facilitated weekly project calls with project teams, contractors and vendors, sending agendas and recording and sharing minutes.
- Sharepoint site administrator and file share administrator
- Tracked deficiencies to closure.

Cineplex Digital Media

2012 ~ 2018

Project Assistant /Coordinator

Worked within the Project Management Office, assistant to a team of 7 Project Managers and lead internal project team of 9. Reported to the Director of Project Management and Operations Manager. Successfully coordinated 300-3000/year project installations and deployments. Sole point of contact for Tier 1 executive and franchisee customers ranging from McDonald's Full Digital Menu Board/McCafe projects, Walmart, RBC, Aldo, A&W, Chick-fil-A, Tim Hortons in North America and Gulf while maintain excellent KPI's.

- Coordinated and project managed a national enterprise Tim's TV Rollout within 4 months, overseeing over 3000+ locations across Canada. Coordinated back end operations; client readiness, vendor supplies, installations, managing schedules, monitoring installations, status reported to client and internal executives weekly and monthly on activities.
- Assisted and provided input to Statements of Work and contracts with vendors. Ensured contracts and Purchas Orders were signed and received.
- Booking conference in calendars to collaborate with internal and external stakeholders. Created agendas and followed up immediately with minutes. Tracked actions items, risks, issues, dependencies and decisions.
- Maintained contact lists for each deployment in each possible scenario.
- Tracked and reconciled project expenses and baseline variances. Created quotes for clients, sending costs to finance for invoicing.
- Onboarded new project manager by creating tickets and requesting systems access, creating and delivering training materials, creating training videos, developing documents, and personal training on processes and systems.
- Monitored inventory levels and ordered as required.
- Tracked deficiencies to closure, analyzed and reported trends to business partners and clients.
- Managed project artifacts, file shares and SharePoint.

RHONDA GILPIN-HARTLEY CAPM

London Life

2003 ~ 2012

Project Manager Control Analyst/Information Systems

Worked in the Project Management Office as an Assistant for ten project managers. Directly reported to the Career Center Leader reviewing project budgets, scheduling, and quality of projects. Serviced Group and Independent Retirement Services and Financial Advisors. Supported 10 to 34 projects/year, with financials ranging from \$100,000 to \$2 Million.

- Produced reports for PMO, Technical Integration, eBusiness, and Resource Forecasting.
- Established and maintained project schedules in Primavera, creating project baselines and reporting variances.
- Assisted with creation of training documents and videos, presenting and publishing to SharePoint and updating as required.
- Tracked project costs in SAP, monthly reconciliation of information in financial reporting systems, budget re-projections, baseline variances and month end reports.
- Tracking compliance of project deliverables to methodologies and best practices
- Archiving compliant project artifacts

EDUCATION & PROFESSIONAL DEVELOPMENT

CAPM Designation ~ Certified Since 2013
PMP Designation ~ Completion Date Aug. 2018
Management Skills for IT Professionals Certificate
Computer Systems/Project Management Certificate

Agile Certified Practitioner ~ Exam Prep
Digital Signage Experts Group ~ Certificate
HTML and Java Programming ~ Courses
MS Suite, Advanced Excel courses

Project Management Program ~ Fanshawe College
Computer Systems Support 1&2 ~ Fanshawe College
Business Administration ~ Fanshawe College

PROFESSIONAL ASSOCIATION

Project Management Institute (PMI) and South-Western Ontario Chapter

- **VP of Programs** ~ Project Management Institute: Strategized with Board of Directors to support and enhance professionalism in Project Management. Headed the development and facilitations of quality training programs based on needs. Planned, organized and executed world-class flagship event, procured keynote Commander Chris Hadfield, Astronaut. In charge of \$120,000 budget portfolio.
- Planning Committee Member for 2013 PMI SWOC Symposium.

COMMUNITY INVOLVEMENT

Metis Nation of Ontario ~ Current, assisting to organize events and working at functions.

Daily Bread Food Bank Volunteer ~ Current, packing hampers at the food bank for distribution.

Dog Walker ~ Current, neighbour is a front line nurse who has a dog that I look after while she is working.

Social Committee Member ~ London Life & Cineplex Digital Media: Raised funds for MS by planning several fun events to raise awareness/charity. Created and booked fun events for team building.

Campaign Coordinator ~ London Life & United Way: Spear-headed and lead exciting fundraising campaigns; musician cafes, buskerfests and fairs.

RHONDA GILPIN-HARTLEY CAPM



April 9, 2018

To Whom It May Concern:

Re: Rhonda Gilpin Letter of Reference

This is to confirm that Rhonda Gilpin was employed by Cineplex as a Project Coordinator within the Project Management team of Cineplex Digital Media for the period of July 3, 2012 to April 9, 2018.

During her tenure with Cineplex Digital Media, Rhonda was a valued contributor to the team and responsible for the following:

1. Effectively coordinated hardware installation planning and execution for a Tier1 Financial client
2. Effectively influenced internal stakeholders to deliver high quality outputs to project milestones.
3. Held partners to a high level of accountability to ensure services met our expectations, even if it meant the partner absorbing financial penalties if not delivered sufficiently.

Rhonda built good working relationships with others and represented Cineplex in a professional manner. We thank Rhonda for her contributions to Cineplex Digital Media and wish her all the best in her future endeavours.

Sincerely yours,

A handwritten signature in black ink that reads "Danelle Peddell".

Danelle Peddell
Director, PMO
Cineplex Digital Media

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Upper Thames River Conservation Authority**

Contact Information

Name: **Sandy Levin**

City: **London**

Province: **ON**

Postal Code: **N6G1Y5**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

I have been one of Council's appointees to the UTRCA Board since 2014. I was appointed by Council to a second term in 2018. I served as the vice chair of the Board from 2016 to 2018 and as chair during 2019 and 2020.

I insisted that the UTRCA establish a Finance and Audit Committee. The Board agreed. In my time on this Committee, we went through two selection processes for an audit firm as well the hiring of an advisory firm to assist the organization in its management of long term assets and reserves.

I have served on the Board's Hearings (Executive) Committee since my first term on the Board. The Hearings Committee reviews appeals of applications that staff are required to turn down because of inconsistencies with Board policies. During this past term the Hearings Committee also served as the hiring committee to replace the retiring General Manager. With the support of the UTRCA manager of human resources, we reviewed multiple resumes and interviewed a total of three candidates from inside and outside the organization.

As Board chair, I chaired both committees. As vice chair and chair I was a delegate to meetings of Conservation Ontario the umbrella group for Conservation Authorities. I also served on one of Conservation Ontario's sub-committees.

In consultation with the senior finance person and audit firm, we have moved the organization forward in its capital planning. I was also involved with the most recent update to the Board's Administrative by-law to be consistent with new provincial legislation and to update outdated sections.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

There will be significant changes to the UTRCA Board due to changes set out by the Province. These changes include new members most notably, two new members from London City Council, who are also new members of Council. I hope my experience will be helpful to these and other new members in moving quickly thru the learning curve. I also hope to contribute to the continued success of the UTRCA during a period of change both legislatively as well as organizationally. There have been a number of retirements resulting in a change in leadership both at the GM level and the next level of the organization. Some of the new board members will not be aware of these changes and as I have lived thru them as a Board member, my experience will be useful for both new Board members and UTRCA leadership. Up to now, we have been successful in retaining and attracting good staff who fit well into the corporate culture (non-union) and are committed to the goals and objectives of the organization. I hope to continue to play a role in this over the next term of the Board.

I also have made it my practice over the years of sending the UTRCA monthly newsletter to members of Council to keep Council aware of agenda items and the work of the UTRCA in London and the watershed. I intend to continue this practice.

How will you support the work of the Conservation Authority? (max. 3000 characters):

I will continue to stay up to date with the changes that are taking place in Ontario. As a former member of London City Council and an experienced member of the UTRCA Board, it is important to have the insight and experience with adjusting to new provincial requirements. I assist the General Manager and other senior staff by providing them with additional resources (especially possible grant applications) that I come across, highlight issues that are on City agendas that affect the UTRCA. I also avoid crossing the line from governance to operational issues.

I also have worked well with the current vice chair, the Mayor of Ingersoll, who is anticipated to become the next chair of the UTRCA. He has encouraged me to reapply to the Board.

I will also try to continue the success I have had in raising funds to further the work of the UTRCA, specifically, funding for the species at risk program that supports the survival of the endangered spiny softshell turtle. The Province unexpectedly stopped funding this program. My efforts resulted in a Foundation from outside of London contributing \$50K to the program, insuring its continuation in 2022.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

I am a member of Nature London as well as a member of Council's Ecological Community Advisory Committee (where UTRCA staff serve as a resource to the Committee) and Friends of Medway Creek, the latter, a community group assisted by UTRCA staff. As chair of my neighbourhood association (which holds dear the Medway Valley Environmentally Significant Area), I have a good working relationship with members of the UTRCA ESA Team.

All of these community roles have allowed me to work with Conservation Authority staff without my Board member hat on. This builds trust and respectful relationships with staff (which translates to them having confidence in me as a Board member who understands their work.

I also regularly attend Public Information Centres when an Environmental Assessment is conducted which furthers my understanding of watershed issues affecting London.

I also sit on the Development Charges Stakeholder group as the Urban League representation. This is an important contact point with the development industry. This relationship has resulted in occasional contacts from developers seeking assistance from me to help move along approved applications for development that have required UTRCA permitting.

Attach resume or other document here, if needed:

Attach more files here, if needed:

Confirmations

I declare the following: I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.

To help inform our outreach activities, please tell us how you heard about this opportunity: (optional): **Other**

If you selected 'Other', please specify: **from watching a meeting of a committee of Council**

Submitted on: **1/3/2023 5:29:36 PM**

City of London - Application for Appointment to a Conservation Authority

Application

Please choose the Conservation Authority you are interested in serving on: **Upper Thames River Conservation Authority**

Contact Information

Name: **JJ Strybosch**

City: **London**

Province: **ON**

Postal Code: **N6G 5M1**

Experience and Qualifications

If you have experience on a Conservation Authority, please provide dates and details. (max. 3000 characters):

I have recently completed a short term with the Lower Thames valley conservation authority, appointed late in 2021.

What do you hope to contribute or learn as part of the Conservation Authority? (max. 3000 characters):

I feel as though I'm only beginning to learn how the LTVCA works and the concerns in that watershed. I hope to learn about the Upper Thames River Conservation Authority, how its concerns and organization differs. I also wish offer my time and experience to committees so I can learn at a deeper level.

I can offer a background in tech, business and development as well as my commitment to preserving our environment for our future.

So far I am impressed by all the people doing great work at the LTVCA. I want to know more and bring my small, and hopefully growing, knowledge to the UTRCA.

I want to be part of the good and important work our Conservation Authorities are doing.

How will you support the work of the Conservation Authority? (max. 3000 characters):

Attend and participate in meetings, volunteer for committees, prepare by reading documents and learning more about the legislation that defines the work of the Conservation Authorities.

Please describe additional experience, training, or community involvement that will help you in your role as a Conservation Authority member. (max. 3000 characters):

I grew up mostly on family farms ranging including eggs, pigs, dairy and cattle. We have owned a farm and have cashed cropped for decades. I have some sense of the importance of agriculture and the challenges farmers face.

In addition I worked for my father's commercial contracting and development companies before I went into a carrier in tech. My siblings continued to operate commercial holdings and are currently exploring developing a small property outside the Conservation Authority's watershed.

I've worked with financial documents for numerous private and public organizations and contributed to boards and committees in that environment. I also bring my experience during my short time on the board of the LTVCA.

I have a strong tech background, developing business software, research and development and education. This brings a broad knowledge of technology and the scientific method.

Attach resume or other document here, if needed: **informal resume.pdf**

Attach more files here, if needed:

Confirmations

I declare the following: **I am a Canadian citizen. ; I am a resident of London. ; I am at least 18 years old.; I am not a City employee, Council member, or employee of the Library Board.; I understand that my application and any attachments will be included on a public agenda that is published on the City website.**

To help inform our outreach activities, please tell us how you heard about this opportunity:
(optional): **Other**

If you selected 'Other', please specify: **On the board of the LTVCA**

Submitted on: **1/8/2023 9:56:14 AM**

Summary C.V.
JJ Strybosch
London, Ontario.
N6G 5M1

Since my last job in academia in 2001 I haven't needed a CV and no longer keep a formal resume. This is a full, informal, cv.

- I was appointed to the board of the Lower Thames Valley Conservation Authority in 2021 and that term has just ended.
- Since Mach 2022 I have been a resettlement volunteer with Aman Laura assisting refugees (mostly from Afghanistan and the Ukraine) settle in London and the area.
- Since 2009 I have director on the Board 1835397 Ontario Ltd.
- Since 2008 Proprietor of JJ Strybosch Consulting, London Ontario. IT Systems Consultation and design, imaging and production services for artists, web design, business process analysis, legacy software maintenance.
- From 2018 to 2021 Member of awards committee for Canada Mental Health Association choosing the award winners for the Champion of Mental Health award.
- From 2004 to 2019 Volunteer, Anonymous HIV Testing Program, Inter-community Health, London Ontario.
- From 2015 to 2018 I was President of the board MSCC 691 Condominium Board.
- From 2004 to 2008 Program Coordinator Advanced Computer Programming, Fanshawe College, London Ontario.
- From 2001 to 2008 Professor in the School of Business and Information Technology, Fanshawe College, London Ontario.
- From 2003 to 2007 College Council at Fanshawe College, London Ontario.
- From 2005 to 2007 Shark-Net (Distributed research computer) coordinator and Research Advisor, Fanshawe College, London Ontario.
- From 2000 to 2001 Lecturer, Computer Science Department, University of Western Ontario, London, Ontario.
- From 1996 to 2000 Professor, Business Division, Red River College, Winnipeg Manitoba.
- From 1997 to 2000 Member Industry-College Curriculum Committee, Red River College in Winnipeg.
- 2000 Completed Baccalaureate in Education (teaching certification) University of Winnipeg, Manitoba.
- 1999 presented research on Ubiquitous Computing and Pedagogy at Post Secondary Conference at Redmond, California.
- From 1994 to 1996 Software Architect, Developer and Senior Data Base Analyst with Manitoba

- Government Services and the Department of Highways and Transportation, Winnipeg, Manitoba.
 - 1990 - 1994 Completed Masters of Science in Computer Science. Part time load. Formal language
 - theory and image generation. University of Western Ontario, London Ontario.
 - From 1991 to 1994 Software Engineer, Ubitrex Computer Corporation, Winnipeg Manitoba.
 - From 1990 to 1991 In Court Technology Consultant, Birenbaum Kaufman Steinberg, Toronto Ontario.
 - Canada's first software copyright lawsuit.
 - From 1988 to 1990 Full time graduate student and research assistant, University of South Carolina,
 - Columbia, South Carolina.
 - From 1985 to 1988 Honours Degree in Computer Science. University of Western Ontario, London
 - Ontario.
 - Internships from 1986 to 1988, 16 months total, Myrias Super Computer Corporation, Edmonton,
 - Alberta.
 - From 1978 to 1988 Part time labour, draftsman and designer, Strybosch Construction Ltd. Strathroy
 - Ontario.
 - From 1985 to 1991 Volunteer with the Aids Committee of London Ontario. Community Safer Sex
 - Education Outreach with the University of Western Ontario. Gay Information Line, AIDS Information
 - Line volunteer, Homophile Association of London Ontario.
 - From 1984 to 1985 Team Leader, Dial-A-Maid, London, Ontario.
 - From 1982 to 1984 Bachelor of Arts, Philosophy and Religious Studies, Kings College, London, Ontario.
 - From 1982 to 1984 Programmer Clef Educational Software, Language Labs, University of Western Ontario, London, Ontario
 - From 1981 to 1982 Honours High School Diploma, Strathroy District Collegiate High School,
 - Strathroy, Ontario.
- From 1977 to 1981 High School Diploma, Regina Mundi, London Ontario.
- 1976 to 1981 Editor School newspaper, Yearbook Editor, Letterman in soccer and track.
 - 1978 to 1981 School Parliament Minister of finance. Founder of Computing Club.



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

Chair and Members, Strategic Priorities and Policy Committee
sppc@london.ca

December 27, 2022

Re: Committee of Adjustment - Member Vacancy

On Thursday December 15, 2022, the Committee of Adjustment members placed a motion on the floor to rescind the Council appointment of a Committee Member given their absence at Committee of Adjustment meetings, and given there has been no contact with Civic Administration, as outlined:

Whereas Mohamed Mohamed El Hadary has missed 4 consecutive meetings and whereas staff have reached out to him numerous times and have not received any response. Therefore, the Committee of Adjustment request that the Mayor and Council declare his seat vacant and select a new member for the Committee of Adjustment.

The complete set of meeting Minutes of the Committee of Adjustment for December 15, 2022, are attached for reference.

On behalf of the Committee of Adjustment, as the Secretary-Treasurer for Committee of Adjustment, I am respectfully requesting City Council consider rescinding the appointment of Mohamed Mohamed El Hadary. Civic Administration is also seeking direction from Council to advertise and recruit for another member to sit on the Committee of Adjustment.

This is a time sensitive matter; therefore, we are seeking Council's consideration of this request at their earliest opportunity.

I can be reached at CoAsubmit@london.ca for additional information, if needed.

Yours truly,

Sandra Fisher
Secretary - Treasurer
London Committee of Adjustment
The Corporation of the City of London

London Committee of Adjustment
The Corporation of the City of London
Phone: 519-930-3500
CoAsubmit@london.ca
www.london.ca



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

Copy: Michael Corby, Manager, Planning Implementation
Britt O'Hagan, Acting Manager, Current Development
Heather McNeely, Director, Planning and Development

attached

London Committee of Adjustment
The Corporation of the City of London
Phone: 519-930-3500
CoAsubmit@london.ca
www.london.ca



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

COMMITTEE OF ADJUSTMENT

45th MEETING

December 15, 2022

The Committee of Adjustment met through electronic public hearing on Thursday **December 15, 2022**, commencing at 1:33 p.m.

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages, and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Metis, and Inuit people today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

Committee Members Present:

- ✓ Steve Polhill (Chair)
- ✓ Cheryl Miller (Vice Chair)
- ✓ Daniela Schmidt
- ✓ John Fyfe-Millar
- × Mohamed Mohamed El Hadary

Also Present:

- ✓ A. Singh / B. House / M. Hynes / S. Sebastien / N. O'Brien / B. Calderon (Planners)
- ✓ M. Corby (Manager, Planning Implementation)
- ✓ I. Abushehada (Manager, Development Engineering)
- ✓ S. Fisher / C. Barrios (Secretary - Treasurer)
- ✓ B. O'Hagan (Manager, Community Planning, Urban Design and Heritage)

Procedural Orders:

1. 2022

Cheryl Miller puts a motion on the floor; Whereas Mohamed Mohamed El Hadary has missed 4 consecutive meetings and whereas staff have reached out to him numerous times and have not received any response. Therefore, the Committee of Adjustment request that the Mayor and Council declare his seat vacant and select a new member for the Committee of Adjustment, seconded by John Fyfe-Millar

Passes 4-0

1. That the minutes of the previous meeting held on Thursday December 8, 2022, **BE ADOPTED.**
2. Motion that committee members provide electronic signatures for use on any/all decisions made by committee during electronic Committee of Adjustment meetings, and members of the Committee of Adjustment instruct the secretary-treasurer to insert our electronic signatures, acknowledging that such signatures shall constitute a signature in writing, and that said documents are distributed as required.

John Fyfe-Millar moves, seconded by Daniela Schmidt

Passes 4-0

HEARINGS ON APPLICATIONS

218.
2022 **A.136/22 – Gama Auto Spare Parts Inc. – 3505 Morgan Avenue**

Application from **Gama Auto Spare Parts Inc.** requesting the following:

PURPOSE: To permit the development of a two-storey multi-use commercial plaza and one storey drive-through restaurant.

VARIANCE REQUESTED:

1. A front and exterior side yard setback of 1.0m is required whereas 9.0m is otherwise required based on the height of the proposed building.

The Secretary reports that notice of the public meeting was sent to **57** property owners within the circulation distance and received **0** letters from the property owners most affected.

Upper Thames River Conservation Authority has no objection to this Minor Variance application.

Planning Implementation has no objection to this Minor Variance application.

Development Engineering has no objection to this Minor Variance application.

Public Comments:

The applicant/agent Hussein Abushehada / Jay McGuffin (MBC) / Hannah Surgenor (MBPC) were present to request this minor variance.

Cheryl Miller moves, seconded by John that the application **BE GRANTED SUBJECT** to the following conditions:

Passes 4-0

1. Engineering:
 - The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, all to be designed by a Professional Engineer, or landscape architect for review such that additional flows will not be impacting this or neighbouring properties. On-site controls maybe required. Any proposed on-site controls will require supporting designs and calculations (i.e., infiltration gallery, drywell, etc.). If any onsite controls are required, pictures should be submitted of the installation.

NOTES:

- I. London Hydro
 - London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.
- II. Heritage Planning
 - This is to confirm that there are currently no heritage planning or archaeological issues related to this property and associated application.
- III. Engineering
 - Transportation supports both front and exterior yard setbacks.

Reasons for Decision:

- The requested minor variance meets the general intent and purpose of the Zoning By-law;
- The requested minor variance meets the general intent and purpose of the Official Plan;
- The requested minor variance is minor in nature; and
- The requested minor variance is desirable for the appropriate developments or use of the land, building or structure.

CARRIED.

219.
2022 **A.140/22 – Yulia and Pavel Balcar – 470 Coombs Avenue**

Application from **Yulia and Pavel Balcar** requesting the following:

PURPOSE: To add a new living room addition to the existing house.

VARIANCE REQUESTED:

1. To permit a front yard setback of 11m, whereas 13m is the minimum required

The Secretary reports that notice of the public meeting was sent to **30** property owners within the circulation distance and receive **0** letters from the property owners most affected.

Upper Thames River Conservation Authority has no objection to this Minor Variance application.

Planning Implementation has objection to this Minor Variance application.

Development Engineering has no objection to this Minor Variance application.

Public Comments:

The applicant/agent Yulia Balcar was present to request this minor variance.

The requested minor variance is being recommended for **refusal** as it has satisfied the following provisions of Section 45(1) of the Planning Act R.S.O. 1990:

- The requested variance does not maintain the general intent and purpose of The London Plan.
- The requested variance does not maintain the general intent and purpose of the Zoning By-law.
- The requested variance is not minor in nature.
- The requested variance is not desirable for the appropriate development or use of the subject lands.

Subsection 3(5) of the Planning Act R.S.O. 1990 requires that a decision that affects a planning matter shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development that are complemented by local policies addressing local interests. The application being considered is site specific to permit a specific proposal and does not involve any major policy consideration.

Cheryl Miller moves to add a condition that the applicant is required to apply for a building permit, seconded by John Fyfe-Millar that the application **BE GRANTED SUBJECT** to the following conditions:

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1. Applicant is required to apply for a building permit.

NOTES:

- I. London Hydro
 - London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.
- II. LTVCA
 - Please advise all parcels are located outside of LTVCA jurisdiction.
- III. Engineering
 - Transportation supports front yard setback.
 - Ensure lot drainage isn't affected for neighbouring properties and they are not accepting additional stormwater flows
- IV. Landscape Architect
 - No comments to provide on this variance for a living room addition. No conflicts with City trees
- V. Heritage
 - No heritage planning or archaeological issues related to this property and associated proposal.
- VI. UTRCA
 - The UTRCA has no objections or requirements for this application.

Reasons for Decision:

- The requested minor variance meets the general intent and purpose of the Zoning By-law;

- The requested minor variance meets the general intent and purpose of the Official Plan;
- The requested minor variance is minor in nature; and
- The requested minor variance is desirable for the appropriate developments or use of the land, building or structure.

CARRIED.

220.

2022 **B.032/22 – Walker Andrew James and Spindler Susan Reid – 79 - 81 Wilson Avenue**

Application from **Walker Andrew James and Spindler Susan Reid** requesting the following:

PURPOSE: Permission to sever a lot with an area of 2713.5m² and a lot frontage of 14.2m and retain a parcel with an area of 541.2m² with a lot frontage of 14.4m.

The Secretary reports that notice of the public meeting was sent to **62** property owners within the circulation distance and received **0** letters from the property owners most affected.

Upper Thames River Conservation Authority has no objection to this Consent application.
Planning Implementation has no objection to this Consent application.
Development Engineering has no objection to this Consent application.

Public Comments:

The applicant/agent Andrew Walker was present to request this Consent.

Staff are requesting that the Committee defer this consent application to no later than January 27, 2022, as the application is not requiring to be heard at the Committee of Adjustment due to the potential that no variances are required based on an updated Zoning Referral Record removing the requirements for variances on the existing setbacks on the property. As the original Notice of Application included variances, the updated site plan, and Zoning Referral Record for consent is requesting a lot adjustment to the existing boundaries, and no variances are required. For this reason, staff are requesting the application be deferred to a later date in the case that the applicant wishes to keep the current proposed new lot line between both properties, which would require an updated Zoning Referral Record to accurately depict the proposed changes.

John Fyfe- Millar moves, seconded by Daniela Schmidt that the application be deferred.

Passes 4-0

CARRIED.

John Fyfe- Millar moves, seconded by Daniela Schmidt that the application be deferred to no later than **January 27, 2023**

Passes 4-0

CARRIED.

Reasons for Decision:

In their comments, Planning and Development identified that the requested consent is being recommended for DEFERRAL until the following are received by the City of London:

1. An updated Zoning Referral Record removing the requirements for variances on the existing setbacks on the property.
2. The original Notice of Application included variances, the updated site plan, and Zoning Referral Record for consent is requesting a lot adjustment to the existing boundaries.
3. If the proposed lot line is remaining intact the applicant will have to show what parts are being added to each lot.

CARRIED.

221.

2022 **A.120/22 – Walker Andrew James and Spindler Susan Reid – 79 - 81 Wilson Avenue**

Application from **Walker Andrew James and Spindler Susan Reid** requesting the following:

PURPOSE: Permission to sever a lot with an area of 2713.5m² and a lot frontage of 14.2m and retain a parcel with an area of 541.2m² with a lot frontage of 14.4m.

VARIANCE REQUESTED:

Retained Parcel:

1. To permit a south interior side yard setback of 2.8m for the retained lands, whereas a minimum interior side yard setback of 3.0m is required.

Severed Parcel:

1. To permit a north interior side yard setback of 0.7m for the severed lands, whereas a minimum interior side yard setback of 1.2m is required.
2. To permit a minimum south interior side yard setback of 1.9m for the severed lands, whereas a minimum interior side yard setback of 6.0m is required.

The Secretary reports that notice of the public meeting was sent to **62** property owners within the circulation distance and received **0** letters from the property owners most affected.

Upper Thames River Conservation Authority has no objection to this Minor Variance application.

Planning Implementation has no objection to this Minor Variance application.

Development Engineering has no objection to this Minor Variance application.

Public Comments:

The applicant Andrew Walker was present to request this minor variance.

John Fyfe- Millar moves, seconded by Daniela Schmidt that the application be deferred.

Passes 4-0

CARRIED.

John Fyfe- Millar moves, seconded by Daniela Schmidt that the application be deferred to no later than **January 27, 2023**

Passes 4-0

CARRIED.

Reasons for Decision:

In their comments, Planning and Development identified that the requested minor variance is being recommended for DEFERRAL until the following are received by the City of London:

1. An updated Zoning Referral Record removing the requirements for variances on the existing setbacks on the property.
2. The original Notice of Application included variances, the updated site plan, and Zoning Referral Record for consent is requesting a lot adjustment to the existing boundaries.
3. If the proposed lot line is remaining intact the applicant will have to show what parts are being added to each lot.

CARRIED.

222.
2022 **B.025/22 – Rimmelzwaan James Peter – 942 Westminster Drive**

Application from **Rimmelzwaan James Peter** requesting the following:

PURPOSE: Request to sever Parcel 1 with an area of 11,900m² and a lot frontage of 70m and retain Parcel 2 with an area of 395,000m² with a lot frontage of 130.2m. The existing residential dwelling and 2 accompanying accessory structures on the severed parcel will remain, and the retained parcel will be consolidated with the abutting agricultural property.

The Secretary reports that notice of the public meeting was sent to **11** property owners within the circulation distance and received **0** letters from the property owners most affected.

Upper Thames River Conservation Authority has no objection to this Consent application.

Planning Implementation has no objection to this Consent application.

Development Engineering has no objection to this Consent application.

Public Comments:

The applicant Jim Rimmelzwaan was present to request this Consent.

Cheryl Miller moves, seconded by John Fyfe-Millar that the application **BE GRANTED SUBJECT** to the following conditions:

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1. That, pursuant to Section 53(41) of the Planning Act, if the applicant has not within a period of 2 years after notice was given of a decision to grant a provisional consent fulfilled all of the following conditions, the application shall be deemed to be refused.
2. That a certificate fee shall be paid at the London Consent Authority's office for each new lot created in the amount current at the time of the issuance of the Consent Authority's Certificate.
3. For the purposes of satisfying any of the conditions of provisional approval herein contained, the Owner shall file with Development Services Staff (6th floor, City Hall), at a minimum of fourteen (14) working days in advance of final consent approval, a complete submission consisting of all required clearances, fees, draft transfer(s) and final plans, and to advise in writing how each of the conditions of provisional approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Consent Authority, such submission will be returned to the Owner without detailed review by the City.
4. That prior to issuance of certificate of consent, the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
5. The Owner shall have an Ontario Land Surveyor submit to the City for review and acceptance a copy of the draft reference plan identifying the severed and retained parcels, to the satisfaction of the City. Upon acceptance by the Chief Surveyor, this reference plan is to be registered on title of the subject lands.
6. The Owner shall transfer to the City sufficient lands, free of encumbrances, to widen the municipal right of ways noted below as determined by the City's Chief Surveyor: a. Westminster Drive - Presently the width from centerline of Westminster Drive at this location is 10.058m as shown on Reference Plan 33R-4974. Therefore, an additional widening of 7.942m would be required to attain 18.0m from centerline.

The reference plan describing the widening to be transferred must be pre-approved by the City's Chief Surveyor.

7. A Zoning By-law amendment application shall be submitted to re-zone the severed lands to recognize the proposed use and lot size. The amendment shall be approved and in full force and effect prior to the issuance of the Certificate of Consent.
8. The proposed retained parcel shall be joined to and placed in the same title as the abutting property located at 832 Westminster Drive. Regarding the proposed retained parcel, Section 50(3) and/or 50(5) of the Planning Act, R.S.O. 1990, shall apply to any the subsequent conveyance of the retained parcel.
9. Prior to the issuance of a certificate of consent, the City shall require compliance with the Minimum Distance Separation (MDS) requirements. The Minimum Distance Separation (MDS) regulations shall not apply to the subject lands *if* the applicant successfully demonstrates (to the City's satisfaction) that the accessory dwelling no longer qualifies to be used as a livestock facility. Should the structure be found to have potential to be used for livestock facilitation purposes, the applicant will be required to remove the structure, or decommission it, before final consent can be granted.
10. The Owner shall register the certificate(s) of consent on title and provide the final transfer documents to the file planner. The Owner acknowledges that the Consent Certificate shall lapse after 6 months of issuance if this transaction has not been completed.

NOTES:

I. UTRCA

- The subject lands are regulated by the UTRCA and have been previously reviewed as part of the zoning by-law application Z-9526. The UTRCA has no objections to this application.
- If any future site alteration or development occurring within the regulated area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland were proposed, a Section 28 permit approval must be obtained prior to any site alteration or development.

II. Heritage

- Archaeological potential at the above property – 942 Westminster Road – is identified on the City's Archaeological Mapping. The scope of work described in the proposal does not

appear to result in soil disturbance (new construction or paving), therefore no archaeological assessment is being required.

- Archaeological potential remains on the property. If soil disturbance is reasonably anticipated as part of future alterations/new construction on the property, an archaeological assessment may required.
- It is an offence under Section 48 and 69 of the Ontario Heritage Act for any party other than a consultant archaeologist to make alterations to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from an archaeological site.
- Should previously undocumented (i.e. unknown or deeply buried) archaeological resources be discovered, they may be a new archaeological site and therefore be subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the Ontario Heritage Act. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the Ontario Heritage Act and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.
- If human remains/or a grave site is discovered, the proponent or person discovering the human remains and/or grave site must cease alteration of the site immediately. The Funerals, Burials and Cremation Services Act requires that any person discovering human remains must immediately notify the police or coroner and the Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, Ontario Ministry of Government and Consumer Services.

III. London Hydro

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Reasons for Decision:

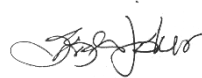
- The Consent is consistent with the 2020 Provincial Policy Statement.
- The Consent conforms to The London Plan.
- The Consent complies with the regulations of the Zoning By-law No. Z.-1.
- The Consent will not impact the ability of the surrounding lands to be developed in their intended manner.

CARRIED.

Cheryl Miller moves, seconded by John-Fyfe-Millar that the meeting be adjourned.

Passes -4-0

CARRIED.



Meeting Adjourned at 2:01 p.m.