

Agenda

Corporate Services Committee

10th Meeting of the Corporate Services Committee

May 23, 2023

12:00 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, Métis and Inuit 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

Councillors S. Lewis (Chair), H. McAlister, S. Stevenson, S. Trosow, D. Ferreira, Mayor J. Morgan

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact CSC@london.ca or 519-661-2489 ext. 2425.

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5. Deferred Matters/Additional Business

6. Confidential (Enclosed for Members only.)

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

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

- 6.2 Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations / Confidential Trade Secret or Scientific, Technical, Commercial or Financial Information Belonging to the City

A matter pertaining to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality, including communications necessary for that purpose, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, and for the purpose of giving instructions to officers and employees of the City of London.

7. Adjournment

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

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

Subject: 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring

Date: May 23, 2023

Recommendation

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

- a) the 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring **BE RECEIVED** for information in accordance with section 43 (1) of the Development Charges Act, 1997, which requires the City Treasurer to provide a financial statement relating to development charge by-laws and associated reserve funds;
- b) the Deputy City Manager, Finance Supports **BE DIRECTED** to make the 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring available to the public on the City of London website to fulfill Council's obligation under section 43 (2.1) of the Development Charges Act, 1997.

Linkage to the Corporate Strategic Plan

Council's 2023 to 2027 Strategic Plan for the City of London identifies "Well-Run City" as one of eight strategic areas of focus. The 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring supports this strategic area of focus by contributing towards the following strategic outcome: "The City of London is trusted, open, and accountable in service of the community".

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Strategic Priorities and Policy Committee, April 18, 2023, Agenda Item 2.3, Financial Implications of the More Homes Built Faster Act, 2022 (formerly known as Bill 23) <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=98711>

Corporate Services Committee, May 9, 2022, Agenda Item 2.3, 2021 Annual Report on Development Charges Reserve Funds <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=92356>

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

1.2 Legislative DC Reporting Requirements

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

Applicable excerpts from the DCA are as follows:

Statement of Treasurer

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

Requirements

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

Statement available to public

- (2.1) The council shall ensure that the statement is made available to the public,
- (a) by posting the statement on the website of the municipality or, if there is no such website, in the municipal office; and
 - (b) in such other manner and in accordance with such other requirements as may be prescribed. 2022, c. 12, Sched. 2, s. 1.

Copy to Minister

- (3) The treasurer shall give a copy of a statement to the Minister of Municipal Affairs and Housing on request. 1997, c. 27, s. 43 (3); 2015, c. 26, s. 7 (2).

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

No additional levies

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

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

- The cumulative approved budget including both total financing from DC funds and total financing from all other sources (total DC funding is determined each year in advance of tabling capital budgets and takes into account growth/non-growth splits assigned in the DC Background Study);
- The amount of the 2022 draws from the reserve fund (if any) for each active capital project that involves a commitment from a particular CSRF; and
- Approved debt needed to finance the growth portion where the growth portion cannot be funded from CSRF cash balances on hand (details concerning both issued and unissued debt are provided) as well as any inter-fund loans and interest thereon, for each CSRF service component. This debt represents future commitments against the respective reserve funds.

For the 2022 annual report on development charges (DC) reserve funds, and for future reports, Civic Administration has introduced additional information on development charges revenue and expenditures in order to serve as a DC rate monitoring tool and to enhance public transparency.

In order to establish DC rates and cost recovery for growth-related infrastructure, a DC Background Study contains hundreds of assumptions about future conditions. As development occurs and infrastructure projects are constructed, realized expenditures become available to compare to the initial assumptions. Once available, this comparison helps determine if sufficient revenues are being collected to fund associated growth projects and to assess variances in construction costs.

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

1.3 Development Charges Monitoring

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

An important relationship exists between the projected amount of residential and non-residential growth and the City's investment in infrastructure projects. DC rate calculations are based on growth projections that determine servicing needs, which in turn establish DC rates. With the legislative changes to the DCA, through Bill 23 More Homes Built Faster Act, 2022, the DC rate setting process is now required to be completed at least every ten years (previously five years). This change will result in an even higher degree of regular monitoring of growth revenues and growth spending. This will be essential to ensure that sufficient funds are collected to facilitate the timely construction of growth infrastructure as well as maintain the financial health of the City Services Reserve Funds.

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

Revenue Analysis

Figure 1 shows the distribution of the 2022 projected and actual revenues between residential and non-residential development. Residential development accounts for the largest proportion of DC revenues accounting for 68% of the total. A further breakdown of residential revenues by Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) is shown in Figure 2.

Figure 1 - 2022 Projected and Actual Growth Revenues by Development Type

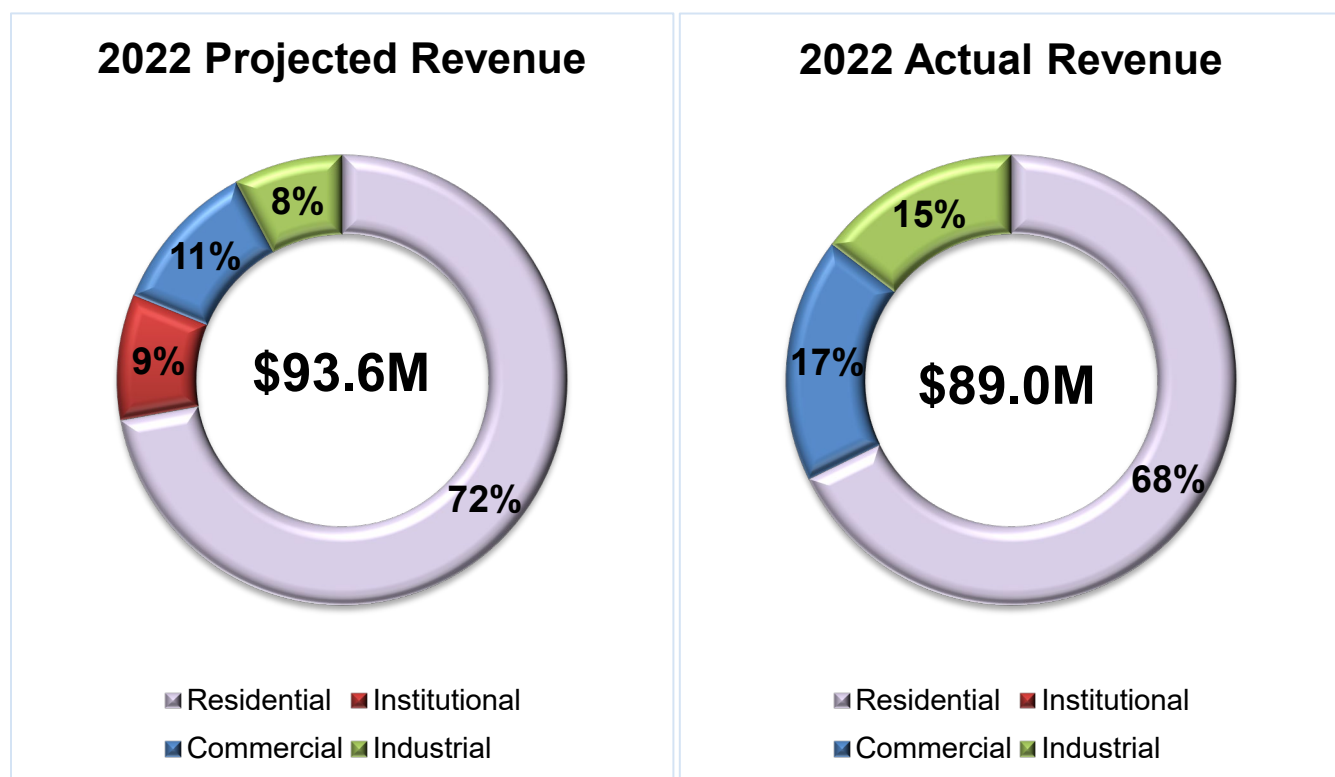
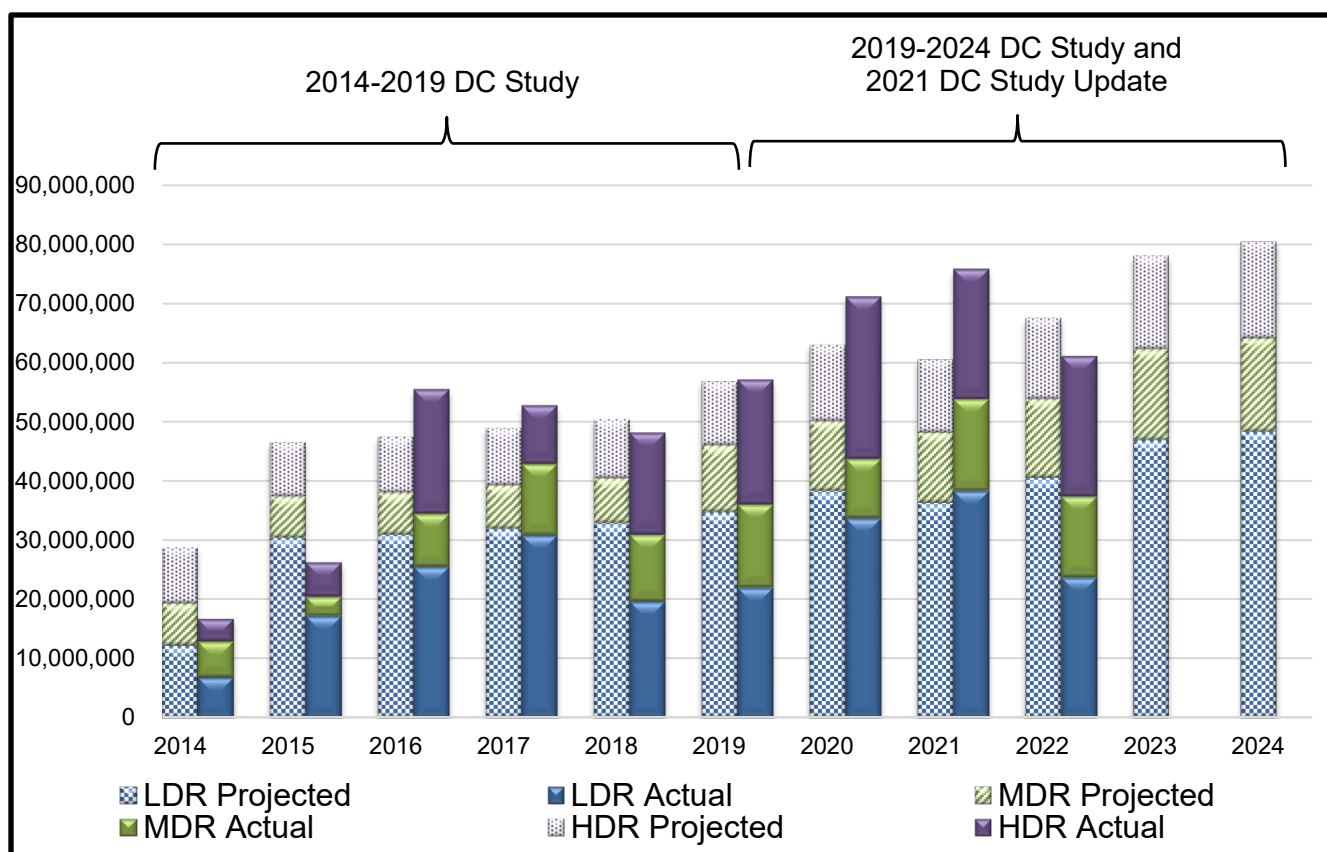


Figure 2 – Residential Projected and Actual Revenues (\$000's)



The following observations related to 2022 growth revenues are noted below:

- Actual revenues were below projected revenues resulting in a \$4.6 million revenue shortfall. The revenue shortfall was driven by lower than anticipated institutional revenue, which is challenging to forecast given the irregular nature of this development category, as well as the Provincial exemption for universities. Residential revenues were also below projections. This was due to a shortfall in low density residential, partially offset by high density residential well above projections and medium density residential slightly above projections. Both commercial and industrial revenues were strong in 2022 and had a positive impact on DC revenues.

- With the DC Study being deferred three years and the next DC Background Study and DC By-law not anticipated until 2028, staff will need to remain watchful of growth activity to recommend corrective measures should circumstances reflect changing growth patterns. Maintaining robust DC revenues is an important element to ensuring that growth infrastructure investments are constructed when required to facilitate development and to manage future debt obligations.

Expenditure Analysis

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

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

The life-to-date growth capital budget is approximately \$1.3 billion with development charge funding representing approximately 61% (figure 3). The life-to-date capital budget for each DC service, illustrating committed versus uncommitted funding, is contained in Table 1. It is important to note that spending on capital projects may occur several years after budget approval due to the long timelines for environmental assessments, detailed design, etc.

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

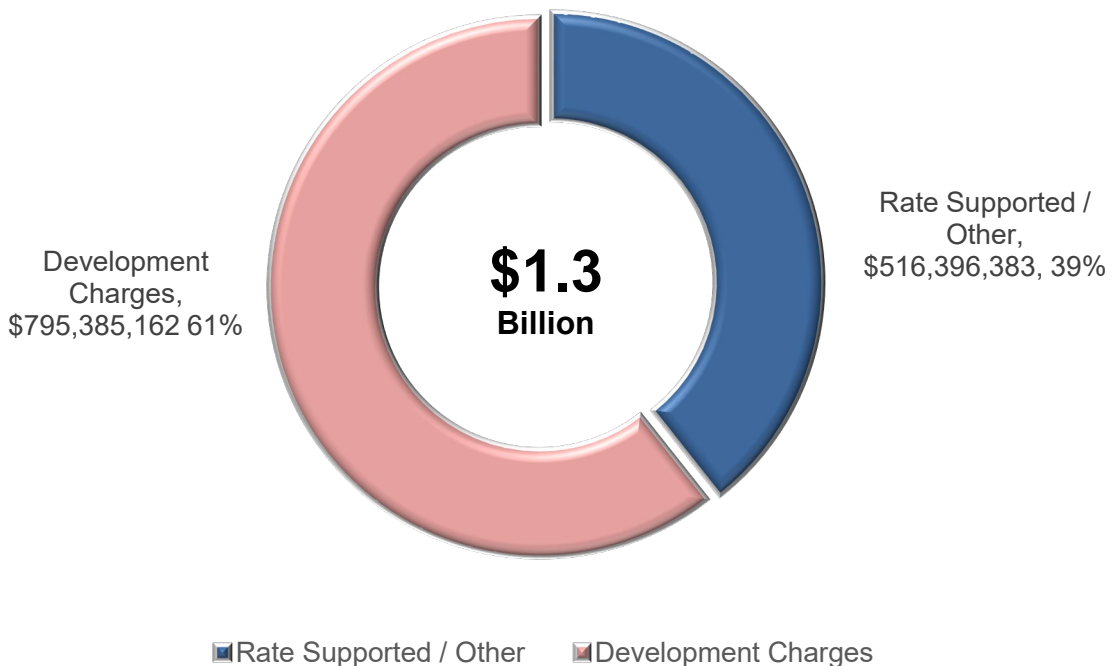


Table 1 – Committed Life-To-Date Growth Capital Budget Summary (\$000's)

Service	Approved Budget ¹	Actual and Commitments	Uncommitted to Date	Percent Committed
Fire	6,683	10	6,673	0.1%
Growth Studies	6,651	5,065	1,586	76.1%
Library	12,304	0	12,304	0.0%
Parks & Recreation	165,344	97,399	67,945	58.9%
Police	20,206	375	19,831	1.9%
Roads & Related	635,423	391,313	244,110	61.6%
Stormwater	196,985	94,657	102,328	48.1%
Transit	24,745	6,515	18,230	26.3%
Waste Diversion	0	0	0	0.0%
Wastewater	153,381	119,510	33,871	77.9%
Water Distribution	90,061	68,181	21,880	75.7%
TOTAL	1,311,783	783,025	528,758	59.7%

Subject to rounding

Note 1: Totals are for active projects as of December 31, 2022

Civic Administration actively monitors growth related capital spending to ensure that spending is being managed within the Council approved budget. In general, growth-related capital project costs have been consistent with the DC Background Study estimates and Council-approved budgets. A total of eleven (11) projects received noteworthy budget adjustments in 2022. While most adjustments resulted in additional funding requirements from the applicable City Services reserve funds, Staff is of the opinion that the variances are not significant enough to trigger adjustments to the capital plan through GMIS nor an interim update of the DC Background Study. The experience of these projects will assist with refinements to project scope and cost estimates for the next DC Background Study. Refer to Appendix B for additional detail of the noteworthy growth capital budget adjustments that occurred in 2022.

Reserve Fund Analysis

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

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

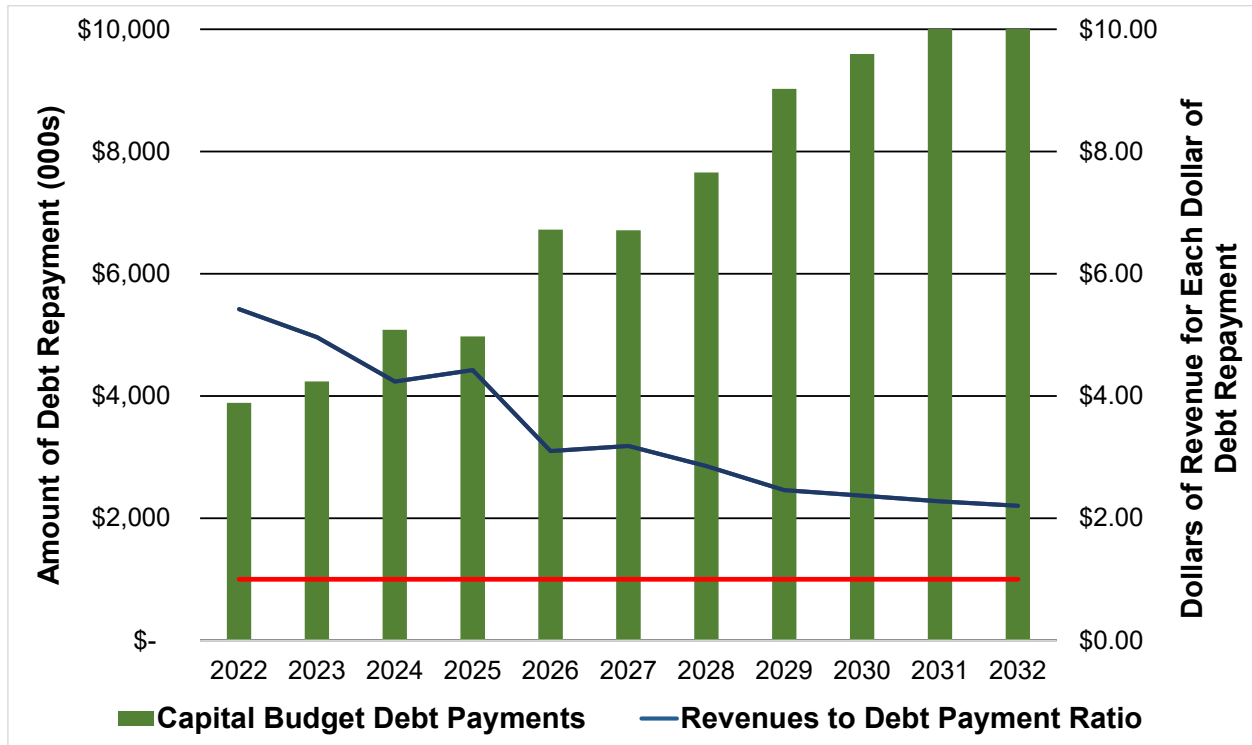
Administration actively monitors and reviews the health and financial sustainability of the City Services reserve funds. This analysis revealed a need to closely monitor reserve fund activity for Stormwater Management and Wastewater. These services rely heavily on debt to facilitate the timing of infrastructure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

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

The Stormwater and Wastewater reserve fund analysis is presented in Figures 4 and 5 respectively. The green vertical bars represent capital budget debt payments and the blue line represents the revenue to debt payment ratio, noting that the red line represents a revenue to debt ratio of 1:1. For Stormwater, the declining blue line

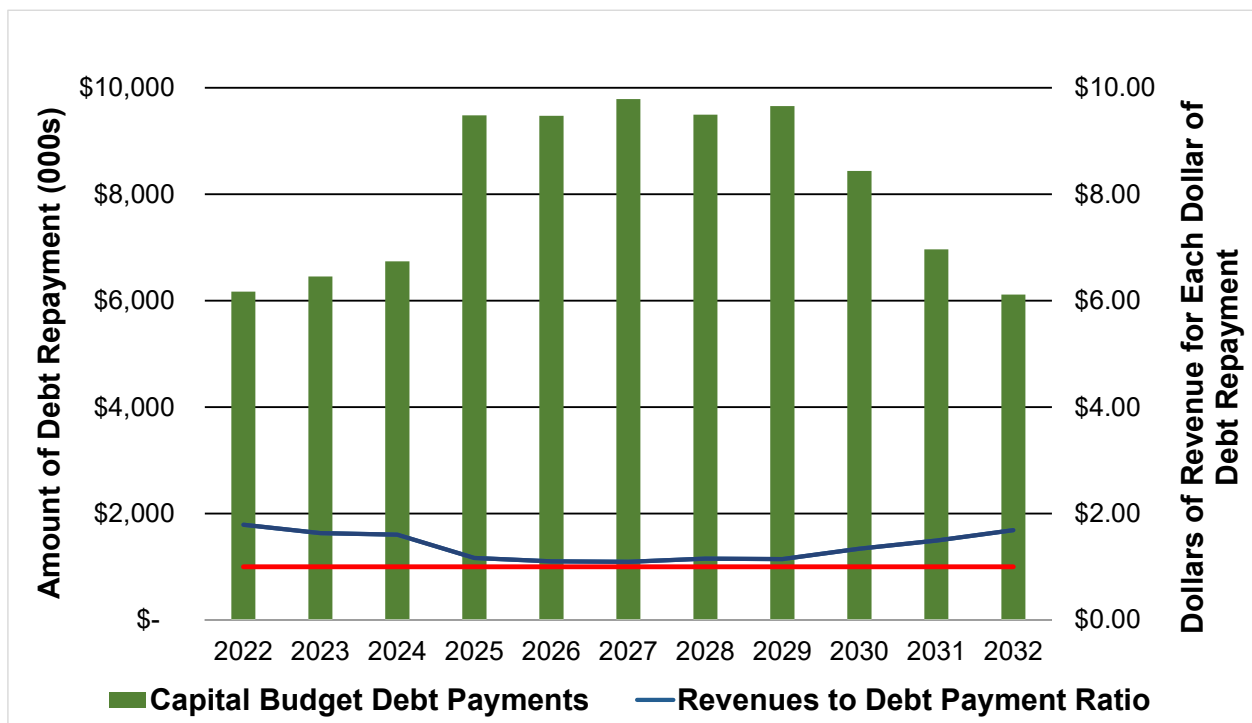
indicates that an increasing share of DC revenues is being used to pay down existing and planned debt, limiting the amount of cash draws available to fund projects. While the ratio is within appropriate ranges, the downward trend is noteworthy.

Figure 4 – 10 Year Stormwater Reserve Fund Analysis



For Wastewater, the revenue to capital debt payments is more concerning in the years between 2025 to 2029. Administration will continue to monitor debt servicing trends and will seek to reduce authorized, but unissued debt in accordance with the Council approved Debt Management Policy.

Figure 5 – 10 Year Wastewater Reserve Fund Analysis



Administration notes that the revenue to debt payments ratio has been improving in recent years. Previously there were concerns that collected total annual revenues would be insufficient to pay for debt servicing costs, let alone future investments in infrastructure. Should additional growth, sustained positive construction price indexing, and reasonable inflationary adjustments be maintained in the coming years, reserve

fund health will continue to improve with greater opportunities to reduce reliance on debt as a source of financing and stronger cash balances to mitigate future DC rate increases.

1.4 More Homes Built Faster Act, 2022 (formerly Bill 23)

Included in the changes enacted by the More Homes Built Faster Act, 2022 is an update to section 35 (2) of the DCA as follows:

Use of reserve funds

35 (1) The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1). 1997, c. 27, s. 35; 2019, c. 9, Sched. 3, s. 10.

Requirement to spend or allocate monies in reserve fund

(2) Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the following services at the beginning of the year:

1. Water supply services, including distribution and treatment services.
2. Wastewater services, including sewers and treatment services.
3. Services related to a highway as defined in subsection 1 (1) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be. 2022, c. 21, Sched. 3, s. 10.

Municipalities across Ontario continue to seek clarity on elements of the More Homes Built Faster Act, 2022 – one such element is the definition of “spend or allocate” in section 35 (2). While there is no formal reporting requirement for section 35 (2), and clarity is still required pertaining to the definition, Appendix C of this report provides an overview of the City of London’s City Services reserve fund balances and the amounts of those balances Civic Administration would consider spent or allocated as of December 31, 2022, noting that the presentation of this appendix is subject to change in future iterations of this report pending clarification of the above noted definitions.

Conclusion

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

Prepared by:	Jason Davies, CPA, CMA, Manager III, Financial Planning and Policy
Prepared by:	Jason Senese, CPA, CGA, MBA, Manager III, Capital Assets and Projects
Submitted by:	Kyle Murray, CPA, CA, Director, Financial Planning and Business Support
Recommended by:	Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 1: Summary of Reserve Fund Activity

City Services Reserve Funds	Wastewater	Stormwater	Roads and Related	Water	Growth Studies	Police	Fire	Parks & Recreation	Transit	Library	Waste Diversion (note 3)	Totals
Description of Service for which the Fund was established to recover growth related costs	Sanitary Sewers, Treatment Plants, Collection and Pumping Equipment	Major Storm Water Management, Storm Sewers	Road System Upgrades and Expansion of Capacity	Expansion of Water Storage and Distribution System	Growth Related Studies	Police Facilities, Vehicles, Officer Outfitting Costs	Fire Facilities, Vehicles, Firefighter Outfitting Costs	Recreational Facilities and Parkland Development	Transit Services, Facilities, Fleet	Library Facilities and Collections	Waste Diversion Services	
Opening Balance: January 1, 2022	\$16,611,443	\$57,605,032	\$135,231,951	\$33,470,349	\$3,432,902	\$1,570,737	\$1,818,161	\$29,394,678	\$8,062,082	\$4,532,459	\$1,179,842	\$292,909,636
Development Charge Revenues	8,072,596	15,947,521	38,616,109	4,157,732	2,886	1,132,292	157,566	8,138,727	361,851	40,407	530,120	77,157,806
Interest Earned	307,663	1,165,873	2,582,854	652,564	57,719	34,280	34,916	591,183	149,096	83,064	27,745	5,686,956
Commercial DC Phase-In Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
Industrial DC Subsidy	2,648,820	3,933,991	4,425,594	1,153,694	0	18,915	2,971	5,376	14,213	0	0	12,203,574
Institutional DC Subsidy	2,917	7,678	19,377	2,062	0	306	48	25	154	0	0	32,568
Residential DC Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
Total Contributions	\$11,031,995	\$21,055,063	\$45,643,933	\$5,966,052	\$60,605	\$1,185,793	\$195,501	\$8,735,310	\$525,314	\$123,471	\$557,865	\$95,080,904
Amount Transferred to (from) Capital Fund (Note 1)	3,347,696	6,468,159	35,919,387	1,624,262	691,160	45,768	0	1,361,839	379,189	0	0	49,837,460
Debt Servicing Costs/Accrued Interest (Note 2)	6,167,470	3,885,695	2,131,926	0	0	671,552	0	1,758,155	0	0	0	14,614,799
Development Charge Refunds	0	0	0	0	0	0	0	0	0	0	0	0
DC Interest (Interim Financing)	37,891	27,051	1,219	0	0	0	0	1,877	0	0	0	68,039
Total Disbursements	\$9,553,057	\$10,380,905	\$38,052,533	\$1,624,262	\$691,160	\$717,320	\$0	\$3,121,871	\$379,189	\$0	\$0	\$64,520,298
Closing Balance: December 31, 2022	\$18,090,381	\$68,279,189	\$142,823,352	\$37,812,139	\$2,802,347	\$2,039,210	\$2,013,662	\$35,008,117	\$8,208,208	\$4,655,931	\$1,737,707	\$323,470,242
Future drawdowns in the Life-to-Date (LTD) Capital Budget as of December 31, 2022	\$13,003,948	\$64,571,500	\$144,549,012	\$17,303,846	\$2,549,578	\$1,243,191	\$1,103,820	\$30,610,780	\$2,223,646	\$1,318,300	\$0	\$278,477,621

Notes:
 (1) "Amount Transferred to (from) Capital Fund" reflects 2022 progress draws for actual dollars spent against approved capital budgets.
 (2) "Debt Servicing Costs" reflect 2022 debt payments (principal and interest) against debt issued to finance growth portion of growth related projects. Details of these draws appear on the following pages.
 (3) Waste Diversion does not have a detailed project listing as there are no capital projects with life-to-date budgets in this service. Future growth projects will be financed from this fund.

Table 2: Summary of Approved Projects Funded Through Debt

Debt Status	Wastewater	Stormwater	Roads and Related	Water	Growth Studies	Police	Fire	Parks & Recreation	Transit	Library	Waste Diversion	Total
Outstanding principal (at December 31, 2022) on issued debt where debt payments are funded from DC revenues	41,704,645	20,116,212	10,635,374	0	0	1,729,668	0	8,307,955	0	0	0	82,493,854
Authorized but unissued debt (as at December 31, 2022) where debt payments will be funded from DC revenues	30,615,255	33,673,143	45,661,845	0	0	1,162,740	3,486,320	1,589,580	0	5,317,914	0	121,506,797

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 3: Summary of Approved Projects Funded From Wastewater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	11,361,956	197,400	373,556	10,791,000	172,745	Construction of a new pumping station to handle flows from Talbot, Westfield, Crestwood and Southwinds Pumping Station.
ES2205	DC19WW0006	Byron PS Upgrades	1,050,000	0	0	1,050,000	0	Works required to increase pumping capacity at the Byron pumping station.
ES2494	DC14WW0005	SS15A Lambeth Growth Area	5,000,000	0	2,765,700	2,234,300	229,575	Construction of a new trunk sanitary sewer extension north of Campbell Street through a future subdivision development.
ES2685	DC14-WW01001	Greenway PCC Expansion	44,955,855	15,389,955	6,265,900	23,300,000	-12,497	18 million litre discharge expansion and upgrade of the Greenway Wastewater Treatment Operations.
ES302519	DC19WW1002	Wastewater Servicing Built Area Works (2019-2023)	9,556,748	5,963,412	3,593,336	0	957,529	This project will fund works in the Built Area which replace existing infrastructure and provide a regional benefit to growth.
ES3083	DC14-WW02003	Infill & Intensification Corridors	1,450,122	156,407	1,293,715	0	0	Funding for the provision of growth triggered sanitary sewer infrastructure as part of scheduled transportation projects.
ES4416	DC14GS0009	Wastewater Future Development Charge Studies 2024	314,573	0	314,573	0	9,901	Studies required to undertake the future Development Charge Study that was initially planned for 2024.
ES5010	DC19WW0002	Greenway Expansion Studies	250,000	72,500	177,500	0	0	This project will focus on the next major Greenway expansion.
ES5132	DC14WW1005	East Park PS Upgrade	4,056,328	160,000	2,040,000	1,856,328	0	Expand and upgrade existing pumping station to handle additional flow of 18.2 million litre discharge due to industrial growth in southeast London.
ES5133	DC19WW0005	Pottersburg/Vauxhall Transfer PSs	5,000,000	500,000	2,000,000	2,500,000	73,717	This project will design and construct transfer pumping stations at Pottersburg (flow) and Vauxhall (sludge) in addition to flow equalization at one or both plants to increase capacity.
ES5145	DC14-WW02001	Sanitary Sewer Internal Oversizing Subsidy	446,625	12,200	434,425	0	0	To provide funding for sanitary sewer oversizing claims by land developers.
ES514519	DC19WW1001	Wastewater Internal Oversizing Subsidy (2019-2023)	1,436,247	0	1,436,247	0	125,219	Annual program to provide a subsidy to developers who are installing oversized sanitary sewers to service external lands.
ES5146	DC14-WW02002	Infill and Intensification Nodes Sanitary Sewer Servicing	614,805	92,317	522,488	0	0	Funding for the provision of growth triggered sanitary sewer infrastructure.
ES514819	DC19WW1003	Wastewater Strategic Links (2019-2023)	7,655,107	912,746	6,742,361	0	35,073	Annual program to fund sewers which serve growth areas; are within or cross significant roads, parks, or abut natural areas; and/or within an existing right-of-way.
ES5233	DC14WW1002	Vauxhall Expansion Capacity Upgrades	6,144,000	3,072,000	0	3,072,000	0	To provide expanded capacity for the London Psychiatric Hospital Lands Secondary Plan area.
ES5252	DC14-WW00008	KL1B Kilally Growth Area Adelaide PCP Sewershed	494,600	0	494,600	0	0	Construction of the Kilally South Trunk from the Edgevalley Phase I Subdivision part way to Kilally Road.
ES5253	DC14-WW00002	RB1B Riverbend Growth Area Oxford PCP Sewershed	1,267,966	55,966	165,000	1,047,000	17,612	Extension of the Riverbend Trunk Sanitary Sewer through Phase 2 West Kains Subdivision to Oxford Street West as identified in the Riverbend Sanitary Servicing Study.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 3: Summary of Approved Projects Funded From Wastewater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
ES5263	DC14-WW01008	Southwest Capacity Improvement	24,082,600	0	5,843,613	18,238,987	700,000	Required to provide growth related servicing to the southwest Area Secondary Plan and other South London areas within the City's urban growth area boundary.
ES5264	DC14-WW01011	Wonderland Pumping Station Upgrade	5,000,000	0	1,000,000	4,000,000	1,000,000	Major upgrade of Wonderland Pumping Station.
ES540419	DC19GS0003	Built Area Specific Studies	244,355	0	244,355	0	38,341	Assignment to evaluate sanitary servicing in specific areas in the core.
ES5910	UWRF	UWRF Transition to CSRF - Sewer	1,919,000	0	1,919,000	0	0	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	12,500,100	0	1,000,100	11,500,000	0	Sanitary servicing of future light and general industrial land to provide an adequate inventory of large block 'shovel ready' land in strategic locations.
ID2058	Pre-2014 DC	Innovation Park - Swr Oversizing Works	8,265,000	7,594,400	670,600	0	396	To construct trunk sanitary sewers and stormwater management facilities for Innovation Park (formerly Airport Road South) Industrial Subdivision and related external works.
ID2058-3A	Pre-2014 DC	Innovation Park - Sewer	315,000	287,620	27,380	0	85	To design and construct an extension to the sanitary sewer for Innovation Park.
Totals			\$153,380,987	\$34,466,923	\$39,324,449	\$79,589,615	\$3,347,696	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2022" column relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2022	CSRF debt payment (P&I) on issued debt
ES5246	Pre-2014 DC	White Oaks Area Servicing	D.-767-265	1,700,000	2012/2022	0	195,565
ES5236	DC 2009	Foxhollow Trunk Sanitary Sewer	D.-769-178	1,440,530	2014/2024	318,501	164,977
ES2095	DC 2009	Biosolids Disposal & Optimization Plan	D.-770-84	1,707,100	2015/2025	537,968	187,080
ES5247	DC14-WW00003	Wonderland Rd South Trunk Sanitary (SS14A)	D.-773-81	2,300,000	2017/2027	1,207,107	258,467
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-774-91	14,000,000	2018/2028	8,823,055	1,611,566
ES5256	DC14-WW00007	Exeter Rd Trunk Sanitary Sewer	D.-775-80	2,166,646	2019/2029	1,567,637	245,528
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-775-80	8,300,000	2019/2029	6,005,314	940,570
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	D.-776-135	3,500,000	2020/2030	2,832,764	379,170
ES5263	DC14-WW01008	Southwest Capacity Improvement	D.-776-135	2,300,000	2020/2030	1,861,531	249,169
ES2685	DC14-WW01001	Greenway PCC Expansion	D.-776-135	1,000,000	2020/2030	809,361	108,334
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	D.-776-135	6,500,000	2020/2030	5,260,847	704,173
ES2204	DC14-WW01006	Colonel Talbot Pumping Station	D.-777-124	4,291,000	2021/2031	3,861,900	486,814
ES5253	DC14-WW00002	RB1B Riverbend Growth Area Oxford PCP Sewershed	D.-777-124	1,047,000	2021/2031	942,300	118,782
ES5263	DC14-WW01008	Southwest Capacity Improvement	D.-777-124	2,000,000	2021/2031	1,800,000	226,900
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	D.-777-124	1,600,000	2021/2031	1,440,000	181,520
ES5253	DC14-WW00002	RB1B Riverbend Growth Area Oxford PCP Sewershed	D.-778-135	2,846,360	2022/2032	2,846,360	46,325
ES5264	DC14-WW01011	Wonderland Pumping Station Upgrade	D.-778-135	1,000,000	2022/2032	1,000,000	16,275
ID1057	DC19WW1000	Industrial Wastewater Servicing Works	D.-778-135	590,000	2022/2032	590,000	9,602
		Debt Discount General					37,116

		Accrued Interest						-462
Totals						\$58,288,636	\$41,704,645	\$6,167,470

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
ES2205	DC19WW0006	Byron PS Upgrades	1,050,000	2026
ES2494	DC14WW0005	SS15A Lambeth Growth Area	2,234,300	2026
ES5132	DC14WW1005	East Park PS Upgrade	1,856,328	2025
ES5133	DC19WW0005	Pottersburg/Vauxhall Transfer PSs	2,500,000	2024
ES5233	DC14WW1002	Vauxhall Expansion Capacity Upgrades	3,072,000	2024
ES5263	DC14-WW01008	Southwest Capacity Improvement	11,092,627	2023
ES5264	DC14-WW01011	Wonderland Pumping Station Upgrades	3,000,000	2023
ID1057	DC19WW1000	ILDS Sanitary Servicing Trunk	5,810,000	2024
Totals			\$30,615,255	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 6: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
ES2605	DC19MS0002	Mud Creek East Branch Ph 3	3,961,958	0	3,961,958	0	0	To undertake remediation works to minimize and eliminate the existing erosion, conveyance and flooding deficiencies for the portion of the Mud Creek system between CN Rail and Oxford Street, all within the Mud Creek East subwatershed.
ES2681	DC14-MS00013	Mud Creek East Br Stormwater Servicing and Improvements	9,259,800	355,067	7,674,212	1,230,521	0	To undertake remediation works to minimize and eliminate the existing erosion, conveyance and flooding deficiencies of the Mud Creek system, all within the Mud Creek East subwatershed.
ES2681-2	DC19MS0001	Mud Creek East Br Phase 2 (CN to Oxford)	7,169,600	4,524,017	2,645,583	0	175,296	To undertake remediation works to minimize and eliminate the existing erosion, conveyance and flooding deficiencies of the Mud Creek system, all within the Mud Creek East subwatershed. Works include natural channel reconstruction and new triple culvert at Oxford Street.
ES2701	DC19MS0004	SWM Contingency Facility	865,075	0	0	865,075	0	To fund unforeseen Stormwater Management Facilities that may be required to service new growth.
ES3020-HP6	DC 2009	SWM Facility - Hyde Park 6	2,416,700	99,306	2,317,394	0	9,611	Design and construction of stormwater management Pond.
ES3020-PD2	DC 2009	SWM Facility - Pincombe Drain 2	2,456,700	101,039	0	2,355,661	0	Design and construction of stormwater management Pond.
ES3020-RVBTC	DC14-MS00032	SWM Facility - River Bend Tributary C	13,906,700	89,900	5,596,800	8,220,000	2,791,270	Design and construction of stormwater management Pond.
ES3021	DC14-MS00064	Land (Expropriation Negotiations)	900,000	0	900,000	0	-78	To undertake all necessary engineering, economic and legal assessment to proceed with land expropriation for the identified stormwater management facilities.
ES3022	DC19MS0005	Old Oak 2 SWM Facility	890,044	0	890,044	0	0	To undertake the required Municipal Class Environmental Assessment to study, design and construct the Old Oak stormwater management facility and associated works to service proposed development growth in the vicinity of the White Oak and Dingman Drive area.
ES3023	DC14MS00023 & DC14MS00024	North Lambeth Tributary 12	6,914,260	0	4,400,000	2,514,260	0	Design and construction of stormwater management Pond.
ES3201	DC14-MS00002	Dingman #1 Remediation SWM Flood Control Facility	7,641,081	6,899,481	741,600	0	8,471	To undertake remediation works to minimize and eliminate existing flooding, erosion and conveyance capacity deficiencies of the Dingman Creek system and construct water resources/stormwater management remediation works.
ES3202	DC14MS0003	Dingman #2 Remediation SWM Flood Control Facility	409,600	348,160	61,440	0	0	To undertake remediation works to minimize and eliminate existing flooding, erosion and conveyance capacity deficiencies for the Dingman Creek System and to construct water resources remediation/reclamation system.
ES3203	DC14-MS00007	Hyde Park-Stanton Drain Phase 2	287,500	0	287,500	0	0	To design and construct Hyde Park/Stanton Drain Remediation works in accordance with the accepted stormwater management facilities Municipal Class Environmental Assessment.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 6: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
ES3206	DC14GS0002	Stormwater Future Development Studies 2024	314,573	0	314,573	0	9,901	Studies to undertake an update to the Development Charges Study initially planned for 2024 for servicing growth for storm/drainage and SWM servicing.
ES3208	DC14GS0006	Southeast Area Municipal Class Environmental Assessment	524,288	0	524,288	0	0	To undertake the southeast area Municipal Class Environmental Assessment Study(s) to identify the recommended storm/drainage and Stormwater management servicing workings for proposed development growth.
ES320919	DC19GS1001	Stormwater Unidentified EA Addendums (2019-2023)	244,354	0	244,354	0	0	To undertake Addendum(s) to the existing accepted Municipal Class environmental assessment studies for storm/drainage and stormwater management servicing works that need to be changed/modified.
ES3221	DC21MS0012	Thornicroft Drain Natural Channel Improvements	400,000	232,000	168,000	0	0	Systemwide Channel improvement project to support sustainable neighbourhood growth along the Thornicroft Drain from Southdale Road to Hamlyn Road. Includes system-wide erosion, hydrogeological, and flow conveyance studies to inform neighbourhood growth.
ES5425	DC14-MS00063	Interim Works as Identified in Environmental Assessment	1,200,000	0	1,200,000	0	0	To undertake the required preliminary of storm/drainage and stormwater management water resources evaluation of existing and future conditions to assess the requirement for the Interim Works identified in Environmental Assessment Studies.
ES5427	DC14-MS00065	Pre-Assumption Monitoring	1,000,000	0	1,000,000	0	72,666	To undertake the required stormwater management water quality monitoring to proceed with the city's assumption of stormwater management facilities.
ES542719	DC19MS0065	Pre-Assumption Monitoring (2019-2023)	814,515	0	814,515	0	0	To undertake the required stormwater management water quality monitoring to proceed with the city's assumption of stormwater management facilities.
ES5428	DC14-MS01002	Infill & Intensification Nodes Storm Sewer Servicing	2,756,580	192,980	2,563,600	0	0	Funding for the provision of growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies - Core Area Servicing Study (CASS).
ES5429	DC14-MS01001	Storm Sewer Internal Oversizing Subsidy	5,920,674	25,300	5,895,374	0	0	To provide funding source for storm sewer oversizing claims by land developers.
ES542919	DC19MS1001	Storm Swr Internal Oversizing Subsidy (2019-2023)	5,509,222	0	5,509,222	0	311,210	To provide funding source for storm sewer oversizing claims by land developers.
ES543519	DC19MS0003	Subwatershed Impact Monitoring (2019-2023)	1,018,144	0	1,018,144	0	185,317	To conduct water quality and quantity monitoring in sub watersheds that will experience significant growth in the next 20 years, all to support requirements of comprehensive Stormwater Management Environmental Compliance Approvals that will be issued by the Ministry of Environment, Conservation and Parks.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 6: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
ES543619	DC19MS1002	Storm Sewer Built Area Works (2019-2023)	20,961,337	9,327,795	11,633,542	0	168,285	To fund growth-triggered storm sewer infrastructure within the Built Area Works limits.
ES543819	DC19MS1003	Low Impact Development (2019-2023)	2,629,439	0	2,629,439	0	0	This project supports the installation of linear low impact development features within the municipal right of way for new single family residential subdivisions, all in accordance with the local servicing policies of the 2019 Development Charges Study. Linear low impact developments include third pipe systems, rain gardens, or infiltration swales. These systems support groundwater recharge and reduce the volume and peak flow of Stormwater runoff.
ES5520	DC14-MS00201	Community Growth Trunk Storm Sewer Works	3,030,480	0	3,030,480	0	0	Funding for the provision of major trunk storm sewers along arterial roadways to support growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies.
ES552019	DC19MS1000	Community Growth Trunk Storm Sewer Works (2019-2023)	1,909,710	0	1,909,710	0	1,137,144	To provide a fund for the provision of major trunk storm sewers along arterial roadways to support growth triggered storm sewer infrastructure. Future budget amounts to be verified through detailed engineering studies.
ES6610	UWRF	UWRF Transition to CSRF-SWM	7,514,300	0	7,514,300	0	421,969	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
ESSWM-DCNLP9	DC14-MS00025	SWM Facility - North Lambeth No. P9	6,476,927	0	1,876,116	4,600,811	-311,069	Design and construction of stormwater management Pond.
ESSWM-FH1	DC14MS0006	SWM Facility - Fox Hollow	3,700,000	0	3,700,000	0	79,830	Design and construction of stormwater management Pond.
ESSWM-HP5	DC14-MS00008	SWM Facility - Hyde Park #5	6,517,700	289,667	6,228,033	0	337,708	Design and construction of stormwater management Pond.
ESSWM-KILSE	DC14MS0009	SWM Facility - Kilally SE	5,649,957	0	250,000	5,399,957	40,244	Design and construction of stormwater management Pond.
ESSWM-LPH	DC14MS0011	SWM Facility - London Psychiatric Hospital	3,954,100	0	1,954,100	2,000,000	50,034	Design and construction of stormwater management Pond.
ESSWM-MM2	DC14-MS00015	SWM Facility - Murray Marr #2	4,400,000	0	4,400,000	0	0	Design and construction of stormwater management Pond.
ESSWM-MM4	DC14-MS00016	SWM Facility - Murray Marr #4	2,224,054	218,654	2,005,400	0	59,026	Design and construction of stormwater management Pond.
ESSWMNLP2N	DC21MS0010	SWM Facility - North Lambeth P2 North	280,000	0	0	280,000	0	Design and construction of stormwater management Pond.
ESSWMNLP2S	DC14MS0020	SWM Facility - North Lambeth P2 South	500,000	0	500,000	0	0	Design and construction of stormwater management Pond.
ESSWMNLT12	DC21MS0003	SWM Facility - North Lambeth Tributary 12	4,244,344	3,692,579	551,765	0	294,455	Design and construction of stormwater management Pond.
ESSWM-OV1	DC14-MS00026	SWM Facility - Old Victoria #1	3,085,061	10,700	3,074,361	0	94,045	Design and construction of stormwater management Pond.
ESSWM-PD3	DC14-MS00029	SWM Facility - Pincombe Drain No. 3	3,502,200	0	3,026,201	475,999	15,896	Design and construction of stormwater management Pond.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 6: Summary of Approved Projects Funded From Stormwater Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
ESSWM-PD4	DC14MS0030	SWM Facility - Pincombe Drain No. 4	1,500,000	0	1,500,000	0	0	Design and construction of stormwater management Pond.
ESSWMPDP6	MC21MS0006	SWM Facility - Pincombe Drain P6	2,250,900	0	0	2,250,900	0	Design and construction of stormwater management Pond.
ESSWM-PDR	DC14-MS00028	SWM Facility - Pincombe Drain Remediation	4,300,000	787,500	937,500	2,575,000	0	Design and construction of stormwater management Pond.
ESSWM-PKR	DC14-MS00027	SWM Facility - Parker	6,055,000	0	5,351,924	703,076	0	Design and construction of stormwater management Pond.
ESSWM-SC2	DC14-MS00035	SWM Facility - Stoney Creek No. 2	1,599,000	0	1,000,000	599,000	0	Design and construction of stormwater management Pond.
ESSWMSC7	DC14MS0033	SWM Facility - Stoney Creek 7	276,419	0	276,419	0	0	Design and construction of stormwater management Pond.
ESSWM-SC8	DC14MS0036	SWM Facility - Stoney Creek No. 8	96,000	0	96,000	0	0	Design and construction of stormwater management Pond.
ESSWM-SD6A	DC14-MS00037	SWM Facility - Sunningdale 6A	620,714	0	620,714	0	477,023	Design and construction of oil and grit separator to replace stormwater management Pond. Owner led works.
ESSWMSDE1	DC14MS0038	SWM Facility - Sunningdale E1	3,317,306	0	0	3,317,306	0	Design and construction of stormwater management Pond.
ESSWM-WO3	DC14MS0039	SWM Facility - White Oaks #3	3,068,763	0	425,000	2,643,763	0	Design and construction of stormwater management Pond.
ID1090	DC19MS0200	Industrial Storm Trunk Sewer Works	4,883,400	0	1,750,000	3,133,400	6,160	Storm servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
ID2095	DC19MS0100	Industrial SWM Ponds	11,330,523	0	7,519,314	3,811,209	33,745	Stormwater management servicing of future light and general industrial land to provide an adequate inventory of large block 'shovel ready' land in strategic locations.
ID2095OXF	DC14-MS00053 to MS00060	Oxford Business Park Servicing	325,872	0	325,872	0	0	Storm servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
Totals			\$196,984,874	\$27,194,145	\$122,814,791	\$46,975,938	\$6,468,159	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2022" column relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2022	CSRF debt payment (P&I) on issued debt
ES3020-FHE2	Pre-2014 DC	SWM Ponds - Foxhollow E2	D.-767-265	943,000	2012/2022	0	108,481
ES3020-HP1B1	Pre-2014 DC	SWM Ponds - Hyde Park 1B1	D.-768-283	2,100,000	2013/2023	235,536	246,771
ES3020-UPNB2	DC 2009	SWM Ponds - Uplands North	D.-768-283	1,600,000	2013/2023	179,456	188,016
ES3020-HD	DC 2009	SWM Facility - Heard Drain	D.-769-178	4,391,635	2014/2024	970,991	502,952
ES3020-FH1	DC14-MS00006	SWM Facility - Fox Hollow #1	D.-770-84	2,402,000	2015/2025	756,956	263,234
ES3020-HP4	DC14-MS00007	SWM Facility - Hyde Park #4	D.-770-84	4,150,900	2015/2025	1,308,097	454,895
ES2477	DC 2009	Stoney Creek Remediation	D.-771-79	2,331,500	2016/2026	969,765	261,843
ESSWM-SB	DC14-MS00041	SWM Facility - Wickerson No. S-B	D.-774-91	1,946,000	2018/2028	1,226,405	224,008
ES3020-RVBTC	DC14-MS00032	SWM Facility - River Bend Tributary C	D.-775-80	6,027,795	2019/2029	4,361,301	683,080
ES3020-FH3	Pre-2014 DC	SWM Facility - Fox Hollow #3	D.-775-80	4,705,559	2019/2029	3,404,622	533,242
ESSWM-DCNLP9	DC14-MS00025	SWM Facility - North Lambeth No. P9	D.-776-135	3,000,000	2020/2030	2,428,083	325,003
ID2095	DC19MS0100	Industrial SWM Ponds	D.-776-135	3,525,000	2022/2032	3,525,000	57,369
ES2681	DC14-MS00013	Mud Creek East Br Stormwater Servicing and Improvements	D.-776-135	750,000	2022/2032	750,000	12,206
		Debt Discount					24,170
		Accrued Interest					425
Totals				\$37,873,389		\$20,116,212	\$3,885,695

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
ES2681	DC14-MS00013	Mud Creek Erosion	480,521	2023
ES2701	DC19MS0004	SWM Contingency Facility	865,075	2026
ES3020-PD2	DC 2009	SWM Facility - Pincombe Drain	2,355,661	2024
ES3020-RVBTC	DC14-MS00032	SWM Facility - Riverbend Tributary C	2,192,205	2024
ES3023	DC14MS00023 & DC14MS00024	North Lambeth Tributary 12	2,514,260	2024
ESSWM-DCNLP9	DC14-MS00025	SWM Facility - Dingman Creek North Lambeth No. P9	1,600,811	2025
ESSWM-KILSE	DC14MS0009	SWM Facility - Kilally SE	5,399,957	2025
ESSWM-LPH	DC14MS0011	SWM Facility - London Psychiatric Hospital	2,000,000	2025
ESSWMNLP2N	DC21MS0010	SWM Facility - North Lambeth P2 North	280,000	2027
ESSWM-PD3	DC14-MS00029	SWM Facility - Pincombe Drain No. 3	475,999	2023
ESSWMPDP6	MC21MS0006	SWM Facility - Pincombe Drain P6	2,250,900	2025
ESSWM-PDR	DC14-MS00028	SWM Facility - Pincombe Drain Remediation	2,575,000	2025
ESSWM-PKR	DC14-MS00027	SWM Facility - Parker	703,076	2025
ESSWM-SC2	DC14-MS00035	SWM Facility - Stoney Creek No. 2	599,000	2025
ESSWMSDE1	DC14MS0038	SWM Facility - Sunningdale E1	3,317,306	2026
ESSWM-WO3	DC14MS0039	SWM Facility - White Oaks #3	2,643,763	2025
ID1090	DC19MS0200	ILDS Storm Servicing	3,133,400	2024
ID2095	DC19MS0100	ILDS Stormwater Management Servicing	286,209	2024
Totals			\$33,673,143	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
GG1035	DC19GS0028	DC Process Consultant 2024	500,000	0	500,000	0	180,534	Continue development charges policy development over time. Also, for use in developing development charge rates and development charges background study production.
ID1148	DC19GS0018	Industrial Development	150,000	0	150,000	0	0	Study to review future industrial locations and services required for growth.
PD1036	DC19GS0027	Post Development EIS	122,900	0	122,900	0	15,869	Undertake monitoring and studies to assess the efficacy of growth-related environmental impact statement recommendations and the City's environmental procedures.
PD2155	DC19GS0014	Growth Related Secondary Plans	525,000	105,000	420,000	0	11,479	Ongoing capital project for the creation of growth related secondary plans. Future secondary plans will set the context for new development.
PD2156	DC19GS0015	Rapid Transit Village Secondary Plan (2019-2023)	243,750	48,750	195,000	0	-11,250	The preparation of a Secondary Plan for the Masonville Transit Village will provide the basis for the consideration of future planning applications for the redevelopment of this Transit Village.
PD2157	DC19GS0019	Planning Official Plan Review	409,600	204,800	204,800	0	0	The Planning Act requires that a municipality review its Official Plan in accordance with the Planning Act. This typically involves a new series of growth forecasts, policy analyses, public engagement, etc.
PD2161	DC19GS0016	Rapid Transit Corridor Plan	384,000	76,800	307,200	0	0	These plans will establish a detailed framework for infill and intensification along the rapid transit and urban corridors. They will identify developable lands and anticipated timing of growth for use in servicing studies.
PD2175	DC19GS0013	Planning Community Improvement Plans	200,000	100,000	100,000	0	0	These plans set the context for revitalization and growth by evaluating economic barriers and establishing projects and incentives aimed at stimulating development and revitalization.
PD2176	DC19GS0017	Urban Design Guidelines	153,600	15,360	138,240	0	0	These guidelines will provide planning and design guidance for greenfield development and sensitive and appropriate infill and intensification within existing neighbourhoods. They will also include engagement and education strategies to address neighbour and community issues.
RT1430-1	DC19RS0304	Wellington Gateway (South) Rapid Transit	35,133,145	10,978,427	23,154,718	1,000,000	10,729,342	Widening and reconstruction of 6.8 kilometres of existing arterial roads to incorporate continuous transit lanes along Wellington from Downtown to White Oaks for the implementation of Rapid Transit.
RT1430-2	DC19RS0303	North Connection Rapid Transit	411,150	31,737	379,413	0	0	Widening and reconstruction of 6.4 kilometres of existing arterial roads to incorporate continuous transit lanes along Clarence Street, Richmond Street, across Western University, and Western Road to Masonville Mall for implementation of Rapid Transit.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
RT1430-3	DC19RS0302	East London Link Rapid Transit	93,712,449	60,415,348	24,297,101	9,000,000	2,246,737	Widening and reconstruction of 6.3 kilometres of existing arterial roads to incorporate continuous transit lanes from Downtown to Fanshawe College including King Street, Ontario Street, Dundas Street, Highbury Avenue, and Oxford Street for the implementation of Rapid Transit.
RT1430-6	DC19RS0305	West Connection Rapid Transit	11,050,000	1,127,900	3,922,100	6,000,000	3,187	Widening and reconstruction of 4.4 kilometres of existing arterial roads to incorporate transit lanes from Downtown on Riverside Drive with mixed traffic on Wharncliffe Road North and transit lanes again on Oxford Street to Wonderland Road for implementation of Rapid Transit.
RT1430-7	DC19RS0301	Downtown Loop Rapid Transit	26,440,774	19,228,509	7,212,265	0	2,297,316	Widening and reconstruction of 2.0 kilometres of existing arterial roads to incorporate continuous transit lanes along Ridout, King, Wellington and Queen for the implementation of Rapid Transit.
TS103119	DC19GS1002	Long Term Corridor Protection EA Studies (2019-2023)	666,666	0	666,666	0	6,727	Project required for Environmental Assessments and technical studies to protect major transportation corridors in and around the City.
TS104119	DC19GS1003	Traffic Impact Studies (2019-2023)	400,000	0	400,000	0	0	Area traffic impact studies to identify and optimize the timing of roadway capacity, channelization, signalization needs on a development or area basis as well as parking strategies.
TS104219	DC19GS1004	Transportation Master Plan Monitoring Program (2019-2023)	140,000	0	140,000	0	60,870	The monitoring program will be primarily based upon the need to measure modal shares by time of day and for various trip purposes.
TS1043	DC14GS0018	Transportation Development Charges Studies 2024	300,000	0	300,000	0	0	Consulting services to update transportation project costs and schedules for the initially planned 2024 Development Charge By-law updates.
TS1044	DC19GS0006	Cycling Master Plan	200,000	100,000	100,000	0	0	This plan will assess future bicycle infrastructure needs and cycling networks across the City and linkages for new subdivisions.
TS1134	DC14RS0077	Intersection - Richmond St & Fanshawe Park Rd	12,595,100	1,475,637	11,119,463	0	1,770,905	Geometric design improvements required to improve traffic capacity and levels of service. Project coordinated with Rapid Transit.
TS126417	DC14-RS00063	2017 Rural Intersection	508,470	0	508,470	0	0	To improve selected rural intersections throughout the City to ensure adequate capacity and levels of safety.
TS126419	DC19RS1006	Rural Intersection (2019-2023)	728,790	0	728,790	0	16,668	To improve selected rural intersections throughout the City to ensure adequate capacity and levels of safety.
TS1306	DC14RS0056	Adelaide Street Grade Separation CPR Tracks	87,604,874	65,492,041	19,112,833	3,000,000	5,198,850	Introduction of a grade separation for Adelaide Street traffic to continue to flow while the operations for the railway may continue; railway company cost apportionment is approximately 15%.
TS1308	DC14RS0013	Hwy 401 Interchange Projects	20,000,000	7,192,000	7,808,000	5,000,000	933,440	Project represents City's contribution to agreement with Province to reconstruct four interchanges at the 401 and major City arteries: Wonderland Road, Veterans Memorial Parkway, Highbury Ave, and Colonel Talbot Road.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
TS1309	DC14RS0075	Intersection - Hamilton Road & Highbury Ave.	600,000	103,750	496,250	0	0	Geometric design improvements required to improve traffic capacity and levels of service. Environmental assessment accepted by Council on June 12, 2018. Preliminary solution requires additional property and construction funds.
TS1328	DC14RS0051	Intersection - Hamilton Rd & Egerton St (Optimization)	1,718,800	214,850	1,503,950	0	234	Intersection improvements at Hamilton and Egerton Roads, including a left turn lane.
TS1329	DC14RS0212	Colonel Talbot Rd - 300M South of Southdale to James Street	1,548,750	221,471	1,327,279	0	-39,486	To reconstruct Colonel Talbot Rd-300m south of Southdale to James Street to resolve structural and alignment deficiencies.
TS1331	DC19RS0009	Intersection - Hamilton - Gore (Roundabout)	1,112,500	139,062	973,438	0	-137,476	New Roundabout - Intersection improvements at Hamilton and Gore Roads.
TS1332	DC19RS0010	Intersection - Oxford - Gideon (Roundabout)	300,000	37,500	262,500	0	12,453	The construction of a roundabout at Oxford and Gideon to accommodate growing development along Oxford.
TS1334	DC19RS0017	Intersection - Pack to Colonel Talbot	2,406,250	300,781	2,105,469	0	-152,856	Intersection improvements at Pack and Colonel Talbot Road. Improvements within existing right-of-way including new traffic signal installation.
TS1335	DC19RS0015	Intersection - Sunningdale - Hyde Park	4,037,500	504,688	3,532,812	0	109,225	To improve the intersection of Sunningdale and Hyde Park. The work includes installing a two lane roundabout, based on the Environmental Assessment preferred alternative.
TS1336	DC19RS0018	Intersection - Southdale - Colonel Talbot (Roundabout)	496,971	62,121	434,850	0	289,621	Roundabout construction to accommodate the widening of Southdale Road from 2 to 4 lanes.
TS1348-1	DC14RS0023	Wonderland Road Widening Riverside Dr to Springbank Dr	1,009,500	70,700	938,800	0	68,076	To widen Wonderland Road from Commissioners Rd. to Sarnia Rd.
TS1348-9	DC19RS0013	Intersection - Riverside to Wonderland	1,520,000	190,000	1,330,000	0	0	Intersection improvements to accommodate the widening of Wonderland Road.
TS1349-2	DC14-RS00202	Sarnia Rd. Widening - Hyde Park Road to Wonderland Rd.	7,910,000	1,348,800	6,561,200	0	22,843	To improve Sarnia Road from Wonderland Road to Hyde Park Road including replacement of Canadian Pacific Railway Bridge. This remaining phase includes the improvement of Sarnia Rd to a 2 lane urban cross section from Canadian Pacific Railway Bridge to Hyde Park Road in 2017. This project is now closed.
TS1353-2	DC14RS0019	Adelaide Street North - Fanshawe Park Rd to Sunningdale Rd	377,647	34,788	342,859	0	0	Phase 1, 2-lane urbanization, completed previously - Phase 2 is a four-lane widening. Construction in 2021. The construction project would also coordinate with the proposed roundabout at Sunningdale & Adelaide as recommended in the Sunningdale Rd Environmental Assessment.
TS1355-1	DC14RS0018	Wharncliffe Road Widening - Becher Street to Springbank Drive	44,396,250	18,052,233	18,286,842	8,057,175	-1,466,486	To improve operational movement of Wharncliffe Road from Becher Street to Springbank Drive 3 to 4 lanes including reconstruction of CNR Grade Separation. EA approval occurred February 2018. Construction and property acquisition began in 2020.
TS1355-2	DC14-RS00014	Wharncliffe Road Improvements	6,563,750	2,200,750	4,363,000	0	0	To provide operational improvements to Wharncliffe Road South - Becher Street to Commissioners Rd to improve safety and implement the visions provided by the Official Plan.

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TS1357	DC14RS0210	Bostwick Rd Upgrades - Pack Rd to Southdale Rd	3,350,901	465,775	2,885,126	0	1,926,291	To upgrade Bostwick Road - Pack Road to Southdale Road with the addition of sidewalks, drainage and streetlights. To be coordinated with TS1629-1 and TS1629-2.
TS1359	DC19RS0005	Windemere Road - Western Rd to Richmond St	792,756	84,824	707,932	0	-40,127	To upgrade Windemere Road from Western Road to 150m east of Richmond Street from 2 to 4 through lanes and associated channelization.
TS1364	DC19RS0204	Sunningdale - Highbury Ave to Clarke Rd	500,000	75,500	424,500	0	0	To reconstruct Sunningdale Road from Highbury to Clarke Road as a rural cross section.
TS1365	DC19RS0205	Sunningdale - Hyde Park Rd to Wonderland Rd North	500,000	57,000	443,000	0	0	To convert Sunningdale Road from Hyde Park Road to Wonderland Road from a rural to urban cross section.
TS1366	DC19RS0206	White Oak Road - Exeter Rd to 400m South	2,220,000	219,780	2,000,220	0	-94,603	2 lane upgrade including creating bike lanes on White Oak Road from Exeter Road to 400m south.
TS1371	DC14-RS00063	Road Class Oversizing	500,000	14,800	485,200	0	0	At times new development is required to construct a roadway to a larger capacity than required for the local development. This project makes provisions for such works.
TS137119	DC19RS1009	Road Class Oversizing City Share (2019-2023)	800,000	0	800,000	0	2,898	At times new development is required to construct a roadway to a larger capacity than required for the local development. This project makes provisions for such works.
TS1406	DC14RS0204	Sunningdale - South Wenige Dr to Highbury Ave Upgrades	50,000	6,300	43,700	0	0	To convert Sunningdale Road - South Wenige to Highbury Ave from a rural cross section to an urban cross section with the addition of sidewalks, curbs, drainage, streetlights, channelization and bike lanes.
TS1407-2	DC19RS0207	Southdale Road - Wickerson Rd to Byronhills Dr	11,289,900	1,422,858	6,612,670	3,254,372	303,365	To reconstruct Southdale Road - Wickerson Road to Byronhills to resolve structural and alignment deficiencies.
TS1408	DC14RS0206	Wickerson-Southdale to 650M N of Southdale	3,545,120	691,614	2,853,506	0	-4,883	Reconstruct Wickerson to resolve structural and alignment deficiencies.
TS1410	DC14RS0221	Huron Street Upgrades VMP Easterly to Railway	1,794,400	246,232	1,548,168	0	11,511	To reconstruct Huron Street - Veterans Memorial Parkway easterly to railway to resolve structural deficiencies and support industrial development. Constructed 2 lane rural arterial cross section in 2019. To be coordinated with Veterans Memorial Parkway Extension (TS1621-1) and development needs.
TS1430-1	DC19RS0304	RT 1: Wellington Gateway (PTIF) Wellington Rd - Bradley to Horton	5,573,859	2,718,364	2,855,495	0	-16,275	Road widening of Wellington Road from Bradley Avenue to Horton Street for Rapid Transit. This project is now closed.
TS1430-2	DC14RS0102	RT 2: North Connection (PTIF) Fanshawe Park Road to Raymond Ave	4,625,099	2,083,437	2,541,662	0	1,972	Road widening of Richmond Street from Fanshawe Park Road to Raymond Avenue for Rapid Transit. This project is now closed.
TS1430-3	DC14RS0103	RT 3: East London Link (PTIF) Highbury Ave - Dundas St to Oxford St	4,203,601	2,058,121	2,145,480	0	19,700	Road widening of Highbury Ave from Dundas Street to Oxford Street for Rapid Transit. This project is now closed.
TS1430-6	DC14RS0106	RT 6: West Connection (PTIF) Oxford St W - Hyde Park Rd to Richmond St	1,518,401	751,506	766,895	0	28,213	Road widening of Oxford St W. from Hyde Park Road to Richmond Street for Rapid Transit. This project is now closed.

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TS1430-7	DC14RS0107	RT 7: Downtown Loop (PTIF) Richmond St - Raymond Ave to York St	2,503,314	1,466,623	1,036,691	0	-79,933	Road widening of Richmond Street from Raymond Ave to York Street for Rapid Transit. This project is now closed.
TS1472	DC14RS0036	Oxford St West - Sanitorium Rd to Commissioners Rd	356,160	30,630	325,530	0	38,222	To widen Oxford Street from Sanitorium to Commissioners Rd from 2 to 4 lanes in 2031.
TS1472-2	DC14RS0052	Oxford St West Widening - Commissioners Rd to Westdel Borne	400,000	32,000	368,000	0	0	Widen Oxford Street from Commissioners Road to Westdel Bourne from 2 lanes to 4 lanes.
TS1475-2	DC14-RS00007	Fanshawe Park Road E. Widening- Ph 2 Adelaide to Highbury	13,360,000	1,225,000	3,135,000	9,000,000	-11,163	Widen Fanshawe Park Road East from two lanes to 4 lanes from Adelaide Street North to McLean Drive.
TS1476	DC14RS0025	Clarke Rd Widening VMP Extension to Fanshawe Park Rd	243,063	2,463	240,600	0	353	To widen Clarke Road from 2 to 4 through lanes from Veterans Memorial Parkway Extension to Fanshawe Park Road.
TS1477-2	DC14RS0015	Hyde Park Road Widening - Phase 2 CP Rail Crossing to Fanshawe Park Rd.	15,575,802	1,741,002	13,834,800	0	0	To widen Hyde Park Road from 2 to 4 lanes from Canadian Pacific Rail Crossing to Fanshawe Park Road. This project is now closed.
TS1484	DC14-RS00008	Sarnia Rd Widening-Wonderland Road to Sleightholme	10,209,820	942,526	9,267,294	0	2,793	Widen Sarnia Road from 3 to 4 lanes from Wonderland Road to Sleightholme.
TS1487	DC14-RS00205	Wonderland Rd Two Lane Upgrade Hwy 401 to Hwy 402	10,395,000	1,351,300	9,043,700	0	-3,343	To improve Wonderland Rd from Highway 401 to Highway 402. Improvements are 2 lane rural arterial cross section.
TS1489	DC14-RS00011	Western Road Widening - Platts Lane to Oxford St.	27,792,018	6,154,118	16,065,206	5,572,694	427,306	Widen Western Road from Platts Lane to Oxford Street from 2 lanes to 4 lanes including a continuous left turn lane as well as widening the Canadian Pacific railway subway. This project is now closed.
TS1490	DC14RS0220	Wilton Grove Upgrades	12,551,000	2,547,216	10,003,784	0	-145,169	To reconstruct Wilton Grove Road - Commerce to City limits to resolve structural deficiencies and support industrial growth.
TS1496	DC14RS0016	Sunningdale Road Widening - 150m W of Richmond to 150m E of Richmond	153,000	6,120	0	146,880	0	Widen and upgrade Sunningdale Road from 150m west of Richmond to 150m east of Richmond including Richmond intersection upgrades. This work is to be coordinated with TS1496-3 (Sunningdale from 150m west of Richmond to Wonderland).
TS1496-2	DC14-RS00002 & DC14-RS00016	Sunningdale Road Widening - Phase 2 Intersection Upgrades	4,273,813	961,313	3,312,500	0	34,001	Widen and upgrade Sunningdale Road from Wonderland to Adelaide. Phase 2 consists of 2 intersection upgrades, Richmond/Sunningdale and Wonderland/Sunningdale in 2014.
TS1496-3	DC14RS0017	Sunningdale Road - Wonderland Rd 150m W of Richmond St	2,999,099	196,994	2,802,105	0	422,645	Widen and upgrade Sunningdale Road from Wonderland to 150 metres west of Richmond from 2 lanes to 4 lanes.
TS1522	DC19RS0006	Intersection- Dingman - White Oak Rd (Roundabout)	113,760	14,220	99,540	0	0	Dingman Drive and White Oak Road intersection is currently an all-way stop controlled intersection. The Environmental Assessment assignment will identify and confirm the roundabout conceptual design and the appropriate right-of-way and property requirements to accommodate the geometric design of the intersection.
TS1523-1	DC14-RS00012	Bradley Ave Extension, Phase 1 Wharncliffe Rd to Wonderland Rd.	12,264,375	0	4,633,651	7,630,724	131,107	Extension of Bradley Avenue from White Oak Road to Bostwick Road.
TS1523-2	DC14RS0022	Bradley Ave Extension, Phase 2 Jalna to Wharncliffe	3,211,106	0	3,211,106	0	188,262	Extension of Bradley Avenue from Jalna Boulevard to Wharncliffe Road.

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TS1576	DC19RS0007	Intersection-Exeter-Wellington Improvements	3,590,000	448,750	3,141,250	0	118,194	This project is for improvements to the Wellington Road/ Exeter Road intersection and replacement of underground services.
TS1621-1	DC14RS0009	Veterans Memorial Parkway - Huron St to Clarke Rd	12,376,900	768,380	11,608,520	0	-139,214	Construct a new 4 lane road - Veterans Memorial Parkway from Huron Street to Clarke Road.
TS1627	DC14RS076a	Philip Aziz - Western Rd to Thames River	2,578,100	257,810	2,320,290	0	-19,943	Philip Aziz improvement project including new storm sewer system driven by growth and redevelopment in the area.
TS1629-1	DC14RS0030	Southdale Road West - Bostwick to Pine Valley	8,862,352	748,793	8,113,559	0	4,217,552	To widen Southdale Road West from Bostwick to Pine Valley from 2 to 4 lanes with center turn lane, started in 2022.
TS1629-2	DC14RS0038	Southdale Road West - Bostwick to Colonel Talbot	111,222	8,898	102,324	0	15,231	To widen Southdale Road West from Bostwick to Colonel Talbot from 2 to 4 lanes.
TS1633	DC14-RS00066	Veterans Memorial Parkway	1,640,000	112,800	1,527,200	0	0	Land acquisition for long term future construction of interchanges on Veterans Memorial Parkway.
TS1636	DC19RS1008	Advanced Purchase of Land (2019-2023)	1,760,000	0	1,760,000	0	64,057	Land acquisition and protection of growth projects predominantly for long term future construction along arterials.
TS1651	DC14-RS00067	Minor Roadworks - Channelization	3,477,525	214,730	3,262,795	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165119	DC19RS1001	Minor Roadworks - Channelization (2019-2023)	3,359,480	0	3,359,480	0	266,238	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1652	DC14-RS00068	Minor Roadworks - Miscellaneous Works	89,100	0	89,100	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1653	DC14-RS00069	Minor Roadworks - Sidewalks	925,847	0	925,847	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165319	DC19RS1002	Minor Roadworks - Sidewalks (2019-2023)	1,777,600	0	1,777,600	0	49,112	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1654	DC14-RS00070	Minor Roadworks - Streetlights	1,767,171	0	1,767,171	0	0	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165419	DC19RS1003	Minor Roadworks - Streetlights (2019-2023)	2,478,340	0	2,478,340	0	386,856	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1655	DC14-RS00071	Minor Roadworks - New Traffic Signals	1,546,880	0	1,546,880	0	16,366	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS165519	DC19RS1004	Minor Roadworks - Traffic Signals (2019-2023)	3,770,000	0	3,770,000	0	731,497	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1656	DC14-RS00072	Minor Roadworks - Roundabouts	450,000	0	450,000	0	11,753	Funding for minor roadwork projects that are constructed as part of a major road project that is triggered by growth.
TS1670	DC14RS076b	Intersection - Sarnia/Philip Aziz - Western Road	928,125	116,016	812,109	0	0	To review and introduce improvements for the Western Road/Sarnia Road/ Philip Aziz intersection to increase capacity in all directions. The improvements will address vehicular and bicycle traffic flow, as well as pedestrian movements in the intersection.
TS173917	DC14-RS00073	2017 Cycling Facilities Program	790,170	395,085	395,085	0	7	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.
TS173918	DC14-RS00073	2018 Cycling Facilities Program	642,800	321,400	321,400	0	0	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.

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TS173919	DC19RS1007	Active Transportation (2019-2023)	10,750,528	5,398,051	5,352,477	0	1,007,641	To introduce bike lanes to roadways and other cycling facilities in accordance with the City's Bicycle Master Plan.
TS1745	DC19RS0004	Victoria Bridge Bike Lanes	3,300,000	1,650,000	1,650,000	0	465,224	Addition of cycling facilities coordinated with the replacement of Victoria Bridge.
TS1746	DC19RS0001	Dingman Dr - Hwy 401 Bridge to Wellington Rd	10,966,250	888,266	3,077,984	7,000,000	560,220	To widen Dingman Drive from just east of the Highway 401 overpass to 150m east of Wellington Road from two to four through lanes.
TS1747	DC19RS0002	Dingman Dr - Hwy 401 Bridge (City Share)	4,000,000	2,200,000	1,800,000	0	625	City's share of new wider bridge over Highway 401. Bridge replacement is a cost-effective opportunity to add capacity to Dingman Drive.
TS180219	DC19RS1010	Strategic Links (2019-2023)	5,352,000	0	5,352,000	0	26,057	Staff identified road connections that are strategically important to link to the transportation collector and arterial network in the City.
TS180519	DC19RS1011	TIMMS - PTIS - Transportation Intelligent Mobility Mgmt. System	9,424,800	7,162,564	2,262,236	0	716,743	To provide an integrated solution to support the growth of the City and the development of Rapid Transit (RT) through improved management and operation of the transportation network.
TS2170	2009 DC	Bradley from Old Victoria to City Limits	2,350,000	1,504,800	845,200	0	0	Upgrade Bradley Ave from Old Victoria Road to city limits to a 2 lane rural arterial cross section.
TS4078	DC19OC1002	Traffic Management Centre Ph 1	830,000	157,700	672,300	0	1,222	The Transportation Management Centre (TMC), Phase 1 establishes the City's ability to deliver active management of the City's transportation network (e.g. transit, bicycle lanes, roadways, etc.)
TS4165	DC14RS0074	Traffic Signals & Street Light Growth Urban Intersections	1,616,000	0	1,616,000	0	11,372	Installation of new traffic signals, pedestrian signals and street lights to improve safety and mobility of both vehicles and pedestrians.
TS416519	DC19RS1005	Urban Intersections (2019-2023)	8,000,000	0	8,000,000	0	2,070,558	Installation of new traffic signals, pedestrian signals and street lights to improve safety and mobility of both vehicles and pedestrians.
TS5910	UWRF	UWRF Transition to CSRF - Roads	1,668,000	0	1,668,000	0	32,054	Under the 2019 Development Charges By-law, Urban Works Reserve Fund projects were transferred to the City Services Reserve Funds.
Totals			\$635,422,743	\$239,995,482	\$330,765,416	\$64,661,845	\$35,919,387	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2022" column relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2022	CSRF debt payment (P&I) on issued debt
TS1308	DC14RS0013	Highway 401 Interchange Projects	D.-771-79	5,000,000	2016/2026	2,122,593	561,533
TS1475-2	DC14-RS00007	Fanshawe Rd East Widening - Phase 2	D.-773-81	9,000,000	2017/2027	4,723,463	1,011,392
TS1523-1	DC14-RS00012	Bradley Ave Extension - Phase 1 Wharncliffe Rd to Wonderland Rd.	D.-775-80	3,000,000	2019/2029	2,170,595	339,965
TS1489	DC14-RS00011	Western Road Widening - Platts Lane to Oxford St.	D.-776-135	2,000,000	2020/2030	1,618,722	216,669
		Debt Discount					12,684
		Accrued Interest					-10,317
Totals				\$19,000,000		\$10,635,374	\$2,131,926

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
RT1430-1	DC19RS0304	Wellington Gateway (South) Rapid Transit	1,000,000	2024
RT1430-3	DC19RS0302	East London Link Rapid Transit	9,000,000	2025
RT1430-6	DC19RS0305	West Connection Rapid Transit	6,000,000	2027
TS1306	DC14RS0056	Adelaide Street Grade Separation CPR Tracks	3,000,000	2024
TS1355-1	DC14RS0018	Wharnccliffe Road Widening - Becher Street to Springbank Drive	8,057,175	2025
TS1407-2	DC19RS0207	Southdale Road - Wickerson Rd to Byronhills Dr	3,254,372	2026
TS1489	DC14-RS00011	Western Widening	3,572,694	N/A ¹
TS1496	DC14RS0016	Sunningdale Road Widening - 150m W of Richmond to 150m E of Richmond	146,880	2027
TS1523-1	DC14-RS00012	Bradley Ave Extension, Phase 1 Wharnccliffe Rd to Wonderland Rd.	4,630,724	2022
TS1746	DC19RS0001	Dingman Dr - Hwy 401 Bridge to Wellington Rd	7,000,000	2026
Totals			\$45,661,845	

*Amounts Subject to Rounding

Note 1: This project is now closed and the authorized but unissued debt will be released.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 12: Summary of Approved Projects Funded From Water Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
EW2310	DC14-WD00008 & WD00034	Western Road Watermain Replacement - Oxford Street to Sarnia Road	2,079,419	1,871,419	208,000	0	0	To replace the watermain on Western Road from Oxford Street to Sarnia Road. This project is now closed.
EW331222	DC14GS0013	2024 Water Development Charge Study	314,573	0	314,573	0	9,901	Background study to determine future watermain needs to service growth, including timing and growth splits for the initially planned 2024 Development Charge Background Study.
EW3314	DC19GS0009	Trunk Watermain and Pumping Station	512,000	0	512,000	0	104,172	Study to examine growth needs in the low level and some high level areas of the City and make recommendations to the timing and need of multiple future growth projects.
EW3551	DC14-WD00038 & WD00039	Hyde Park-Sarnia Rd High Level Watermain- Phase 2	2,068,660	0	2,068,660	0	0	Construction of 400, 450 and 600 millimetre watermains in the high level area of North West London. Watermain installation required to service customers in the Hyde Park High Level area. This project is now closed.
EW3592	DC14-WD01002	Infill and Intensification Nodes Water Servicing	2,198,080	110,080	2,088,000	0	0	To provide for growth triggered infill and intensification projects in major development nodes.
EW3593	DC14WD2003	Hyde Park Pumping Station	816,800	0	816,800	0	25,971	To upgrade the Hyde Park Pumping Station to serve future growth in northwest London.
EW3614	DC2009	Southeast Pumping Station-Reservoir	55,728,118	49,648,318	6,079,800	0	1,513	Construction of a 113 million litre (25 million gallon) reservoir and pumping station on Highbury Avenue for storage and balancing of water supply from the Elgin/Middlesex system based on Valve Engineering Study.
EW3625	DC14WD010a	Wonderland Rd Watermain - Exeter to Hamlyn (A21a)	1,744,362	87,218	1,657,144	0	1,200,025	To construct a new 400 millimetre watermain on Wonderland between Hamlyn and Exeter Rd.
EW3628	DC14WD02005	Expansion of Southeast Pressure Zone	2,700,000	1,931,900	768,100	0	0	To install pressure regulating valves and associated piping to service portions of SE London with the Southeast Pumping Station.
EW3652-2	DC14-WD00022	Wickerson High Level Watermain Phase 2 Wickerson Road	1,361,030	0	1,361,030	0	897	Construction of 400 millimetre watermain in the high level area of southwest London on Wickerson Rd between Wickerson Gate and Southdale Road. Watermain installation required to service future customers in the Wickerson area.
EW3654	DC14WD2006	Arva Pumping Station Upgrade	339,968	169,984	169,984	0	0	Upgrades to the Arva Pumping Station, including pump replacements will be required as water demand increases.
EW3658	DC14WD0026	Wonderland Rd Watermain - Commissioners to Viscount (3000)	307,774	0	307,774	0	0	To replace and upsize the existing 300 millimetre and 400 millimetre watermain on Wonderland Road (Westmount Pumping Station to Viscount Road) with 600 millimetre watermain. Project required to upgrade high level water supply.
EW3675	DC14WD0021	Southdale Rd Watermain - Boler to Wickerson (2004)	2,257,581	0	2,257,581	0	0	The construction of 400 millimetre watermains in the high level area of southwest London on Southdale Road between Wickerson Road and Bramblewood Place.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 12: Summary of Approved Projects Funded From Water Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
EW3694	DC14WD0040	Kilally Road Watermain (A30) Ph 2 (Webster to Clarke Rd)	1,450,115	0	1,450,115	0	61,000	Installation of a new 400 millimetre watermain on Kilally Road from Highbury Avenue to Clarke Road.
EW3709	DC14WD0037	Green Valley Rd Watermain - Hubrey Rd Intersection (New-3)	151,000	0	151,000	0	619	Installation of a 600 millimetre watermain at the intersection of Green Valley Road and Hubrey Road.
EW377219	DC19GS0011	2019 Water Efficiency Program	2,524,997	2,322,998	201,999	0	17,804	To undertake a water efficiency strategy to promote awareness of water issues. Water efficiency/conservation program will be a requirement of the new Municipal Water Licensing Plan. Water efficiency preserves system capacity for future growth.
EW3788	DC19WD0001	Western Road Watermain Upsizing (Platt's Lane to Sarnia Rd)	1,893,311	1,703,980	189,331	0	0	Upgrading of existing watermain on Western Road from Platt's Lane to Sarnia Road to 400 millimetre.
EW3818	DC14-WD01001	Watermain Internal Oversizing Subsidy	785,562	1,700	783,862	0	0	Funding source for watermain oversizing claims by land developers. Claims are to be paid in accordance with the current Development Charges By-law.
EW381819	DC19WD1001	Watermain Internal Oversizing Subsidy (2019-2023)	361,763	0	361,763	0	20,932	Funding source for watermain oversizing claims by land developers. Claims are to be paid in accordance with the current Development Charges By-law.
EW382319	DC19WD1002	Watermain - Built Area Works (2019-2023)	567,198	249,567	317,631	0	0	Program to build watermains to accommodate growth/intensification in the built area of the City.
EW382519	DC19WD1003	Watermain - Strategic Links (2019-2023)	1,714,546	171,454	1,543,092	0	160,226	Annual program to fund watermains which serve growth areas; are within or cross significant roads, parks, or abut natural areas; and/or within an existing right-of-way
ID2195	DC19WD1000	Watermain Industrial	8,184,053	0	8,184,053	0	21,202	Water servicing of future light and general industrial land to provide an adequate inventory of large block "shovel ready" land in strategic locations.
Totals			\$90,060,910	\$58,268,618	\$31,792,292	\$0	\$1,624,262	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
ES3209	DC14-GS00007	Stormwater Unidentified Municipal Class Environmental Assessment Addendums	200,000	0	200,000	0	0	To undertake addendums to the existing accepted Municipal Class Environmental Assessment Studies for storm/drainage and stormwater management servicing works that need to be changed/modified.
ES3212	DC19GS0001	Stormwater Dingman Creek Floodplain Corridor EA	500,000	0	500,000	0	0	Stage 2 of the Dingman Creek Environmental Assessment to assess options within the Dingman Creek corridor to mitigate the anticipated increased flooding determined by the Upper Thames River Conservation Authority's Regulatory Floodplain Update.
ES4418	DC19GS0004	Inflow and Infiltration Reduction Study	300,000	0	300,000	0	0	Funding to undertake Inflow and Infiltration (I&I) Reduction Studies to find ways to reduce I&I and reduce the amount of water being sent to Wastewater Treatment Plant's, reduce basement flooding, and reduce the effects of wet weather.
ES5402	DC14GS0027	Biosolids Master Plan	400,000	332,400	67,600	0	43,359	Evaluation of alternatives for handling biosolids generated at City Wastewater Treatment Plants.
EW3313	DC19GS0008	South London Water Servicing	500,000	0	500,000	0	34,883	To examine growth needs in the high level areas of the City and make recommendations to the timing and need of multiple future growth projects.
EW377218	DC14-GS00022	2018 Water Efficiency Program	330,570	305,080	25,490	0	2,181	To undertake a water efficiency strategy to promote awareness of water issues. Water efficiency/conservation program will be a requirement of the new Municipal Water Licensing Plan. Water efficiency preserves system capacity for future growth.
GG1034	DC14-GS00038	Development Charges Consulting	850,000	150,100	699,900	0	39,592	Continue development charges policy development over time. Also, for use in developing Development Charge rates and Development Charges background study production.
PD2082	DC14-PR00026,81,89,109	Meadowlilly Area Planning Study	520,000	132,500	387,500	0	48,957	To provide an assessment of the Meadowlilly Area for planning and development of this area.
PD2152	DC19GS0012	Planning Comprehensive Zoning By-law	1,000,000	500,000	500,000	0	179,938	To update the Official Plan as required by the Planning Act. This project will set the framework for positive and sustainable growth, economic development and conservation in London over the next 20 years.
RC2021	DC19GS0021	Master Plan Substudies Parks & Recreation	150,000	37,500	112,500	0	292	The 2019 Parks and Recreation Master Plan identifies several sub-studies required over the next 5 years.
TS1031	DC14-GS00024	Long Term Corridor Protection EA Studies	500,000	0	500,000	0	41,068	Required for Environmental Assessments to protect major transportation corridors in and around the City.
TS1038	DC14-GS00016	Transportation Development Charge Studies 2019	250,000	0	250,000	0	0	Consulting services to update transportation project costs and schedules for the 2019 Development Charge By-law updates.
TS1039	DC14-GS00050	Transportation Master Plan Update	100,000	0	100,000	0	49,495	The Transportation Master Plan Update will build upon the London 2030 Transportation Master Plan. The Transportation Master Plan is a long term transportation strategy for the City to help guide the City's transportation and land use decisions to provide sustainable transportation infrastructure.
TS1040	DC14GS0017	Transportation Master Plan Update 2022	750,000	0	750,000	0	251,395	The Transportation Master Plan will provide the City with a vision and implementation plan to pro-actively respond to the way the City's future population move, live, work and play and to help guide the City's transportation and land use decisions through to year 2042.
TS1041	DC14-GS00025	Transportation Impact Studies	300,000	0	300,000	0	0	Area traffic impact studies to identify and optimize the timing of roadway capacity, channelization, signalization needs on a development or area basis as well as parking strategies.
Totals			\$6,650,570	\$1,457,580	\$5,192,990	\$0	\$691,160	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 14: Summary of Approved Projects Funded From Police Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
PP4462	DC19PS1001	Police Headquarters Expansion	20,000,000	17,674,520	1,162,740	1,162,740	32,760	Following the facility needs analysis in 2018, the majority of the expansion of LPS facilities has been confirmed as necessary.
PP446519	DC19PS2001	Officer Outfitting Due to Growth (2019-2023)	205,936	0	205,936	0	13,008	To provide for outfitting costs for new officers.
Totals			\$20,205,936	\$17,674,520	\$1,368,676	\$1,162,740	\$45,768	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2022	CSRF debt payment (P&I) on issued debt
PP4460	Pre-2014 DC	Police Facilities	D.-762-86	3,500,000	2010/2030	1,312,500	239,087
PP4460	Pre-2014 DC	Police Facilities	D.-768-283	3,719,400	2013/2023	417,168	437,067
		Debt Discount					2,553
		Accrued Interest					-7,154
Totals				\$7,219,400		\$1,729,668	\$671,552

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

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

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

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 17: Summary of Approved Projects Funded From Fire Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
FS1043	DC14FS0004	Aerial Company - Central London	1,805,000	361,000	0	1,444,000	0	To provide Aerial coverage from Fire Headquarters to respond to growth in highrise construction in the downtown area.
FS1087	DC14FS0001	New Fire Station #15	3,856,600	1,361,380	452,900	2,042,320	0	To acquire land, design & construct a fire station to achieve specified response time to southeast portion of city.
FS1088	DC14FS0005	Fire Fighter Outfitting - Station 15	121,100	42,748	78,352	0	0	Bunker Gear, SCBA, Defib hoses, nozzles and fitup for new Fire Station 15 in the southeast portion of the city.
FS1089	DC14FS0003	Quint - Station 15 Vehicle	899,900	317,665	582,235	0	0	Quint vehicle at new Fire Station 15 in the southeast portion of the city.
Totals			\$6,682,600	\$2,082,793	\$1,113,487	\$3,486,320	\$0	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 18: Summary of Authorized but Unissued Debt For Approved Projects Funded From Fire Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
FS1043	DC14FS0004	Aerial Company - Central London	1,444,000	2025
FS1087	DC14FS0001	New Fire Station #15	2,042,320	2025
Total			\$3,486,320	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 19: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
PD103318	DC14-PR00033 DC14-PR00034	2018 New District Parks	54,846	23,639	31,207	0	0	To develop new district parks in "Growth Areas" on a priority basis to provide "drive to" district recreation facilities such as upgraded sports fields, path systems and accessible play structures, skate board parks, tennis courts, spray pads, and other unique park amenities.
PD1382-14	DC14-PR00014 DC14-PR00015	2014 New Neighbourhood Parks	608,590	325,672	282,918	0	-10,345	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD1382-15	DC14-PR00016 to DC14-PR00018	2015 New Neighbourhood Parks	260,000	60,200	199,800	0	0	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD138216	DC14-PR00019	2016 New Neighbourhood Parks	220,000	50,900	169,100	0	139,750	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD138218	DC14-PR00014 to DC14-PR00032	2018 New Neighbourhood Parks	150,000	34,700	115,300	0	86,220	To develop new neighbourhood parks in "Growth Areas" as subdivision are constructed.
PD2043-11	Pre-2014 DC	2011 New Open Space Network	482,047	141,747	340,300	0	2,798	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD2043-15	DC14-PR00057 to PR00086	2015 New Open Space Network	700,000	296,500	403,500	0	-35,652	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204316	DC14-PR00057 to PR00086	2016 New Major Open Space Network	1,730,000	732,700	997,300	0	87,714	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204317	Pre-2014 DC	2017 New Major Open Space Network	915,000	387,600	527,400	0	0	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.
PD204318	Pre-2014 DC	2018 New Major Open Space Network	996,403	425,242	571,161	0	78,188	Annual program to provide linkages and passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the sub watershed planning process and Parks & Recreation Master Plan.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 19: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
PD2124-12	Pre-2014 DC	2012 New Thames Valley Parkway	50,000	12,800	37,200	0	0	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2124-13	Pre-2014 DC	2013 New Thames Valley Parkway	500,000	102,700	397,300	0	-26,336	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2124-15	DC14-PR00092 to PR00102	2015 New Thames Valley Pathway	1,175,000	497,700	677,300	0	75,845	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD212418	DC14-PR00092 TO PR00102	2018 New Thames Valley Pathway	2,645,332	1,120,405	1,524,927	0	0	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2125	DC19PR5064	New Thames Valley Pathway - North Branch	1,500,000	635,426	864,574	0	-18,061	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks and Recreation Master Plan. Planned works are in areas of "Growth".
PD2162	DC14-PR00045	New Urban Civic Spaces	2,106,436	1,702,000	404,436	0	7,735	Create unique urban spaces within the city's urban core neighbourhoods and the downtown.
PD216219	DC19PR0400	New Civic Spaces (2019-2023)	1,570,100	1,209,762	360,338	0	0	For the creation of unique urban spaces within the city's urban core neighbourhoods and the downtown. This program will assist in implementing the forthcoming Urban Spaces Master Plan, along with many of the Downtown Master Plan initiatives.
PD2174	DC19GS0025	Subwatershed Studies (2019-2023)	160,000	32,000	128,000	0	0	To review subwatershed study recommendations and targets more comprehensively and document successes/challenges in meeting established targets.
PD2179	DC19GS0024	New ESA Conservation Master Plan	358,400	118,272	240,128	0	0	These studies are completed for the management of Environmentally Significant Area lands acquired by the City due to growth, and were previously included within the cost of Parks and Recreation Environmentally Significant Area park projects.
PD2181-15	DC14-PR00087 to PR00090	2015 New Sportspark	150,000	63,500	86,500	0	3,743	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD218116	DC14-PR00087 to PR00090	2016 New Sportspark	600,000	258,000	342,000	0	-26,398	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.

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Table 19: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
PD218117	DC14-PR00087 to PR00090	2017 New SportsPark	800,000	361,900	438,100	0	-53,697	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD218118	DC14-PR00087 to PR00090	2018 New SportsPark	3,411,183	1,456,137	1,955,046	0	0	To develop new major infrastructure to support major recreational facilities in order to support competitive and tournament level play.
PD2230-15	DC14-PR00004 to PR00116	2015 New Field Houses	150,000	15,000	135,000	0	0	To support the design and implementation of washroom and change room facilities in new district parks and new sport parks.
PD223016	DC14-PR00004 to PR00116	2016 New Field Houses	600,000	195,000	405,000	0	-1,938	To support the design and implementation of washroom and change room facilities in new district parks and new sport parks.
PD225317	DC14-PR00103 to PR00113	2017 Environmentally Significant Areas	80,000	38,800	41,200	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD225318	DC14-PR00103 to PR00113	2018 Environmentally Significant Areas	286,770	141,121	145,649	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD225319	DC19PR0900	New Environmentally Significant Areas (2019-2023)	480,000	200,148	279,852	0	0	Develop and implement conservation master plans and site plans for all new Environmentally Significant Areas to ensure long-term conservation integrity and access for appropriate recreation opportunities.
PD276517	DC14-PR000050 to PR000056	2017 New Woodland Parks	157,302	36,362	120,940	0	0	Initial management and setup of newly acquired woodland parks.
PD3019-15	DC14-PR00039 to PR00044	2015 New Urban Parks	350,000	81,000	269,000	0	0	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PD301917	DC14-PR00039 to PR00044	2017 New Urban Parks	160,000	37,000	123,000	0	0	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PD301918	DC14-PR00039 to PR00044	2018 New Urban Parks	600,000	138,800	461,200	0	-68,178	To construct new urban parks, plazas and civic spaces in growth areas to reflect new design.
PK103319	DC19PR0200	New District Parks (2019-2023)	2,585,500	1,076,479	1,509,021	0	36,081	To develop new district parks in "Growth Areas" on a priority basis to provide drive to district recreation facilities such as upgraded sports fields, path systems and accessible play structures, skate board parks, tennis courts, spray pads, and other unique park amenities.
PK138219	DC19PR0100	Neighbourhood Parks (2019-2023)	915,600	134,377	781,223	0	129,481	To develop new neighbourhood parks in the "Growth Areas" as subdivisions are constructed. Includes; play equip., pathways, tree planting, benches, parking, drainage & recreation amenities.

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Table 19: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
PK204319	DC19PR0600	New Major Open Space (2019-2023)	3,766,300	1,332,590	2,433,710	0	74,263	Provide linkages & passive recreation opportunities in new Community Areas along creeks, valleys and upland corridors. To implement recommendations from the subwatershed planning process & Parks & Recreation Master Plan.
PK212419	DC19PR0800	New Thames Valley Parkway	5,853,100	2,081,629	3,771,471	0	4,871	To provide a City-wide continuous multi-use pathway through the Thames Valley for public use and enjoyment. To implement recommendations of the Parks & Recreation Master Plan and Thames Valley Corridor Plan.
PK218119	DC19PR0700	New Sportspark (2019-2023)	5,080,800	1,742,389	3,338,411	0	0	To develop major infrastructure to support major recreational facilities in order to support expanded competitive and tournament level play. To also develop lands in new 'growth' areas to meet sports field deficiencies.
PK218519	DC19PR1000	New Pedestrian Bridges	3,350,000	765,736	1,924,284	659,980	8,457	This program implements pedestrian bridges and tunnels along the recreational pathway system in order to fully connect new growth areas to the City's broader recreational pathway system.
PK223019	DC19PR1100	New Field House (2019-2023)	1,900,000	508,724	1,391,276	0	32,824	The 'new field house' capital budget supports the design and implementation of washroom and change room facilities in new district parks and new sport parks. These field houses are implemented in growth areas and supports organized sport programs such as soccer, football and baseball, etc. in keeping with the City's current level of service.
PK301919	DC19PR0300	New Urban Parks (2019-2023)	5,074,700	774,067	4,300,633	0	3,344	To construct new urban parks in growth areas to reflect new design standards for smaller spaces in neighbourhoods.
RC2012	DC19GS0022	Master Plan Update (2021)	150,000	37,500	112,500	0	0	To continue to develop and review Master Plan for Recreation Services.
RC2755	DC14-PR00001	Multi-purpose Recreation Centre - Southwest	54,588,465	42,822,265	4,766,200	7,000,000	0	The Master Plan recognized a need for new or enhanced facilities in the south west. This project is planned to improve the supply, distribution and quality of community facilities. This centre will address the need for community space, gymnasias, pools and ice pads in the south west.
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	23,384,735	17,281,335	1,038,400	5,065,000	831,130	A Multipurpose recreation centre to be constructed in the east area of the City in East Lions Park to commence in 2016. This facility will house gymnasiums, activity rooms, indoor pool and outdoor amenities complete with parking and public outdoor spaces.
RC2757	DC19PR2001	Multi-purpose Recreation Centre - Northwest	6,700,000	4,770,400	1,000,000	929,600	0	A multipurpose recreation centre to be constructed in the North West area of the City. This facility will house a pool, gymnasiums, activity rooms and outdoor amenities complete with parking and public outdoor spaces.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 19: Summary of Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
RC2758	DC14PR0002	Multi-Purpose Recreation Centre - Southeast	25,955,716	23,044,802	2,910,914	0	0	The Master Plan recognized a need for new or enhanced facilities in the east south east. This project is planned to improve the supply, distribution and quality of community facilities. This centre will address the need for community space, gymnasiums, activity rooms, twin pad arena and outdoor amenities.
RC2783	DC19PR1200	New Spray Pad (2019-2023)	1,000,000	50,000	950,000	0	0	To respond to existing demand in accordance with the Parks and Recreation Strategic Masterplan and the Aquatic Services Review.
UF2080	DC19GS0026	Urban Forestry Studies	150,000	108,000	42,000	0	0	Several Urban Forestry Studies will be completed during the years identified. The studies will evaluate growth impacts and best management practices for new initiatives and updates of existing plans.
UF276519	DC19PR0500	Woodland Parks (2019-2023)	882,000	127,588	754,412	0	0	Initial management and setup of newly acquired woodland parks. These have been identified through the Development Charges study as a distinct type of park.
Totals			\$165,344,325	\$107,590,614	\$44,099,131	\$13,654,580	\$1,361,839	

*Amounts Subject to Rounding

Note 1: Negative figures in the "CSRF Amount Transferred to (from) Capital Fund in 2022" column relate to adjustments to substitute debt financing for reserve fund drawdowns, or adjustments necessary to maintain the growth/non-growth split throughout the life of the capital project.

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 20: Summary of Issued Debt For Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	Debt By-law #	Original Debt Issued for Growth Share	Year of Debt Issue/Retired	Principal outstanding as at December 31, 2022	CSRF debt payment (P&I) on issued debt
RC2762	Pre-2014 DC	Multi-Purpose Rec Centre #1 (North)	D.-767-265	3,400,000	2012/2022	0	391,131
RC2755	DC14-PR00001	Multi-purpose Recreation Centre - Southwest	D.-774-91	7,000,000	2018/2028	4,411,527	805,783
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	D.-775-80	2,365,000	2019/2029	1,711,153	268,006
RC2756	DC14-PR00003	Multi-purpose Recreation Centre - East	D.-776-135	2,700,000	2020/2030	2,185,275	292,503
		Debt Discount					10,369
		Accrued Interest					-9,636
Totals				\$15,465,000		\$8,307,955	\$1,758,155

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 21: Summary of Authorized but Unissued Debt For Approved Projects Funded From Parks and Recreation Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
PK218519	DC19PR1000	New Pedestrian Bridges and Tunnels (2019-2023)	659,980	2024
RC2757	DC19PR2001	Multi-Purpose Recreation Centre - Northwest	929,600	2024
Totals			\$1,589,580	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 22: Summary of Approved Projects Funded From Transit Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
MU1176	DC19TS2002	Conventional Transit (Growth) PTIS	11,380,600	10,166,519	1,214,081	0	379,189	Ongoing program of expanding the transit fleet supporting growth in service in new service areas.
RT1430-3	DC19RS0302	East London Link - Stops	8,921,000	7,897,931	1,023,069	0	0	Design, construct and install 14 Rapid Transit stop platforms, plus Fanshawe College Bus Terminal along the East London Link route. Stop concept and phasing are preliminary and will be refined during detailed design.
RT1430-7	DC19RS0301	Downtown Loop - Stops	4,443,000	3,933,472	509,528	0	0	Construction of 5 Transit stop platforms along the Downtown Loop route.
Totals			\$24,744,600	\$21,997,922	\$2,746,678	\$0	\$379,189	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 23: Summary of Approved Projects Funded From Library Levies

Capital Project Number	DC ID Number	Capital Project Title	Total Project Life to date Budget	LTD Tax/Rate Supported plus Other Sources of Financing	LTD City Services Reserve Fund (CSRF) Commitment	LTD Debt (DC Rate Supported)	CSRF Amount Transferred to (from) Capital Fund in 2022	Project Description
RC3464	DC14LS0002	Northwest Branch Library	6,686,000	4,149,586	367,400	2,169,014	0	To acquire land, design and construct a new full service branch library to accommodate population growth.
RC3466	DC14LS0001	Southeast Branch Library	5,118,000	1,468,200	500,900	3,148,900	0	To acquire land, design and construct a new full service branch library to accommodate population growth.
RC3467	DC14LS0003	LSA 13 - Southeast Collections	250,000	25,000	225,000	0	0	The collection at a new Southeast branch requires expansion to maintain service standards and provide adequate choices and variety to an increasing number of patrons accessing the new branch.
RC3468	DC14LS0004	LSA 13 - Northwest Collections	250,000	25,000	225,000	0	0	The collection at a new Northwest branch requires expansion to maintain service standards and provide adequate choices and variety to an increasing number of patrons accessing the new branch.
Totals			\$12,304,000	\$5,667,786	\$1,318,300	\$5,317,914	\$0	

*Amounts Subject to Rounding

Appendix A - Statement of Development Charge (DC) Reserve Fund Activity for the year ending December 31, 2022

Table 24: Summary of Authorized but Unissued Debt For Approved Projects Funded From Library Levies

Capital Project Number	DC ID Number	Capital Project Title	LTD Authorized but not Issued	Expected Year of Debt Issue
RC3464	DC14LS0002	Northwest Branch Library	2,169,014	2028
RC3466	DC14LS0001	Southeast Branch Library	3,148,900	2028
Total			\$5,317,914	

*Amounts Subject to Rounding

Appendix B - Noteworthy Growth Capital Projects with 2022 Budget Adjustments

Capital Project Number	DC ID Number	Capital Project Title	Service	Project Budget at January 1, 2022	Project Budget Adjustment during 2022	Comments
RT1430-3A	DC19RS0302	East London Link - Construction	Roads and Related	\$72,085,729	\$2,452,218	RFT21-117 - East London Link and Municipal Infrastructure Improvements Ph. 1 - Adjustments to reflect additional contributions for utilities.
TS1629-1	DC14RS0030	Southdale Road West - Bostwick to Pine Valley	Roads and Related	\$6,009,000	\$2,853,352	RFT2022-001 Southdale Road West Improvements Ph. 1 - available approved funding moved up from 2023, as well as addition of additional funding.
TS1357	DC14RS0210	Bostwick Rd Upgrades - Pack Road to Southdale	Roads and Related	\$0	\$3,350,901	RFT2022-001 Southdale Road West Improvements Ph. 1 - available approved funding moved up from 2024 and 2025.
TS1306	DC14RS0056	Adelaide Street Grade Separation	Roads and Related	\$39,375,200	\$29,329,674	RFT21-97 Adelaide Street North CPR Underpass Project - transferred funding from existing life-to-date projects, as well as addition of additional debenture and development charges financing to meet financing requirement.
RT1430-1B	DC19RS0304	Wellington Gateway - Land	Roads and Related	\$18,032,900	\$6,000,000	Available approved funding moved up from 2023 to accommodate forecasted land acquisitions in the remainder of 2022 during period of delegated authority.
Rapid Transit Projects	Various	Various Rapid Transit Projects	Roads and Related	\$159,720,068	\$1,801,356	Adjustments required to transfer municipal portion of PTIF RT projects (now closed) to ICIP-PTIS RT projects.
ES5252	DC14-WW00008	KL1B Kilally Growth Area Adelaide PCP Sewershed	Wastewater	\$1,198,600	(\$704,000)	Adjustment approved in the 2021 Year-End Monitoring Report to release financing.
ESSWM-DCNLP9	DC14-MS00025	SWM Facility Dingman Creek North Lambeth No. P9	Stormwater	\$7,226,927	(\$750,000)	Adjustment approved in the 2022 Mid-Year Monitoring Report to release financing.
ES542519	DC19MS0063	Interim Works as Identified in EAs	Stormwater	\$814,515	(\$814,515)	Adjustment approved in the 2022 Mid-Year Monitoring Report to release financing.
ES543819	DC19MS1003	Low Impact Development	Stormwater	\$11,629,439	(\$9,000,000)	Adjustment approved in the 2022 Mid-Year Monitoring Report to release financing.
ES542919	DC19MS1001	Storm Sewer Internal Oversizing Subsidy	Stormwater	\$10,509,222	(\$5,000,000)	Adjustment approved in the 2022 Mid-Year Monitoring Report to release financing.

Appendix C - Percentage of City Services Reserve Fund balances spent or allocated for the year ending December 31, 2022

City Services Reserve Funds	Wastewater	Stormwater	Roads and Related	Water	Growth Studies	Police	Fire	Parks & Recreation	Transit	Library	Waste Diversion	Totals
Description of Service for which the Fund was established to recover growth related costs	Sanitary Sewers, Treatment Plants, Collection and Pumping Equipment	Major Storm Water Management, Storm Sewers	Road System Upgrades and Expansion of Capacity	Expansion of Water Storage and Distribution System	Growth Related Studies	Police Facilities, Vehicles (greater than 7 year life), Officer Outfitting Costs	Fire Facilities, Vehicles (greater than 7 year life), Firefighter Outfitting Costs	Recreational Facilities and Parkland Development	Transit Services, Facilities, Fleet	Library Facilities and Collections	Waste Diversion Services	
Closing Balance: December 31, 2022	\$18,090,381	\$68,279,189	\$142,823,352	\$37,812,139	\$2,802,347	\$2,039,210	\$2,013,662	\$35,008,117	\$8,208,208	\$4,655,931	\$1,737,707	\$323,470,242
Future Drawdowns for life-to-date approved projects as of December 31, 2022	\$13,003,948	\$64,571,500	\$144,549,012	\$17,303,846	\$2,549,578	\$1,243,191	\$1,103,820	\$30,610,780	\$2,223,646	\$1,318,300	\$0	\$278,477,621
Outstanding principal (at December 31, 2022) on issued debt where debt payments are funded from DC revenues	\$41,704,645	\$20,116,212	\$10,635,374	\$0	\$0	\$1,729,668	\$0	\$8,307,955	\$0	\$0	\$0	\$82,493,854
Authorized but unissued debt (as at December 31, 2022) where debt payments will be funded from DC revenues	\$30,615,255	\$33,673,143	\$45,661,845	\$0	\$0	\$1,162,740	\$3,486,320	\$1,589,580	\$0	\$5,317,914	\$0	\$121,506,797
Percentage of closing balance committed to life-to-date capital projects and associated funding requirements	472%	173%	141%	46%	91%	203%	228%	116%	27%	143%	0%	149%

Note 1: Closing balances and future drawdowns for life-to date approved projects include year-end activity. The balances and commitments presented are the final December 31, 2022 balances whereas previous reports related to this matter relied upon information still in progress.

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

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

Subject: 2022 Parkland Reserve Fund Annual Financial Statement and Reporting of Former Section 37 Planning Act (Bonusing) Funds

Date: May 23, 2023

Recommendation

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

- a) the 2022 Parkland Reserve Fund annual financial statement **BE RECEIVED** for information in accordance with section 42 (17) of the Planning Act, 1990.
- b) the 2022 reporting of former Section 37 bonusing funds held by the City of London **BE RECEIVED** for information.
- c) the Deputy City Manager, Finance Supports **BE DIRECTED** to make the 2022 Parkland Reserve Fund annual financial statement and reporting of former Section 37 Planning Act (Bonusing) funds still held available to the public on the City of London website.

Linkage to the Corporate Strategic Plan

Council's 2023 to 2027 Strategic Plan for the City of London identifies "Well-Run City" as one of eight strategic areas of focus. The 2022 Parkland Reserve Fund annual financial statement and reporting of former Section 37 Planning Act (Bonusing) funds supports this strategic area of focus by contributing towards the following strategic outcome: "The City of London is trusted, open, and accountable in service of the community".

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Corporate Services Committee, May 9, 2022, Agenda Item #2.2, 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=92355>

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

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

1.2 Legislative Requirements

The Planning Act, 1990, outlines various reporting requirements related to funds received for parkland purposes and, formerly, for the bonusing provisions of the Act. These requirements are outlined below.

PARKLAND SPECIAL ACCOUNT

Planning Act, 1990, c. P.13, Section 42

Park purposes

(14) The council of a municipality may include in its estimates an amount to be used for the acquisition of land to be used for park or other public recreational purposes and may pay into the fund provided for in subsection (15) that amount, and any person may pay any sum into the same fund. 1994, c. 23, s. 25.

Special account

(15) All money received by the municipality under subsections (6), (6.0.1) and (14) and all money received on the sale of land under subsection (5), less any amount spent by the municipality out of its general funds in respect of the land, shall be paid into a special account and spent only for the acquisition of land to be used for park or other public recreational purposes, including the erection, improvement or repair of buildings and the acquisition of machinery for park or other public recreational purposes. 1994, c. 23, s. 25; 2009, c. 33, Sched. 21, s. 10 (10); 2015, c. 26, s. 28 (10).

Investments

(16) The money in the special account may be invested in securities in which the municipality is permitted to invest under the *Municipal Act, 2001* or the *City of Toronto Act, 2006*, as the case may be, and the earnings derived from the investment of the money shall be paid into the special account, and the auditor in the auditor's annual report shall report on the activities and status of the account. 1994, c. 23, s. 25; 1996, c. 32, s. 82 (5); 2002, c. 17, Sched. B, s. 15; 2006, c. 32, Sched. C, s. 47 (10).

Requirement to spend or allocate monies in special account

(16.1) Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in the special account at the beginning of the year. 2022, c. 21, Sched. 9, s. 12 (18).

Reports and information

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

FORMER PLANNING ACT PROVISIONS – SECTION 37 BONUSING

O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, came into force on September 18, 2020, making significant changes to section 37 of the Planning Act, 1990. Included in those changes were transition conditions that the previous Section 37 provisions regarding height and density bonusing remained in effect until a municipality either passed a Community Benefits Charges by-law, or September 18, 2022.

To date, the City of London has not implemented a Community Benefits Charges by-law, thus the ability to use height and density bonusing has elapsed.

1.3 Annual Financial Statements

PARKLAND SPECIAL ACCOUNT

Appendix A of this report meets the financial statement requirements as prescribed under section 42 (17) of the Planning Act, 1990, and subject to Municipal Council direction will be made available to the public on the City of London website.

Appendix A provides a brief description of the Fund. Table 1 of Appendix A presents a summary of revenues, expenses, and balances for the year ending December 31, 2022. It also includes a calculation of the spent or allocated portion of the fund balance that

pertains to the requirement in section 42 (16.1), noting that the definition of “allocate” remains uncertain and is subject to change for future iterations of this report. While currently below the 60% requirement as of the end of 2022, the upcoming multi-year budget development period will provide an opportunity to bring the City’s spending plans into alignment with the requirement.

Table 2 of Appendix A provides the following details concerning each capital project financed by the Fund:

- The cumulative approved budget including both total financing from the Fund as well as total financing from all other sources;
- The amount of the 2022 flows to/from the Fund (if any) for each capital project that has a commitment; and
- A description of each of the capital projects financed by the Fund.

SECTION 37 BONUSING SPECIAL ACCOUNT

Appendix B of this report illustrates the previously received balances currently held by the City of London with respect to the repealed height and density provisions of section 37 of the Planning Act, 1990. As of September 18, 2022, no additions will be made to these balances. As the existing balances related to each of the developments is wound down, Civic Administration will continue to provide progress reports until such time that the balances have been fully exhausted.

Subject to Municipal Council direction, this reporting of the historical balances held will be made available to the public on the City of London website.

Conclusion

In accordance with section 42 of the Planning Act, 1990, and with respect to the balances still held regarding former provisions of Section 37 of the Planning Act, 1990, it is recommended that this report be received for information and made available to the public on the City of London website.

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

Concurred by: Paul Yeoman, RPP, PLE, Director, Parks and Forestry, Environment and Infrastructure

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

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

Cc:

Robin Armistead – Culture Services, Neighbourhood and Community-Wide Services
John Millson – Financial Business Support, Finance Supports
Jeff Millman – Financial Business Support, Finance Supports

Appendix A - Statement of Parkland Reserve Fund Activity for the year ending December 31, 2022

Reserve Fund Purpose:

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

Table 1: Summary of Reserve Fund Activity

Opening Balance: January 1, 2022	\$3,797,066
Parkland Levies/Revenues	1,329,930
Interest Earned	76,904
Total Contributions	\$1,406,834
Amount Transferred to (from) Capital Fund (Note 1)	(30,495)
Amount Transferred for River Road Lands (Note 2)	600,000
Total Disbursements	\$569,505
Closing Balance: December 31, 2022	\$4,634,395
Future Drawdowns for life-to-date approved capital projects as of December 31, 2022	\$1,205,921
Closing Balance Committed	26%

Notes:

(1) "Amount Transferred to (from) Capital Fund" reflects 2022 progress draws against approved capital budgets. Details of these draws appear on the following page.

(2) "Amount Transferred for River Road Lands" reflects the 2022 transfer of funds from the Parkland Reserve Fund to the Golf Course Reserve Fund as resolved by Council May 24, 2022, to transition part of River Road Golf Course land to Parkland.

Appendix A - Statement of Parkland Reserve Fund Activity for the year ending December 31, 2022

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

Capital Project Number	Capital Project Title	Total Project Life to date Budget	Tax/Rate Supported plus Other Sources of Financing	Parkland Reserve Fund Financing	Parkland Amount Transferred to (from) Capital Fund in 2022	Project Description
PD1070	Victoria Park Upgrades	652,640	0	652,640	24,961	To maintain and upgrade the basic infrastructure of Victoria Park and deal with increasing/changing use of the park. This project is now closed.
PK1070	Victoria Park Upgrades	107,360	0	107,360	84,165	To maintain and upgrade the basic infrastructure of Victoria Park and deal with increasing/changing use of the park.
PK1201	One River EA - River Management	750,000	0	750,000	32	The implementation of the "River Management" component of the One River EA. This covers the 8 kilometer stretch of river corridor between the Forks and Springbank Dam (the other two components of the One River EA).
PD117319	Springbank Park Upgrades	400,000	385,000	15,000	0	To maintain and upgrade the basic infrastructure of Springbank Park and deal with increasing/changing use of the park.
PK117320	Springbank Park Upgrades	1,320,000	1,155,000	165,000	0	To maintain and upgrade the basic infrastructure of Springbank Park and deal with increasing/changing use of the park.
PK273520	2020 Misc. Parkland Acquisition	1,648,844	0	1,648,844	15,903	To acquire miscellaneous property to be used for parkland (181 Grey Street, 189 Grey Street, 1985 Gore Road, 21 Gunn Street, 2201 Kains Road, 2 Saunby Street).
PK273521	2021 Misc. Parkland Acquisition	2,044,179	265,743	1,778,436	-155,556	To acquire miscellaneous property to be used for parkland (19 Dingman Drive)
PK273522	2022 Misc. Parkland Acquisition	5,113	0	5,113	0	To acquire miscellaneous property to be used for parkland.
Totals		\$6,928,136	\$1,805,743	\$5,122,393	(\$30,495)	

*Amounts Subject to Rounding

Note 1: The negative figure in the "Parkland Amount Transferred to (from) Capital Fund in 2022" column relates to a housekeeping budget adjustment between this fund and the Land Acquisition Reserve Fund.

Appendix B - Planning Act Section 37 - Financial Statement of Special Account as of December 31, 2022

Table 1: Summary of Section 37 Bonusing Special Account Activity

Project	Developer	Commitment	Funds Received	Description / Purpose of Funds Received	2022 Expenditures	Previous Years Expenditures	Description / Purpose of Funds Spent	Remaining Commitment
505 Talbot Street	Tricar Properties Limited - Azure	\$250,000	\$250,000	Public Art	\$0	\$250,000	London Arts Council - Selection of artist. Artist invoices.	\$0
131 King Street	131 Kingwest Inc.	\$250,000	\$250,000	Public Art	\$0	\$28,250	London Arts Council - Selection of artist and payment of artist commission	\$221,750
100 Fullerton Street	Old Oak Properties Inc.	\$250,000	\$250,000	Public Art	\$0	\$0		\$250,000
40 York Street	Tricar Properties Limited	\$250,000	\$250,000	Downtown Heritage and Back to the River	\$0	\$0		\$250,000
230 North Centre Road	Tricar Properties Limited	\$250,000	\$250,000	Public Art	\$0	\$0		\$250,000

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee
From: Rumina Morris, Director Anti-Racism and Anti-Oppression
Division
Subject: 2022-2026 Multi-Year Accessibility Plan
Date: May 23, 2023

Recommendation

That on the recommendation of the City Manager, the report dated May 23, 2023, entitled 2022-2026 Multi-Year Accessibility Plan, BE RECEIVED for information.

Executive Summary

The 2022-2026 Multi-Year Accessibility Plan (Appendix A) has been endorsed by the Accessibility Community Advisory Committee. The Accessibility Directorate, and Accessibility for Ontarians with Disabilities Act (AODA) requires a multi-year accessibility plan and an annual report on the status of the implementation plan.

Once received, a copy of the 2022-2026 Multi-Year Accessibility Plan and the annual Status Update will be posted on the City of London website.

Linkage to the Corporate Strategic Plan

The 2022-2026 Multi-Year Accessibility Plan aligns with the 2023-2027 Strategic Plan's Strategic Area of Focus "Reconciliation, Equity, Accessibility, and Inclusion" and specifically to the outcome "The City of London is a leader in becoming an equitable and inclusive community."

Analysis

1.0 Background Information

Between 2020 and 2021, community engagement was sought through a Get Involved website, active outreach, a survey and focus groups. Key themes and improvement requests have been incorporated into the 2022-2026 Multi-Year Accessibility Plan with a renewed focus on continuous improvement.

After a Get Involved site survey was complete, focus groups were held with community partner organizations who are led by or serve the disability community to better understand ableism and the barriers to inclusion within the City of London. The Access Without Limits Employee Resource Group, which is comprised of employees with disabilities and accessibility supporters, also shared their ideas on ways to create a more inclusive workplace for staff with disabilities.

Once community feedback and information were collected through these engagement strategies, common themes of challenges and proposed recommendations and solutions helped to inform our planning. In spring and summer 2022, we shared the draft of the plan publicly, calling for community input. In the fall of 2022, a draft of the plan was presented to the Accessibility Community Advisory Committee and our Senior Leadership team to ensure feedback from all Service areas.

While the drafting of the 2022-2026 Multi-Year Accessibility Plan was underway, all accessibility requirements of the AODA were met and we continued to evaluate new initiatives using the City of London's Equity Tool. After input from the Accessibility Community Advisory Committee, the final draft was presented and has been fully

endorsed by them. The lived experience and expertise of ACAC has been essential to the development of this Multi-Year Accessibility Plan

Once received, a copy of the 2022-2026 Multi-year Accessibility Plan will be made publicly available on the City of London website as well as any annual status reports.

2.0 Discussion and Consideration

Implementation Plan

Implementation of the 2022-2026 Multi-Year Accessibility Plan has been well underway, and principles of accessibility and equity have been an expectation in all areas of work for some time. All service areas had a chance to offer their insights, ideas and suggested projects for this plan.

As projects and policies are updated and rolled out, these projects will be annually reflected in our Annual Accessibility Plan Status Update (Appendix B).

3.0 Financial Impact/Considerations

Implementation of the 2022-2026 Multi-Year Accessibility Plan will be resourced through existing budgets.

Conclusion

The City of London has met all current AODA compliance standards and as such has an opportunity to expand our focus to continuous improvement on accessibility enterprise wide. This plan will allow us to take important steps forward to deliver on our commitment to an accessible City for all.

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2022-2026 **Accessibility Plan**

Accessibility was considered in the design and development of this document. If you require an alternate format, please email accessibility@london.ca with the details of your request.



London
CANADA

Land Acknowledgment

We acknowledge that the City of London is located on the traditional lands of the Anishinaabek, Haudenosaunee, Lūnaapéewakand Attawandaron peoples. We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home.

We acknowledge all the treaties that are specific to this area: the Two Row Wampum Belt Treaty of the Haudenosaunee Confederacy/Silver Covenant Chain; the Beaver Hunting Grounds of the Haudenosaunee NANFAN Treaty of 1701; the McKee Treaty of 1790, the London Township Treaty of 1796, the Huron Tract Treaty of 1827, with the Anishinaabeg, and the Dish with One Spoon Covenant Wampum of the Anishnaabek and Haudenosaunee.

The three Indigenous Nations that are neighbours to London are the Chippewas of the Thames First Nation; Oneida Nation of the Thames; and the Munsee Delaware Nation who all continue to live as sovereign Nations with individual and unique languages, cultures, and customs.

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Statement of Commitment

Under the Accessibility for Ontarians with Disabilities Act (AODA) all organizations need to share their statement of commitment publicly. The following is the City of London's Statement of Commitment:

The Corporation of the City of London is committed to providing quality goods, services, and facilities that are accessible to all persons we serve. We will continue to work with the community and allocate appropriate resources toward the elimination of accessibility barriers in customer service, information and communication, employment, transportation, and the design of public spaces and are committed to meeting the requirements of applicable legislation, including the Accessibility for Ontarians with Disabilities Act and the Ontario Human Rights Code.

Changing Landscapes for Accessibility Work in the City of London

Formation of the Anti-Racism and Anti-Oppression Division

Anti-Racism and Anti-Oppression



In June 2021, the City of London established an Anti-Racism and Anti-Oppression division led by a Director, Anti-Racism and Anti-Oppression. The Accessibility Specialist role transitioned from People Services to the new division as an Accessibility and Inclusion Advisor. This move supports an enterprise-wide approach to addressing systemic barriers to inclusion.

Intersectionality is a Guiding Principle of the Anti-Racism and Anti-Oppression division. Including accessibility and anti-ableism to the anti-oppression work ensures our efforts are cohesive and inclusive. Anti-ableism efforts are intentionally focused on addressing ableism in our community and within our organization. Achieving the shared vision of an accessible City requires an enterprise-wide approach.

Anti-Racism and Anti-Oppression Mandate:

Our mandate is to create and sustain action-focused, positive, and lasting systemic change in the City of London so that race or membership in an equity denied group does not predict one’s access to opportunities or ability to engage whole heartedly in the London community. We will do this through relationship building, research, community engagement, best practices, education, critical self-reflection, and shared leadership.

Anti-Racism and Anti-Oppression Framework and Equity Tool

The City of London's Anti-Racism and Anti-Oppression Framework has been designed to support the Corporation by embedding the principles of equity and inclusion in all aspects of our work, from design to implementation of corporate policies, procedures, programs, projects, plans, services, and decisions. Within the framework is an Equity Tool which prompts users to consider and respond to the specific impacts of their work on equity denied groups including those with visible and invisible disabilities. Through the duration of this Accessibility Plan, employees will be trained and supported in applying the Equity Tool to their work.



The Impact of COVID-19

Despite the significant impact on service delivery because of the COVID-19 pandemic, City staff from all service areas worked together to pivot and meet the emerging needs to ensure public health and safety guidelines were adhered to. Some of the work included:

- The Fleet and Facilities team built plexi-glass barriers quickly to stop the spread of COVID-19, but with caution and attention to using visual indicators to prevent confusion and injury about the location of plexiglass for those with disabilities, who are partially sighted or are blind. In addition, microphones and speakers were installed in key customer service contact points in order to ensure access for hard of hearing customers.
- The Health and Safety team worked with Communications and with Fleet and Facilities to put up accessible, easy to understand and consistent signage throughout City properties to help residents navigate to service areas.
- Over 700 cloth windowed masks were distributed to City staff to support effective communication with their fellow colleagues as well as residents accessing City services. We were also able to offer upgraded medical grade clear masks.
- Additional accessibility toolkits were distributed as well to increase accessibility in communicating during a time of increased barriers for physical protection against COVID-19. These toolkits contain hearing supports such as an Ubi-Duo Machine, a counter hearing loop, and personal amplifiers

City of London's Accessibility Community Advisory Committee (ACAC)

The Province of Ontario has determined that all municipalities who have more than 10,000 residents must create a Council appointed volunteer group known as an Accessibility Advisory committee, comprised of at least 50% people with disabilities. The City of London's Accessibility Community Advisory Committee (ACAC) meets monthly and provides vital input and suggestions on ways to improve and achieve accessible outcomes on municipal projects, city site plans, programs, and activities. The committee has representation from various community groups and disability advocates who have lived experience with disabilities. The City of London benefits from their input, education, and expertise.

City of London's Community Diversity and Inclusion Strategy

In 2017, over 200 Londoners, Accessibility Community Advisory Committee (ACAC) members and community partners stepped forward to help create the Community Diversity and Inclusion Strategy (CDIS). This group developed a strong vision, statement of commitment, a glossary of terms, and strategies for a more inclusive community. A working group for Priority #4, Increasing Accessibility in our Community, was developed with the support of the Accessibility and Inclusion Advisor and the members of ACAC. The group helped advance awareness about challenges, needs and considerations for people with disabilities.



2022-2026 Multi-Year Accessibility Plan

Overview

While specific Corporate Service Areas have been named as leads for the actions identified in this plan, the City of London approaches accessibility and inclusion with an enterprise-wide approach for the best possible outcomes.

This Multi-Year Accessibility Plan outlines three areas of focus including:

- Compliance in accordance with the required legislation of the Integrated Accessibility Standards Regulations (IASR) and Accessibility for Ontarians with Disabilities Act (AODA) with respect to our Customer Service and Program Delivery, Information and Communication, Employment, Transportation, and the Design of Public Spaces;
- Strategies identified to meet anticipated future legislative requirements; and
- Continuous improvement strategies and collaborative opportunities which further enhance accessibility and inclusion beyond compliance including, continuous improvement, creating a safe London for women and girls, the Climate Emergency Action Plan, the Master Mobility Plan, and our Wayfinding Plan.

Community Engagement and Input

After this Get Involved site survey was complete, focus groups were held with community partner organizations who are led by or serve the disability community to better understand ableism and the barriers to inclusion within the City of London. We also heard from the Access without Limits Employee Resource Group who shared their ideas on ways to create a more inclusive workplace for staff with disabilities. Once community feedback and data was collected from these engagements we affirmed common themes of shared challenges and proposed recommendations and solutions which helped to inform this plan. In spring and summer 2022, we then shared the draft of the plan publicly, calling for community input. In the fall, we then presented the draft to the Accessibility Advisory committee and our Senior Leadership team to ensure feedback from all Service areas. Once we had collected some important feedback on the plan itself, it was edited and designed accessibly.

It is important to note that while the drafting of the multi-year accessibility plan was underway, we continued to meet all accessibility requirements of the AODA and to continue work on new accessibility initiatives and to ensure that the City of London's Equity Tool was at work to address ableism.

How is this plan organized?

The sections below speak to the key areas required by the AODA which include Customer Service, Employment, Information and Communication, Transportation and Design of Public Spaces. In addition, we have added a “Continuous Improvement” area to highlight our commitment to embedding anti-ableism work into our ongoing enterprise-wide improvements in our programs, procedures, and practices. Under each heading is an update from the 2018-2021 Accessibility Plan, an overview of the community engagement feedback, and a list of action items we are committed to for the duration of this plan.

Customer Service

Highlights of the 2018-2021 Accessibility Plan

- We made significant changes to customer service training, and embedded accessibility principals into our training design. We worked with community partners to deliver timely and updated training on a variety of themes including “dementia friendly cities” and intersectional and accessible policy and problem solving.
- New Accessible Customer Service Toolkits were developed for use at every customer service area in the City of London. With input from our Accessibility Community Advisory Committee, these toolkits were developed to provide proactive engagement with the public and to ensure seamless communication and customer service. These customer service toolkits contain:
 - Ubi-Duo machine
 - Personal amplifier
 - Hearing loops for service counters
 - Magnifiers, pen grips and signature guides
- Several service areas purchased a variety of accessibility aids to support residents to access our municipal services. Examples of aids that have been purchased include pool and change room lifts, water wheelchairs, mobility scooters, sledge hockey sleds (inclusive ice sleds for arenas), FM hearing systems, and adjustable presentation lecterns.
- Accessibility was a top priority during the 2018 Municipal Election. Accessibility training was given to all elections staff. A training video was created to teach staff about accessible customer service at the polling stations. A second video was filmed and aired on Rogers TV informing the public about accessibility during the election. Advanced polling

locations were equipped with accessible voting tools including magnifiers, headphones for read-aloud ballots, voting paddles and a sip and puff mechanism for marking a ballot.

Community Feedback

- Increased and consistent availability of accessible equipment for recreational activities like sledges and skate aids for arenas and rinks across the city, especially for taller children, teens, and adults with disabilities
- More sensory friendly and wheelchair accessible activities at community events, city spaces and community centres to create a more inclusive experience
- Increased communication of available tools and opportunities like the Service London Reporting tool to provide feedback including a demonstration on how to report an issue using the tool.

2022-2026 Accessibility Plan Action Items

Technology and supportive devices are constantly evolving and at the City of London we are committed to ongoing research and investment into accessible customer service. This includes upgrading our customer service training, adding accessible communications devices to all our service desks, and demonstrating flexibility.

Our goal is to be proactive, inclusive, and welcoming to all residents of the City of London and to understand that we all share responsibility for building accessible, responsive, and inclusive spaces.

- Obtain and promote larger/adult-sized skate aids for public use at City arenas and rinks
- Obtain and promote new ice sledges for adults and children with disabilities using our arenas and rinks
- Obtain and promote sport wheelchairs for use at community centres for inclusive and accessible programming
- Repeat 2019's successful Accessible Halloween Outreach campaign at Storybook Gardens including building in sensory friendly nights for children with disabilities for an inclusive Halloween.
- Continue to increase the number of accessible community garden plots by adding more benches, wheelchair accessible plot spaces, accessible water access and accessible tools for community gardens across the City.

- Review, update and prepare an accessible elections plan including updating materials, offering American Sign Language Interpretation at advanced polls, and ensuring accessible voting tools are available and broadly communicated for the 2022 and 2026 Municipal elections.
- Review and evaluate service area accessibility toolkits for necessary upgrades and updated tools for supportive communication and customer service
- Prepare a new American Sign language procedure to improve engagement with ASL (American Sign Language) interpreters within City programs and services.
- Showcase and spotlight the improvements to accessible customer service by Service Areas in developing accessible projects across the Corporation through the corporate intranet.

Employment

Highlights of the 2018-2021 Accessibility Plan

- We supported the formation of an Employee Resource Group, called Access Without Limits, to develop support amongst employees with disabilities in the Corporation and to help build awareness and advocacy for training initiatives, programming, and resources to support improved outcomes for those with disabilities throughout the City of London.
- We made accessibility improvements to employment onboarding for persons with disabilities and increased participation of employees with disabilities in our internship program. This included updated training for our recruiters, the development of new materials to support awareness of accessible supports. It also included the implementation of accessibility toolkits into People Services for use in interviews and with job applications, and ongoing support to staff on accessibility best practices in hiring, onboarding, and training.
- We trained our recruitment staff on accessible best practices and inclusion such as using ASL interpreters for interviews and developing alternative interview strategies.
- The City of London maintains an internship program for individuals who identify as Indigenous, Black, people with disabilities, newcomers, and recent local post-secondary graduates. Each year, up to 12 paid internship positions are available for a 15-week period that gives the intern the opportunity to develop strategies to increase job readiness, marketability, and overcome potential barriers. In 2021, internship opportunities were also made available in the Anti-Racism and Anti- Oppression division to further assist in developing important work in this area by those with lived experience.

Community Feedback

- People with disabilities feel represented in part-time, contract and casual opportunities but would like opportunities for longer term work, advancement opportunities and promotion. They want the City of London to identify and eliminate barriers to meaningful permanent and full-time work and to see employees with disabilities take on more responsibilities and leadership roles.
- Significant feedback was shared on the need for more accessible onboarding and recruitment practices, including a review of interview best practices, candidate screening, and improved and inclusive job postings.
- Employees with disabilities wanted more detailed information about accommodations available to them and about devices and assistive technology which can support them in their roles and in customer service delivery.
- Employees with disabilities requested improved Accessibility and Accommodation Procedures and improved training for people managers on how to accommodate employees, and how to see the advantages that employees with disabilities bring to the workplace. In general, employees requested a more inclusive, positive, and intersectional understanding of the value of employees with disabilities in the workplace.

2022-2026 Accessibility Plan Action Items

- Create a new Accommodation and Inclusion for Employees with Disabilities Procedure
- Develop training on the revised procedure on Accommodations for Employees with Disabilities to inform all employees about the procedure, and the steps to provide accommodations.
- Develop a new training program for managers on accommodations, inclusion, and anti-ableism in performance management
- Develop a mental health support training program for managers to ensure a holistic, intersectional, and inclusive understanding of mental health.
- Create a virtual catalogue and “how to guide” of available accessible tools and aids for managers and employees
- Review the Performance Management system and processes with the Equity Tool
- Review and update the return-to-work and employee accommodation programs using the Equity Tool.
- Review and update mental health awareness programs, procedures and accommodations using the Equity Tool.

- Review, adopt and evaluate accessibility principles for all learning and development opportunities
- Conduct a review of internal training facilities, training delivery software and equipment to implement new accessibility features and enhancements.
- Evaluate the impact of the new Accommodations for Employees with Disabilities Procedure and the training on the accommodations policy
- Conduct an employee survey about the experiences of employees with disabilities in our organization through a workforce census and equity audit
- Provide a centralized list of professional development opportunities and resources for employees to learn more about anti-racism and anti-oppression including ableism and intersectionality.

Information & Communication

Highlights of the 2018-2021 Accessibility Plan

- One of the biggest improvements was the redevelopment of the City of London's website. The website was made fully accessible and all documents on the site were also updated to an accessible Web Compliance Accessibility Guidelines (WCAG 2.0 AA) standard on January 1, 2021, as required by the AODA. The website is now more intuitive, accessible, and dynamic and staff have been provided training, and continue to have training available to them on accessible document development and remediation.
- Our graphic designers have received training on accessible graphic design and have actively incorporated accessible design in their day-to-day work.
- Over 800 City staff were trained on accessible document revisions to develop their skills related to accessible documents

Community Feedback

- Work with communications to create simple, easy to understand maps and lists of City parks and the locations of public accessible bathrooms including those with adult change tables and other accessible features in community parks, Environmentally Significant Areas (ESAs) and downtown locations.
- Clearer signage in construction sites to detail accessible pathways to goods and services in the areas affected.
- Improved access to pathways and accessible spaces during construction, and increased attention to clearing of debris and tools from walkways and pathways.

2022-2026 Accessibility Plan Action Items

- Engage and support all Service areas in revising and remediating documents on our Corporate “Team London” Intranet webpage to meet WCAG 2.0 AA Standards, as per AODA standards and requirements.
- Collaborate with all service areas to build processes and procedures to ensure as many internal facing applications are updated to be accessible as possible.
- Ensure ongoing accessible document training and support for accessible document revision and upgrades for both external-facing websites and intranet documents and upgrades, including coaching hours for more complicated and technical documents.
- Create online video tutorials for staff on how to revise common accessibility errors and concerns in corporate documents.
- Offer ongoing training and coaching to staff to enhance expertise in the development of accessible documents
- Plan, implement and evaluate ongoing training on accessible document revision, creation and remediation including accessible forms training, accessible design, and accessible app design
- Develop a communications plan to share information about accessible features of our parks, including simple and easy to understand maps of community parks listing essential services such as accessible bathrooms and rest areas. Work with communications to create simple, easy to understand maps and lists of City parks and the locations of public accessible bathrooms including those with adult change tables and other accessible features in community parks, Environmentally Significant Areas (ESAs) and downtown locations.
- Increase awareness of accessible features in our community centres and public spaces through communications including social media
- Prepare “how to” videos and/or easy to follow guides to share about accessible equipment available at the city and how to access and use them.
- Collaborate with community partners who serve persons with disabilities to build more accessible evaluation and feedback opportunities for community programs/services
- Develop a communications plan to recognize and acknowledge key accessibility awareness date(s), to promote inclusion for persons with disabilities and alongside community partners, ACAC and the Access without Limits Employee Resource Group.

Transportation

Highlights of the 2018-2021 Accessibility Plan

- Worked with community members and partners to consult the Accessibility Community Advisory Committee, Transportation Advisory Group (TAG), and the broader public, including persons with disabilities, on the development of accessible design criteria in the construction of Rapid Transit bus stops and/or shelters.
- Reviewed the Vehicle for Hire By-Law in consultation with the ACAC to determine the proportion of on-demand accessible taxi cabs needed.
- Reviewed the Vehicle for Hire By-Law cap on accessible taxi cabs in consultation with the ACAC and investigated incentives for accessible taxis to address the current gap in Accessible taxi cabs because of COVID-19.

Community Feedback

- There is growing concern about the lack of availability of accessible taxi cabs in the City of London, especially outside of the hours of paratransit services. There is a need for flexible on-demand accessible transportation for people who rely on it to get around the city.
- Residents want clearer signage about transit stops and taxi pick-up locations at City sites like community centres, and Storybook Gardens.
- Residents raised significant issues navigating the City because they could not access Paratransit services. Lack of available, responsive and timely Paratransit was a significant and ongoing site of complaint at community focus groups, and through calls to the City

2022-2026 Accessibility Plan Action Items

- Research and investigate options to meet the community need for on-demand Accessible Taxi Cabs, recognizing that the number of accessible taxis on-demand within the City dropped during the COVID-19 pandemic
- Pilot, monitor and evaluate an accessible taxi incentive to increase the number of accessible taxi cabs available to community members with disabilities
- Continue to support community accessibility partners to consult the Accessibility Community Advisory Committee, Transportation Advisory Group (TAG), and the broader public, including persons with disabilities, on the development of accessible design criteria in the construction of Bus Rapid Transit bus stops and/or shelters

Design of Public Spaces

Highlights of the 2018-2021 Accessibility Plan

- Our Facilities Accessibility Design Standards were updated in 2021 after an extensive process and support from our Accessibility Community Advisory Committee. Our Fleet and Facilities team has done significant work overhauling the manual to be more inclusive, accessible and to address several improved standards. This detailed manual guides how to build accessible signage, spaces, pathways and more has been used nationally and internationally as it highlights best practices for municipalities and organizations.
- Our Environment and Infrastructure team continued to consult with ACAC and build increasingly accessible parks with a broader understanding of accessibility including sensory related disorders. Our park upgrades included cooperative and inclusive play structures, wheelchair accessible ramps to slides and swings, and rubberized mats in areas where there were no flood zones. Significant attention was given to inclusive design, colour and cooperative play for children of all sizes and abilities.
- Accessible Pedestrian Control Signals (APCS) assist the visually impaired to locate crosswalks and instruct them using sound and vibration when the walk signal is on so that they can begin crossing. Currently 233 APCS have been installed to make wayfinding around the City of London safer and more accessible. As of 2022, 57% of all intersections are equipped with APCS systems with a plan to continue to increase these signals across London as upgrades to intersections are completed.

Community Feedback

- Increased public awareness of the locations of Accessible Pedestrian Control signals and improved communication how to use them.
- Increase the number of sidewalks and improved sidewalk and accessible pathway connections to essential shopping, library, and community centres to support increased mobility around the city.
- Improved lighting in public areas to assist those who have low vision and those who need assistance with wayfinding
- Increase the time at intersection crossings to allow for safer crossings for older adults and persons with disabilities?
- Alternative accessible grounds over woodchipped grounds at community parks to improve opportunities and access for those who use mobility aids or have ambulatory disabilities.

- More accessible features at local parks including sensory activities in each part of our community, so that children with disabilities and parents or caregivers with disabilities do not have to travel far to play.

2022-2026 Accessibility Plan Action Items

- Use our newly revised London Facilities Accessibility Design Standards for all new facilities and public spaces. This guide, located at www.london.ca/accessibility is a refreshed guideline on best practices and standards related to inclusion of those with physical, sensory, and other disabilities.
- Update the Neighbourhood Community Safety evaluation tool to include the identification of safety concerns for people with disabilities and other equity-denied groups such as women and girls.
- Use an Equity Tool when making decisions about neighbourhood connectivity (sidewalks and pathways)
- Continue to consult with the ACAC and community partners on the need and location of on-street parking as part of the roadwork planning process. Include accessible on-street parking spaces as part of new roadway construction or the redevelopment of roadways.
- Create traffic control training guidelines for employees based on new requirements of Book 7 training, with a specific focus on pedestrian detours and sidewalk disruptions. Review the new temporary traffic control training to review pedestrian safety requirements and best practices for accessibility
- Pilot Visual Communication Play Space Signage in public parks to increase accessible communication opportunities among children with disabilities and those who are non-verbal.
- Implement new accessible signage in (Environmentally Significant Areas) ESAs as new trails are created, or existing trails are significantly redeveloped.
- Evaluate the neighbourhood connectivity engagement strategy and its impact on accessibility in communities.
- Retrofit and enhance existing pathways and networks in parks to provide accessible recreational and social opportunities for all.
- Upgrade existing outdoor eating areas to include accessible picnic tables and clear pathways to access them
- Continue the renovation of existing outdoor playgrounds with improved accessibility features such as rubber surfacing, curb drops and pathways
- Notify and consult ACAC for advice about the continued design and construction of new facilities and those which are undergoing major renovations.
- Create a prioritized list of accessibility enhancements required at City of London buildings and identify which projects, during lifecycle renewal, could benefit from accessibility upgrades.

Continuous Improvement

2022-2026 Accessibility Plan Action Items

- Implement, facilitate, and evaluate an Anti-Racism and Anti-Oppression framework to improve equitable outcomes and deliverables across the Corporation. This framework includes an important Equity Tool to help facilitate a review of all corporate services, programs, budgets, and policies. It will help us to build a better understanding of the impact of our work. The tool includes reflection on ableism, and accessibility which will help us identify opportunities at the earliest stages of planning and make ongoing changes as required.
- Roll out Anti-Racism and Anti-Oppression Foundations required training for all City staff.
- Develop metrics to evaluate accessibility programming and policies and their impact in the organization through the City of London's Strategic Plan
- Host regular designated coaching hours for staff to facilitate increased understanding of disability and accessibility in City programs, projects, and policies.
- Participate in community-based accessibility research opportunities with local academic institutions to ensure town and gown collaboration
- Develop a simple customer feedback survey about accessible programs and services via a commonly shared QR code or survey link at all City services.

Enterprise-wide Approach to Accessibility

The City of London has several major projects teams working towards improved outcomes for our residents such as how we commute, how we connect, our emissions and our social impact. Based on community feedback about cycling strategies, communications, wayfinding, and snow removal, it is important to highlight the work of the following teams as they also build action plans that will improve accessibility and inclusion. We will take an intersectional and enterprise-wide approach and work collaboratively to ensure our commitment to accessibility is embedded in our day-to-day work in all operations and plans.

Climate Emergency Action Plan

Historically, accessibility goals and climate emergency measures have been positioned as antagonistic but that has not been the City of London’s approach to this work. The City of London has a robust Climate Emergency Action Plan and is working intentionally to listen and be responsive to the impacts of climate change on equity denied groups including those with disabilities. By using an Anti-Racism and Anti-Oppression framework, we can balance the important measures in our Climate Emergency Action plan with attention to improvements to accessible environments, and to more inclusive calls to action.

The City of London’s Climate Emergency Action Plan is a community wide plan to achieve three main goals

- 1. Net-zero community greenhouse gas (GHG) emissions by 2050
- 2. Improve resilience to climate change impacts
- 3. Bring everyone along (e.g., individuals, households, businesses, neighbourhoods)

Community engagement for the Climate Emergency Action Plan is underway and will be intentional about hearing from people with disabilities, providing accessible outreach activities and in reimagining change that is inclusive to people with disabilities.

For more information about our Climate Emergency Action Plan and to give your feedback please visit our [Climate Emergency Action Plan site](#).



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ClimateAction



Mobility Master Plan

Transportation is defined as the act of moving people or goods. Mobility offers a more holistic perspective, which includes options for getting around and having access to everyday places like school, work, shopping, parks, and health care. Our mobility system is linked to quality of life and creating places and spaces that function more effectively and safely for everyone. The Mobility Master Plan is working towards a future where everyone has safe, healthy, affordable, and accessible mobility options to get where they need to go.

The City of London’s Accessibility and Inclusion Advisor works directly with the Mobility Master Planning team and has shared feedback from the community engagement for this Accessibility Plan to ensure that mobility means thoughtful, inclusive communities and accessible spaces for all.

“By 2050, Londoners of all identities, abilities and means will have viable mobility options to allow them to move throughout the city safely and efficiently, as well as providing connectivity to the region. The movement of people and goods will be environmentally sustainable, affordable, and supportive of economic growth and development.”

The guiding principles include equitable mobility which means that the plan will “recognize diverse mobility needs and embed equity into decision making to enable everyone to move through the City.”

The findings from our research and community feedback on the accessibility plan have been shared with our mobility master plan team, to ensure that these plans speak to each other, and focus on inclusive and accessible mobility changes ahead.

To share your mobility experience with the team, please visit our [Master Mobility Plan Get Involved Site](#).



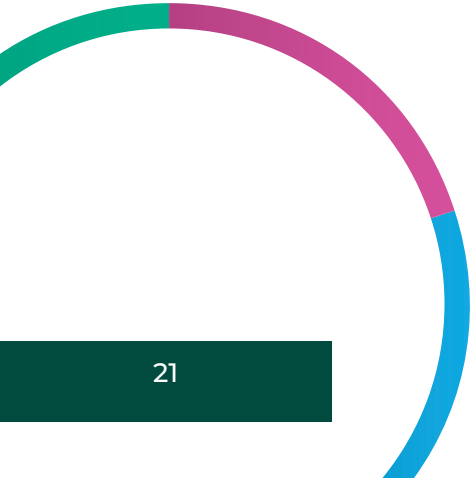
Safe Cities: Safe London for Women, Girls, Gender-diverse and Trans People

Safer cities for women and girls means that our communities are also accessible, inclusive, and safe for people with disabilities. The City of London has representation on the Safe Cities Committee from our Accessibility Community Advisory Committee and Accessibility and Inclusion Advisor. As we build new spaces and redesign older spaces, we will be attentive to the intersectional experiences and needs within physical space.

Downtown Wayfinding Plan

Policy 3.6 of Our Move Forward: London’s Downtown Plan directs us to establish “a downtown wayfinding program that makes it easy to get to downtown and effortless to navigate through it.” In response to this we initiated a wayfinding study in 2021. The results of this study informed the Downtown Wayfinding Plan.

The Downtown Wayfinding Plan is a comprehensive strategy to assist people visiting, living, and/or working in London, effectively navigate within and through the downtown area. The goal of the Plan is to improve navigation with a variety of signs that support different modes of travel and travel speeds. These signs will ensure that whether someone is walking, cycling, rolling, taking transit, or using a personal vehicle that they are effectively guided to their destination within the downtown. This Plan will be implemented in phases over several years and the signage will be updated regularly with accessibility in mind.



Accountability & Communication

To ensure we are properly monitoring the implementation of the City's Accessibility Plan 2022-2026, we are committed to improving reporting opportunities for residents who would like to inquire about accessibility or make a complaint about inaccessibility.

All residents can make a service request, including accessibility service requests or complaints at www.service.london.ca. Our customer service representatives have had training to assess complaints and determine if their ability to access spaces is a part of the complaint. This will allow us to better track issues of mobility within the city.

We currently have accessible customer service feedback forms available online at www.london.ca/accessibility or in physical form at our City service counters.

Through our community engagement, residents with disabilities shared that they did not always know where to turn to share positive or negative feedback. In response, we will work to develop a simple customer feedback survey with focus on accessibility and inclusion in programs and services through a commonly shared QR code or survey link available at all City services. We will also research and explore more accessible feedback methods with input from community partners. In addition, we seek to hold more open houses on accessibility to invite and elicit ongoing and direct feedback from the community.

As required by the Integrated Accessibility Standards Regulation, the City of London will review and update the Multi-Year Accessibility Plan at least once every five years. The Multi-Year Accessibility Plan is a living document and is intended to be flexible and adapt to the changing accessibility environment and the feedback of our residents, employees, and customers. Gathering feedback is an important part of the ongoing evaluation of the Multi-Year Accessibility Plan. As the needs of Londoners change, the plan will be reviewed in consultation with key partners in accessibility such as the Accessibility Advisory Committee, customers, and persons with disabilities. In addition, an Annual Status Update Report will be developed to provide an update on the progress made towards achieving the action items outlined under this Multi-Year Accessibility Plan and will be posted on our www.london.ca website



Implementation

The absence of timelines within this plan reflect that the needs of the accessibility community and anti-ableism efforts must be part of a continuous improvement model at the City of London. While we are committed to enacting this plan throughout the 5-year period, we recognize that supply chain issues as a result of the pandemic may impact our ability to deliver on some physical changes within specific timelines. Meanwhile other action items are currently already well underway. We will continue to report regularly to our Accessibility Community Advisory Committee (ACAC), Council, the province and the public on our progress including through our annual our status reports.



Conclusion

As we emerge from the COVID-19 pandemic, we must work to continue to build an inclusive recovery and response. The actions outlined in this Accessibility Plan will help us pave the way to improvement for all. Accessibility and the work of anti-ableism does not belong to one committee, one service area or one role. The City of London embraces accessibility as an enterprise-wide initiative, and we are deeply committed to creating a more inclusive city.

As required by legislation, once approved, the Plan will be posted on the City of London website so that it is available to the public. The Plan will be reviewed and updated every five years or as determined by further changes to AODA legislation. Status updates on this Plan will be posted on the City of London website at www.london.ca/accessibility.



London
CANADA



2022 – 2026 – Accessibility Plan

2022 Status Update



Accessibility was considered in the design and development of this document. If you require an alternate format, please email accessibility@london.ca with the details of your request.



Our 2022-2026 Multi-Year Accessibility Plan is a roadmap to continuous improvement in the City of London. The Accessibility Plan outlines key steps we will take together to meet and exceed our legislative responsibilities. These accessibility achievements improve access to employment and full participation in London. The accomplishments we have highlighted in this report demonstrate the City of London's commitment to creating an accessible and inclusive experience for all residents and visitors. This accessibility plan status update was developed with feedback and input from the City's Accessibility Community Advisory Committee (ACAC), Access without Limits (AWL) our Employee Resource group for employees with disabilities, community input from persons with disabilities, accessibility partners, our Senior leadership team and staff. It is organized around the AODA's accessibility standards. This 2022 status report highlights key actions taken from January 1st to December 31st, 2022 and is not meant to be a complete inventory of accessibility accomplishments but to highlight improvement and inclusion in key areas of focus.

This 2022 status update aligns our work under the key areas of focus of the Accessibility for Ontarians with Disabilities Act (AODA).

These include:

- Employment
- Information and Communications
- Design of Public Spaces
- Customer Service
- Transportation
- Continuous Improvement



Information & Communication Standards



What did we do in 2022? The following components of the 2022-2026 Accessibility Plan have been developed and/or implemented:

- Facilitated ongoing accessibility training and document remediation sessions with City staff to ensure that all documents on our website met compliance standards.
 - Over 200 employees were trained on accessible document standards in 2022.
- Worked with our People Services team to ensure ongoing accessibility document training for corporate document revision and upgrades for both external-facing websites and intranet documents and upgrades
 - Over 300 hours of coaching was provided on complex accessible document remediation in 2022
- Began work on an accessible communications plan to share information about accessible features of our parks, including simple and easy-to-understand maps of community parks listing essential services such as accessible bathrooms/
- Prepared “how to” videos and began work on easy-to-follow guides for City staff on the use of accessibility toolkits and equipment.
- The Anti-Racism and Anti-Oppression division developed a communications plan to recognize and acknowledge and recognize significant dates. As part of this initiative, we worked to ensure corporate acknowledgment of accessibility awareness date(s), to promote inclusion for persons with disabilities and alongside community partners, ACAC and the Access without Limits Employee Resource Group.

Employment



What did we do in 2022? The following components of the 2022-2026 Accessibility Plan have been developed and/or implemented:

- Drafted a new Accommodation and Inclusion for Employees with Disabilities Procedure with input from employees with disabilities and our Employee Resource Group (ERG) Access without Limits.
 - As part of the outreach for the preparation of the 2022-2026 Accessibility Plan, employees were interviewed to capture changes required to our Accommodation and Inclusion plan.
 - Our ERG, Access without Limits, was presented the findings of this research to help begin the organization and scope of the new plan.
- We began a thorough review to adopt and evaluate accessibility principles for all learning and development opportunities
 - We have equipped our learning locations with accessible hearing technology, and adjustable teaching desks and are now looking at developing a framework, using our equity tool, to advance accessibility in educational programs offered to employees at the City of London.
- We drafted and collaborated to build an employee survey about the experiences of employees with disabilities in our organization through a workforce census and equity audit for distribution early 2023.
 - The Anti-Racism and Anti-Oppression Division alongside People Services worked to develop an accessible, plain language survey to better understand experiences of equity and inclusion in our workplaces and to assess needs in our workplace.
- We began the development of a centralized list of professional development opportunities and resources for employees to learn more about anti-racism and anti-oppression including ableism and intersectionality.



Customer Service

What did we do in 2022? The following components of the 2022-2026 Accessibility Plan have been developed and/or implemented:

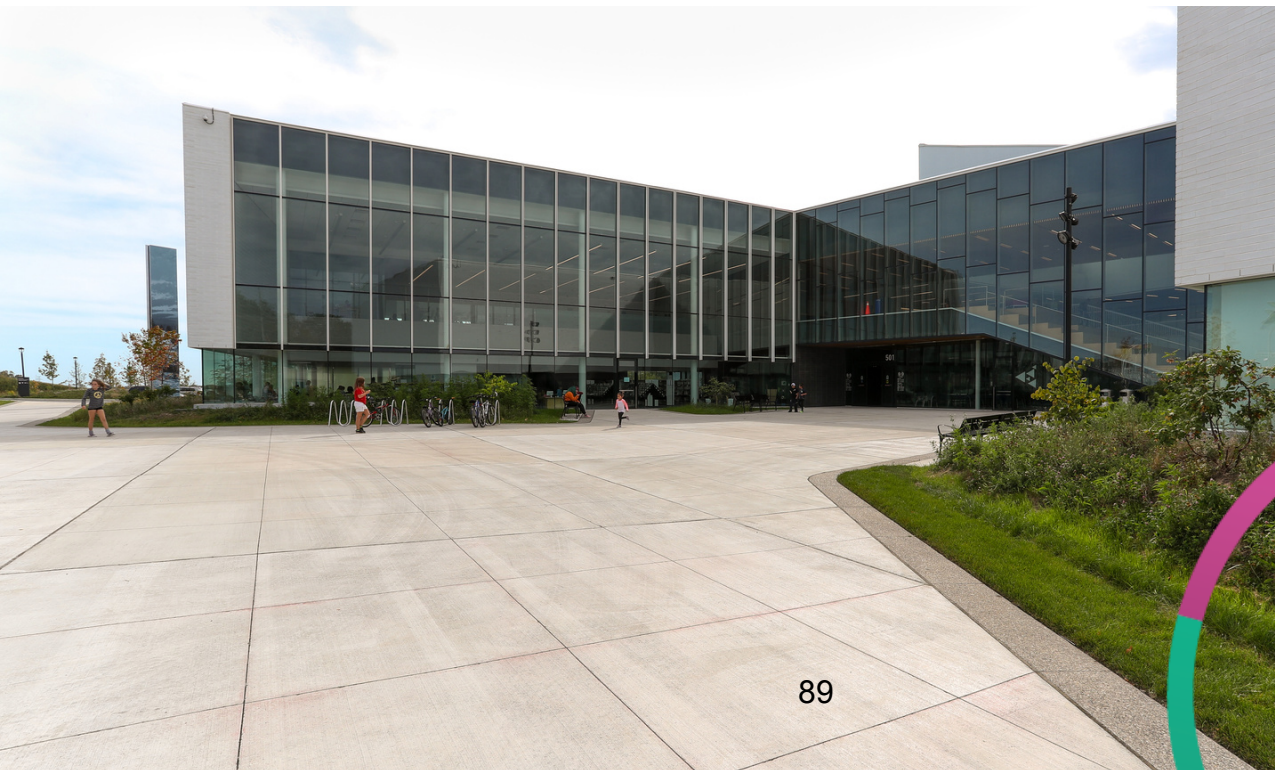
- Obtained 10 larger/adult-sized skate aids for public use at Storybook Gardens.
- Worked to create another successful Accessible Halloween Outreach campaign at Storybook Gardens including building in sensory friendly nights for children with disabilities for a more inclusive "Storyboo" experience.
- Continue to increase the number of accessible community garden plots by adding more benches, wheelchair-accessible plot spaces, accessible water access and accessible tools for community gardens across the City.
 - We added 8 new wheelchair-accessible plots in 2022 and updated pathways, signage, water access, and accessible gardening tools for our community gardens.
- Reviewed, updated, and prepared a 2022 Accessible Elections plan including updating materials, offering American Sign Language Interpretation at advanced polls, and ensuring accessible voting tools were widely available and broadly communicated for the 2022 Municipal elections.
 - In addition, we added a new accessible customer service training component for all poll workers to encourage understanding of accessibility at the polls.
- Reviewed and updated service area accessibility toolkits for necessary upgrades and updated tools for supportive communication and customer service. Three new toolkits were distributed in 2022 and accessible training videos were developed for the toolkits to ensure continuity of use and support for new users of the kits.
- Drafted a new American Sign language procedure to improve engagement with ASL (American Sign Language) interpreters within City programs and services.
- We launched sensory backpacks at Storybook Gardens, providing 25 backpacks for children with disabilities to borrow while they are in the park.
 - We worked with community partners and our Accessibility Community Advisory Committee to build these backpacks so they address a wide range of sensory needs.

Transportation



The following transportation components of the 2022-2026 Accessibility Plan have been implemented and or developed in 2022.

- Researched and investigated options to meet the community's need for on demand Accessible Taxi Cabs, recognizing that the number of accessible taxis on-demand within the City dropped during the COVID-19 pandemic
 - In 2021 we continued to hear from the public about their concerns about a lack of accessible transportation options, especially for same-day trips. We also heard from members of the taxi industry about the concerns they share about the financial sustainability of accessible taxi options, especially because of the COVID-19 crisis.
 - Using this research and feedback, we have worked to develop options to address the crisis and will be developing these resources for piloting in 2023.
- We better understand the impacts of COVID-19 on the accessible taxi industry and have prepared proposals to address the gaps which will be evaluated and piloted in 2023.
- We have continued to work with our Accessibility Community Advisory Committee (ACAC) to review transportation requirements related to Rapid Transit and our Mobility Master Plan, and we continue to engage this committee and the public on issues of mobility and transportation in our community.





Design of Public Spaces

What did we do in 2022? The following components of the 2022-2026 Accessibility Plan have been developed and/or implemented:

- Made use of our newly revised London Facilities Accessibility Design Standards (2021) for all newly constructed facilities and public spaces, including workspaces for employees to ensure improved accessibility standards across the Corporation. This guide, located at www.london.ca/accessibility is a refreshed guideline on best practices and standards related to the inclusion of those with physical, sensory, and other disabilities.
 - Notify and consult ACAC for advice about the continued design and construction of new facilities and those which are undergoing major renovations.
- Worked with City planners and engineers to ensure continued support of accessibility and equity as part of a new sidewalk neighbourhood connectivity plan.
- Continued to consult with the ACAC and community partners on the need and location of on-street parking as part of the roadwork planning process.
- Our Health and Safety team updated the traffic control training guidelines for employees based on new requirements of Book 7 training, with a specific focus on pedestrian detours and sidewalk disruptions.
 - The Health and Safety team reviewed the new temporary traffic control training to review pedestrian safety requirements and best practices for accessibility
 - Our environment and infrastructure staff continued to consult with our Accessibility Community Advisory committee (ACAC) on new park designs and on accessible park features





Continuous Improvement

What did we do in 2022? The following components of the 2022-2026 Accessibility Plan have been developed and/or implemented:

- In 2022, we implemented an Anti-Racism and Anti-Oppression framework and Equity Tool to improve equitable outcomes and deliverables across the Corporation. The tool includes reflection on ableism, and accessibility which will help us identify opportunities at the earliest stages of planning and make ongoing changes as required.
 - We began the roll-out Anti-Racism and Anti-Oppression Foundations required training for all City staff with priority areas identified by our Senior Leadership team
- The Anti-Racism and Anti-Oppression division began hosting regular designated coaching hours for staff to facilitate an increased understanding of anti-racism, and anti-oppression work including disability and accessibility in City programs, projects, and policies.
 - In particular, areas of advancement in this area included: accessible document preparation and remediation, accessible workspace review, policy and procedure review, and equity tool engagement.



What are our next steps in 2023?



Employment

- We will be finalizing and launching our new Accessibility and Inclusion Procedure for Employees with Disabilities in 2023, and developing training to help facilitate engagement and awareness of the procedure.
- We will complete an employee Equity and Inclusion survey to help us better understand the equity and inclusion needs in our corporation in 2023



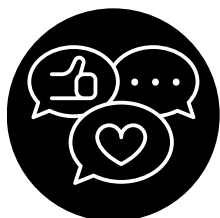
Customer Service

- We will be updating our accessibility toolkits and rolling out updated training on accessible customer service.
- We will be piloting new sensory backpacks at our camps in 2023.
- We will be updating our Accessible Customer Service training
- We will be building an accessibility working group with community partners to encourage improvements in accessible engagement and collaboration



Transportation

- We will be working to continue outreach and engagement for our Mobility Master Plan, our neighbourhood connectivity plans, and a pilot project to improve accessible taxi opportunities in our City for Londoners with disabilities.



Information and Communication

- We will be further developing and rolling out an accessible communications plan to better communicate accessible features available in our city facilities.
- We will continue to train our city staff on accessible document creation and remediation.



Design of Public Spaces

- Continue the renovation of existing outdoor playgrounds with improved accessibility features such as rubber surfacing, curb drops and pathways.
- Pilot Visual Communication Play Space Signage in public parks to increase accessible communication for children.

Statement of Commitment

Under the Accessibility for Ontarians with Disabilities Act (AODA) all organizations need to share their statement of commitment publicly. The following is the City of London's Statement of Commitment:

The Corporation of the City of London is committed to providing quality goods, services, and facilities that are accessible to all persons we serve. We will continue to work with the community and allocate appropriate resources toward the elimination of accessibility barriers in customer service, information and communication, employment, transportation, and the design of public spaces and are committed to meeting the requirements of applicable legislation, including the Accessibility for Ontarians with Disabilities Act and the Ontario Human Rights Code.

Contact Us:

To obtain a physical copy of this status update, or to inquire about accessibility in our City services, please contact accessibility@london.ca for more information.





London
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March 8, 2023

The Honourable Peter Bethlenfalvy, M.P.P.
Minister of Finance
Frost Building South
7th Floor
7 Queen's Park Cres.
Toronto, ON M7A 1Y7



Minister.fin@ontario.ca

Dear Minister:

I am writing to you to follow up on a conversation we had at the AMO Annual Conference back in August 2022 regarding your kind offer to receive perspectives and ideas on the resumption of property tax assessments by the Municipal Property Assessment Corporation (MPAC) in the months ahead. Since our meeting, officials from the City of London have worked with staff expertise at the Association of Municipalities of Ontario (AMO) to assemble the insights detailed below. I am pleased to submit our perspectives for your consideration.

The 2023 property taxation year will be the seventh straight year that property taxation will be based on 2016 assessment values, as provided by MPAC. This includes the four-year phase-in from 2017 – 2020 and three years of frozen assessment. While the postponement of the scheduled reassessment using 2020 as a base valuation year was prudent considering the global pandemic, the valuations of properties may not reflect current values. Property value reassessments, originally scheduled for 2021, have been frozen to maintain stability for taxpayers and municipalities. However, long delays in updating assessments are known to create inequities in the property tax system. Some properties have increased significantly in value since the valuation date of January 1, 2016, and these properties are paying less than their fair share of property taxes. Conversely, some properties have not increased in value at the same rate since the valuation date and are paying more than their fair share of property taxes. The longer the delay in reassessment, the more pronounced these inequities will become and the greater the resulting property tax shift when reassessment does occur. An up-to-date assessment system enhances equity and helps reduce the need for assessment appeals which impact municipal property tax revenue.

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LONDON.CA

Given the amount of change that has occurred between January 1, 2016, and January 1, 2023, it may be reasonable to assume that there will be significant changes in valuations between the various property classes. We are requesting that MPAC share early information with cities to give us some time to communicate where tax burden challenges would arise and to give us some time to consider how we can mitigate significant impacts on residential property classes, specifically, using tax policy tools. For example, MPAC currently shares assessment growth information through the “Analytics” module in their online platform, “Municipal Connect.” Ideally, a summary of assessment totals by class would be available in this module to preview the reassessment impacts and potential property tax shifts ahead of the scheduled release of the year-end property tax assessment roll in November 2023.

We would request the Province of Ontario provide municipalities with early info on any opportunities to relax special permissions on tax classes (e.g., to support our ongoing work to address fairness for multi-residential), and to have time to think about mitigating the relative appreciation of property classes. In a letter dated December 19, 2022, the Ministry of Finance confirmed that tax ratio flexibility, including the use of revenue neutral ratios, is now permanent. While this is welcome news which helps provide an added level of future flexibility for tax policy decisions, there is still significant uncertainty related to potential property tax class shifts once reassessment resumes. One concern is that revenue neutral ratios will not provide full neutrality if the required changes in business class ratios are above the provincial thresholds established in Ontario Regulation 73/03, Tax Matters – Special Rates and Limits. To fully mitigate the tax class shifts resulting from reassessment after a lengthy delay, it may be necessary to temporarily adjust the provincial thresholds.

Finally, based on references made in the Housing Supply Action Plan 2022-2023, conversations between orders of government may take place to potentially reduce the current property tax burden on multi-residential apartment buildings. Depending on the outcome of that provincial consultation, should a direction be made to reduce the tax burden on multi-residential property class, this would add another item for municipalities to consider. Previously, this direction came in the form of reducing the threshold for the multi-residential ratio to 2.0. A direction to further reduce the threshold for the multi-residential ratio would impact the effectiveness of revenue neutral ratios and potentially increase the property tax shift to the residential property class. The interplay between potential shifts in property classes brought on by reassessment as well as a potential direction to reduce the tax burden on the multi residential class would require time for municipalities to thoughtfully work through, communicate, and develop tax policy.

If you or your staff have any questions or require further background details on this issue please contact Adam Thompson, Manager, Government and External Relations at athompson@london.ca, or (519) 854-4767.

Sincerely,



Josh Morgan
Mayor City of London

cc: Rob Flack, M.P.P. (Elgin—Middlesex—London), rob.flack@pc.ola.org

Councillor Colin Best, President, Association of Municipalities of Ontario, President.C.Best@amo.on.ca

Councillor Anna Hopkins, AMO Board Member, City of London, ahopkins@london.ca

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Minister of Finance | Ministre des Finances
PETER BETHLENFALVY

880-2023-460

His Worship Josh Morgan
Mayor
City of London
300 Dufferin Avenue
PO BOX 5035
London, Ontario N6A 4L9
joshmorgan@london.ca

Dear Mayor Morgan:

Thank you for writing to share the City of London's views on property assessment and taxation. I appreciate receiving this submission that follows up on our conversation at the 2022 Association of Municipalities of Ontario (AMO) annual conference.

As you may know, the government is considering different options regarding the timing of future reassessments. However, the government's immediate priority is the maintenance of stability for taxpayers and municipalities at this time of economic uncertainty.

In advance of the next reassessment, the government will take your comments under advisement and consider the range of existing flexible tax policy measures. As you have noted, the government recently made long-standing property tax policies permanent, including tax ratio flexibility. This provides certainty for municipalities that property tax tools will continue to be available to respond to local circumstances. In addition, we remain open to receiving input from municipalities on their priorities and suggestions related to reassessment.

The government has been consulting with municipalities and municipal associations, including AMO, on the property taxation of multi-residential apartments. Consultations are ongoing, and we will take your comments into consideration.

.../cont'd

The government recognizes the importance of providing municipalities with sufficient time to plan for any potential policy changes, and we will ensure that policies related to property assessment and taxation are informed by the views of municipalities. We will also continue to work with the Municipal Property Assessment Corporation (MPAC) to ensure that municipalities have timely access to the information they require.

Thank you again for your submission. The City of London's input will be considered as part of our deliberations during the next property tax reassessment.

Sincerely,



Peter Bethlenfalvy
Minister of Finance

c: Rob Flack, MPP for Elgin-Middlesex-London
Colin Best, President, Association of Municipalities of Ontario
Councillor Anna Hopkins, AMO Board Member, City of London

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager
Environment and Infrastructure

Subject: Expropriation of Lands – East London Link Project Phase 3

Date: May 23, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, and on the advice of the Director, Realty Services, approval **BE GIVEN** to the expropriation of land as may be required for the East London Link Project, and that the following actions **BE TAKEN** in connection therewith:

- a) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority, for the approval to expropriate the land required for the East London Link project;
- b) The Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the *Expropriations Act*;
- c) The Corporation of the City of London forward to the Ontario Land Tribunal any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and
- d) the attached Bylaw (Schedule “B”) **BE INTRODUCED** at the Council meeting on June 6th, 2023 to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

Executive Summary

The purpose of this report is to seek Municipal Council approval for the expropriation of lands required by The Corporation of the City of London for the East London Link Project.

Multiple property needs have been identified to accommodate the project design and legal possession is required prior to advancing utility work and awarding the construction contract.

Many properties remain outstanding. Realty Services will continue to negotiate with the outstanding property owners in parallel with the expropriation process.

Linkage to the Corporate Strategic Plan

The following report supports the Strategic Plan through the strategic focus area of Mobility and Transportation by building new transportation infrastructure as London grows. The improvements to this corridor will enhance safety and provide convenient mobility choices for transit, automobiles, pedestrians and cyclists.

1.0 Background Information

1.1 Previous Reports Related to this Matter

- Civic Works Committee – June 19, 2012 – London 2030 Transportation Master Plan;
- Civic Works Committee – July 21, 2014 – Rapid Transit Corridors Environmental Assessment Study Appointment of Consulting Engineer;
- Strategic Priorities and Policy Committee – July 24, 2017 – Rapid Transit Master Plan and Business Case;
- Strategic Priorities and Policy Committee – April 23, 2018 – Bus Rapid Transit Environmental Assessment Initiative;
- Civic Works Committee – March 14, 2019 – History of London’s Rapid Transit Initiative; and
- Strategic Priorities and Policy Committee – March 25, 2019 – Investing in Canada Infrastructure Program, Public Transit Stream, Transportation Projects for Submission;
- Strategic Priorities and Policy Committee – October 28, 2019 – Investing in Canada Infrastructure Program, Public Transit Infrastructure Stream, Approved Projects;
- Civic Works Committee – January 7, 2020 – Downtown Loop and Municipal Infrastructure Improvements Appointment of Consulting Engineer
- Civic Works Committee – August 11, 2020 – East London Link Transit and Municipal Infrastructure Improvements – Appointment of Consulting Engineer
- Civic Works Committee – August 11, 2020 – Wellington Gateway Transit and Municipal Infrastructure Improvements – Appointment of Consulting Engineer

2.0 Discussion and Considerations

2.1 Background

The East London Link will revitalize more than 6 km of road from Downtown to Fanshawe College. The project will add rapid transit and transportation improvements including transit links to the City’s eastern industrial employment areas. At the same time, the City will repair and replace aging sewers and watermains. The project has received Provincial approval of the Environmental Assessment (EA) which identified requirements for property acquisitions.

Due to the growing use of these roads and developments in the area, combined with operational needs to improve safety and support for all travel modes, the East London Link Project was identified as a priority to deliver a critical component of London’s rapid transit system, a central component of London’s land use and transportation policy.



Figure A1 illustrates the limits of the East London Link and its four construction phases

2.2 Anticipated Construction Timeline

In 2022, the City of London constructed Phase 1 of the East London Link on King Street between Wellington Street and Lyle Street. In March 2023 construction began on Phase 2 of the East London Link. The project limits for 2024 construction include Dundas Street from Egerton Street to Highbury Avenue, and Highbury Avenue from Dundas Street to Oxford Street. Final phase of the East London Link will be built along Oxford Street in 2025.

Negotiations with all property owners have been ongoing since Fall of 2022 and there are several properties outstanding. As legal possession of all property requirements will be needed to commence utility work and award a construction contract, the expropriation of all outstanding property is necessary.

Realty Services continues to negotiate with the outstanding property owners in parallel with the Council approval to proceed with the expropriation process to meet the project construction timelines. This report includes (31) thirty one different outstanding properties being expropriated for different property rights including fee simple, temporary and permanent easements. Of the (31) thirty one properties (7) seven are currently under agreement pending close. Agreements that have already closed in support of Phase 3 total (6) six.

This report includes properties associated with Phase 3.

Location Maps and legal descriptions of outstanding property requirements are included as Schedule A.

3.0 Financial Implications and Considerations

3.1 Compensation for Land Acquisition

Impacted property owner's compensation is protected through the expropriation legislation and Council Property Acquisition Policy. If negotiated property compensation settlements can not be achieved on an amicable basis, the compensation may be arbitrated through the Ontario Land Tribunal.

There is budget available for East London Link Project land acquisition costs relating to Phase 3 property acquisitions.

Conclusion

Construction of East London Link Phase 2 & 3 is scheduled for 2024, subject to property acquisition and other approvals. Property acquisitions need to be secured prior to commencing advance utility work and awarding the construction contract.

Commencement of the expropriation process is recommended at this time to ensure project timelines are achieved.

Realty Services will continue to negotiate with the outstanding property owners in parallel with the expropriation process.

Prepared by: Bryan Baar, Manager II, Realty Services

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

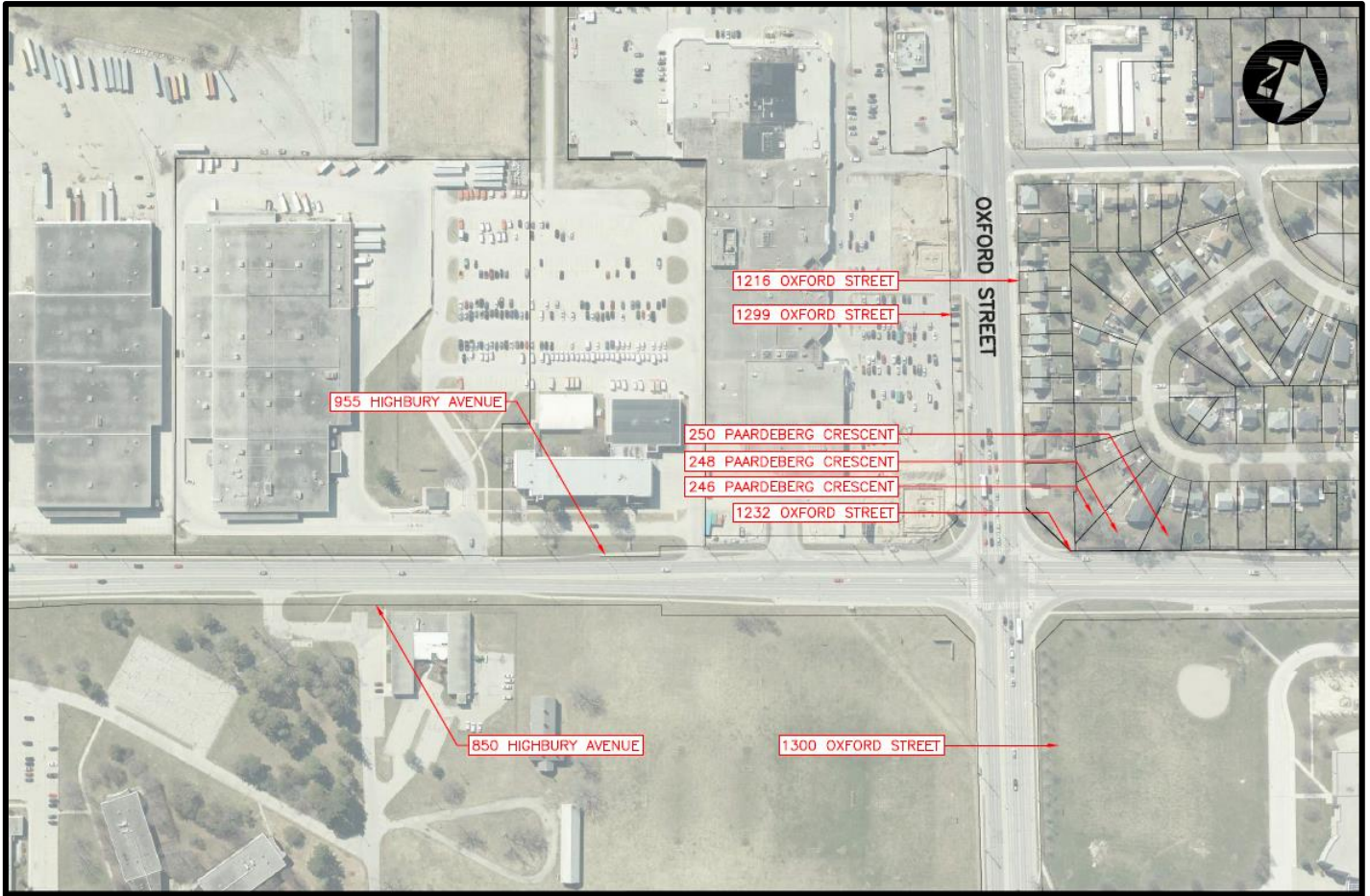
Concurred by: Jennie Dann, P. Eng., Director, Construction and Infrastructure Services

Recommended by: Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager, Environment and Infrastructure

May 15, 2023

Schedule A - Location Maps





Schedule A

Fee Simple:

1015-1019 Dundas Street

Part of Lot 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 3 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 4 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lots 8 and 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 8 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1097 - 1127 Dundas Street

Part of Block C, Registered Plan 115 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 15 33R-21499 being part of PIN 08302-0003

1100-1108 Dundas Street

Part of Lot 18, Registered Plan 115 (C) and Part of South Half Lot 10, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 3 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08289-0004

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 7 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 12 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 15 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 17 Plan 33R-21509 being part of PIN 08290-0182

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 7 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 18, 19, 20, 21, 27, and 28 Plan 33R-21583 being part of PIN 08099-0444

1287 Dundas Street

Part of Lot 12 Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 Plan 33R-21510 being Part of PIN 08290-0028

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 3, 4, 5 and 9 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 4 and 5 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 25 and 29 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 24, 30, and 31 Plan 33R-21583 being part of PIN 08099-0467 and Part 16, 32, 33 and 34 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6, 7, 8, 12, and 13 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 and 37 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Temporary Easement):

1015-1019 Dundas Street

Part of Lots 14,15,16, and 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 2 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 5 and 6 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 10, and 11 Plan 33R-21423 being Part of PIN 08303-0007 AND Part of Lot 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 9 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 6 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 and 12 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 1 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 9 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 10 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 16 Plan 33R-21509 being part of PIN 08290-0182

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6 and 7 Plan 33R-21583 being part of PIN 08099-0444

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21588 being part of PIN 08290-0220

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1,8,10,13, and 14 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 3 and 6 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-013

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9, 10 and 11 Plan 33R-21583 being part of PIN 08099-0467 and Part 12, 35 and 36 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, 9, 10, 11, 14, and 15 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Permanent Easement):

1033 Dundas Street

Part of Lot 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 6 and 7 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) Geographic in the City of London, County of Middlesex, designated as Parts 11 and 12 Plan 33R-21423 being Part of PIN 08303-0007

1153 - 1155 Dundas Street

Part of Lot 9, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9 and 10 Plan 33R-21499 being part of PIN 08301-0001

1181 Dundas Street

Part of Lot 2, Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21499 being part of PIN 08301-0003

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 8, 9, 10 and 11 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, and 5 Plan 33R-21588 being part of PIN 08290-0240 and designated as Parts 4 and 6 Plan 33R-21588 being part of PIN 08290-0212

432 Dorinda

Part of Lot 1, East of Dorinda St., Registered Plan 316 (3rd) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21538 being part of PIN 08288-0262

1305 Dundas Street

Part of Lots 1 and 6, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21527 being part of PIN 08291-0205

1331 Dundas Street

Part of Lots 4, 5, 10 and 13 and part of Block C, Registered Plan 457 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-21527 being part of PIN 08292-0001

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 6, 7, 10, 11 and 12 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5 and 9 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 Plan 33R-21583 being part of PIN 08099-0467 and Part 35 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 4, 14 and 16 Plan 33R-21587 being part of PIN 08105-0052

681 Highbury Avenue

Part of Lot 7, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-21527 being part of PIN 08290-0035

Schedule B - By-law

Bill No.
2021

By-law No. L.S.P.-

A By-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Rapid Transit East London Link Project.

WHEREAS The Corporation of the City of London has made application to the Council of The Corporation of the City of London for approval to expropriate lands for the East London Link Project;

THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An application be made by The Corporation of the City of London as Expropriating Authority, to the Council of The Corporation of the City of London as approving authority, for approval to expropriate lands for the Rapid Transit East London Link Project; which land is more particularly described in attached Appendix "A" of this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Ontario Land Tribunal, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on

Josh Morgan, Mayor

Michael Schulthess, City Clerk

First Reading
Second Reading
Third Reading

APPENDIX "A"

To By-law L.S.P.-_____

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE EAST LONDON LINK PROJECT

Fee Simple:

1015-1019 Dundas Street

Part of Lot 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 3 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 4 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lots 8 and 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 8 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1097 - 1127 Dundas Street

Part of Block C, Registered Plan 115 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 15 33R-21499 being part of PIN 08302-0003

1100-1108 Dundas Street

Part of Lot 18, Registered Plan 115 (C) and Part of South Half Lot 10, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 3 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08289-0004

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 7 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 12 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 15 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 17 Plan 33R-21509 being part of PIN 08290-0182

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 7 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 18, 19, 20, 21, 27, and 28 Plan 33R-21583 being part of PIN 08099-0444

1287 Dundas Street

Part of Lot 12 Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 Plan 33R-21510 being Part of PIN 08290-0028

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 3, 4, 5 and 9 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 4 and 5 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 25 and 29 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 24, 30, and 31 Plan 33R-21583 being part of PIN 08099-0467 and Part 16, 32, 33 and 34 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6, 7, 8, 12, and 13 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 and 37 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Temporary Easement):

1015-1019 Dundas Street

Part of Lots 14, 15, 16, and 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 2 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 5 and 6 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 10, and 11 Plan 33R-21423 being Part of PIN 08303-0007 AND Part of Lot 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 9 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 6 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 and 12 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 1 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 9 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 10 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 16 Plan 33R-21509 being part of PIN 08290-0182

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6 and 7 Plan 33R-21583 being part of PIN 08099-0444

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21588 being part of PIN 08290-0220

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1,8,10,13, and 14 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 3 and 6 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-013

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9, 10 and 11 Plan 33R-21583 being part of PIN 08099-0467 and Part 12, 35 and 36 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, 9, 10, 11, 14, and 15 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Permanent Easement):

1033 Dundas Street

Part of Lot 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 6 and 7 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) Geographic in the City of London, County of Middlesex, designated as Parts 11 and 12 Plan 33R-21423 being Part of PIN 08303-0007

1153 - 1155 Dundas Street

Part of Lot 9, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9 and 10 Plan 33R-21499 being part of PIN 08301-0001

1181 Dundas Street

Part of Lot 2, Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21499 being part of PIN 08301-0003

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 8, 9, 10 and 11 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, and 5 Plan 33R-21588 being part of PIN 08290-0240 and designated as Parts 4 and 6 Plan 33R-21588 being part of PIN 08290-0212

432 Dorinda

Part of Lot 1, East of Dorinda St., Registered Plan 316 (3rd) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21538 being part of PIN 08288-0262

1305 Dundas Street

Part of Lots 1 and 6, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21527 being part of PIN 08291-0205

1331 Dundas Street

Part of Lots 4, 5, 10 and 13 and part of Block C, Registered Plan 457 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-21527 being part of PIN 08292-0001

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 6, 7, 10, 11 and 12 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5 and 9 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 Plan 33R-21583 being part of PIN 08099-0467 and Part 35 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 4, 14 and 16 Plan 33R-21587 being part of PIN 08105-0052

681 Highbury Avenue

Part of Lot 7, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-21527 being part of PIN 08290-0035

APPENDIX "B"

To By-law L.S.P.- _____

EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26

NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND

Expropriations Act

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being all of the lands listed below for the purpose of the Rapid Transit East London Link Project.

NOTICE IS HEREBY GIVEN that application has been made for approval to expropriate the following lands described as follows:

Fee Simple:

1015-1019 Dundas Street

Part of Lot 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 3 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 4 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lots 8 and 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 8 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1097 - 1127 Dundas Street

Part of Block C, Registered Plan 115 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 15 33R-21499 being part of PIN 08302-0003

1100-1108 Dundas Street

Part of Lot 18, Registered Plan 115 (C) and Part of South Half Lot 10, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 3 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08289-0004

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 7 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 12 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 15 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 17 Plan 33R-21509 being part of PIN 08290-0182

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 7 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 18, 19, 20, 21, 27, and 28 Plan 33R-21583 being part of PIN 08099-0444

1287 Dundas Street

Part of Lot 12 Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 Plan 33R-21510 being Part of PIN 08290-0028

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 3, 4, 5 and 9 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 4 and 5 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 25 and 29 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 24, 30, and 31 Plan 33R-21583 being part of PIN 08099-0467 and Part 16, 32, 33 and 34 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6, 7, 8, 12, and 13 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 and 37 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Temporary Easement):

1015-1019 Dundas Street

Part of Lots 14,15,16, and 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 2 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 5 and 6 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 10, and 11 Plan 33R-21423 being Part of PIN 08303-0007 AND Part of Lot 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 9 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 6 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 and 12 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 1 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 9 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 10 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 16 Plan 33R-21509 being part of PIN 08290-0182

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6 and 7 Plan 33R-21583 being part of PIN 08099-0444

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21588 being part of PIN 08290-0220

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1,8,10,13, and 14 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 3 and 6 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-013

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9, 10 and 11 Plan 33R-21583 being part of PIN 08099-0467 and Part 12, 35 and 36 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, 9, 10, 11, 14, and 15 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Permanent Easement):

1033 Dundas Street

Part of Lot 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 6 and 7 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) Geographic in the City of London, County of Middlesex, designated as Parts 11 and 12 Plan 33R-21423 being Part of PIN 08303-0007

1153 - 1155 Dundas Street

Part of Lot 9, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9 and 10 Plan 33R-21499 being part of PIN 08301-0001

1181 Dundas Street

Part of Lot 2, Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21499 being part of PIN 08301-0003

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 8, 9, 10 and 11 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, and 5 Plan 33R-21588 being part of PIN 08290-0240 and designated as Parts 4 and 6 Plan 33R-21588 being part of PIN 08290-0212

432 Dorinda

Part of Lot 1, East of Dorinda St., Registered Plan 316 (3rd) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21538 being part of PIN 08288-0262

1305 Dundas Street

Part of Lots 1 and 6, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21527 being part of PIN 08291-0205

1331 Dundas Street

Part of Lots 4, 5, 10 and 13 and part of Block C, Registered Plan 457 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-21527 being part of PIN 08292-0001

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 6, 7, 10, 11 and 12 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5 and 9 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 Plan 33R-21583 being part of PIN 08099-0467 and Part 35 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 4, 14 and 16 Plan 33R-21587 being part of PIN 08105-0052

681 Highbury Avenue

Part of Lot 7, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-21527 being part of PIN 08290-0035

Any owner of land in respect of which notice is given who desires a hearing into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;

- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London
City Hall
300 Dufferin Avenue
P.O. Box 5035
London ON N6A 4L9

The expropriating authority is:

THE CORPORATION OF THE CITY OF LONDON

MICHAEL SCHULTHESS
CITY CLERK

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager
Environment and Infrastructure

Subject: Expropriation of Lands - Wellington Gateway Project Phase 3&4

Date: May 23, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, approval **BE GIVEN** to the expropriation of land as may be required for the Wellington Gateway Project and that the following actions **BE TAKEN** in connection therewith:

- a) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority, for the approval to expropriate the land required for the Wellington Gateway Project;
- b) The Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the *Expropriations Act*;
- c) The Corporation of the City of London forward to the Ontario Land Tribunal any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and
- d) the attached Bylaw (Schedule "B") **BE INTRODUCED** at the Council meeting on June 6th, 2023, to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

Executive Summary

The purpose of this report is to seek Municipal Council approval for the expropriation of lands required by The Corporation of the City of London for the Wellington Gateway Project, Phase 3 & 4.

Multiple property needs have been identified to accommodate the project design and legal possession is required prior to advancing utility work and awarding the construction contract.

Forty-Eight (48) properties remain outstanding. Realty Services will continue to negotiate with the outstanding property owners in parallel the expropriation process.

Linkage to the Corporate Strategic Plan

The following report supports the Strategic Plan through the strategic focus area of Mobility and Transportation by building new transportation infrastructure as London grows. The improvements to this corridor will enhance safety and provide convenient mobility choices for transit, automobiles, pedestrians and cyclists.

1.0 Background Information

1.1 Previous Reports Related to this Matter

- Civic Works Committee – June 19, 2012 – London 2030 Transportation Master Plan;
- Civic Works Committee – July 21, 2014 – Rapid Transit Corridors Environmental Assessment Study Appointment of Consulting Engineer;
- Strategic Priorities and Policy Committee – July 24, 2017 – Rapid Transit Master Plan and Business Case;
- Strategic Priorities and Policy Committee – April 23, 2018 – Bus Rapid Transit Environmental Assessment Initiative;
- Civic Works Committee – March 14, 2019 – History of London’s Rapid Transit Initiative; and
- Strategic Priorities and Policy Committee – March 25, 2019 – Investing in Canada Infrastructure Program, Public Transit Stream, Transportation Projects for Submission;
- Strategic Priorities and Policy Committee – October 28, 2019 – Investing in Canada Infrastructure Program, Public Transit Infrastructure Stream, Approved Projects;
- Civic Works Committee – January 7, 2020 – Downtown Loop and Municipal Infrastructure Improvements Appointment of Consulting Engineer
- Civic Works Committee – August 11, 2020 – East London Link Transit and Municipal Infrastructure Improvements – Appointment of Consulting Engineer
- Civic Works Committee – August 11, 2020 – Wellington Gateway Transit and Municipal Infrastructure Improvements – Appointment of Consulting Engineer

2.0 Discussion and Considerations

2.1 Background

The Wellington Gateway Project will revitalize approximately six kilometres of key arterial road between Downtown and Highway 401. The project will widen Wellington Road to add continuous transit-only lanes. The goal is to improve traffic capacity and increase transit frequency and reliability while also addressing necessary underground work, including replacing aging sewers and underground infrastructure.

The project has received Provincial approval of the Environmental Assessment (EA) which identified requirements for property acquisitions.

Due to the growing use of these roads and developments in the area, combined with operational needs to improve safety and support for all travel modes, the Wellington Gateway Project was identified as a priority to deliver a critical component of London’s rapid transit system, a central component of London’s land use and transportation policy.

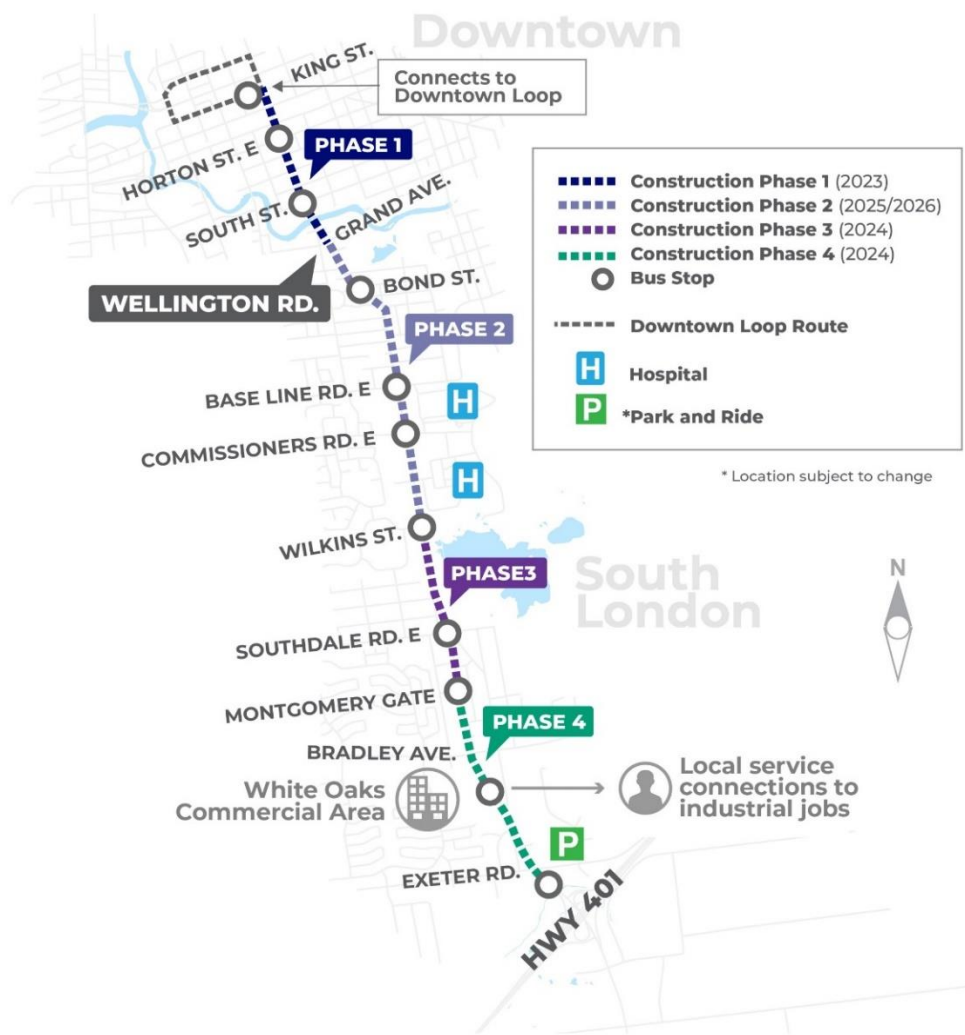


Figure 1 illustrates the limits of the Wellington Gateway project and its four construction phases.

Figure 1: Wellington Gateway Project Limits and Design Segments

2.2 Anticipated Construction Timeline

The Wellington Gateway is planned for construction from 2023 and 2027 with a phased approach.

The first phase of construction began this year building Wellington Street from York Street to just north of Clarks Bridge over the Thames River.

The second year of Wellington Gateway construction is scheduled to begin in 2024 subject to property acquisition and other approvals. Design Phases 3 and 4 will build Wellington Road from Exeter Road north to Wilkins Street. Some utility relocations and tree removals will be completed prior to capital construction. See Figure 1.

Negotiations with all property owners in Phases 3 and 4 have been ongoing since late spring / summer 2022. As legal possession of all property requirements will be needed to commence utility work and award a construction contract, the expropriation of all outstanding property is necessary. The legal possession requirements consist of 1 full buyout, 15 partial takings, 22 permanent easements, and 45 temporary easements.

Realty Services continues to negotiate with the outstanding property owners in parallel with the Council approval to proceed with the expropriation process to meet the project construction timelines.

Location Maps and legal descriptions of outstanding property requirements are included as Schedule A.

3.0 Financial Implications and Considerations

3.1 Compensation for Land Acquisition

Impacted property owner's compensation is protected through the expropriation legislation and Council Property Acquisition Policy. If negotiated property compensation settlements can not be achieved on an amicable basis, the compensation may be arbitrated through the Ontario Land Tribunal.

There is budget available for Wellington Gateway land acquisition costs relating to Phase 3 and 4 property acquisitions.

Conclusion

Construction of Wellington Gateway Phases 3 and 4 are scheduled for 2024 subject to property acquisition and other approvals. Property acquisitions need to be secured prior to commencing advance utility work and awarding the construction contract.

Commencement of the expropriation process is recommended at this time to ensure project timelines are achieved.

Realty Services will continue to negotiate with the outstanding property owners in parallel with the expropriation process.

Prepared by: Ron Sanderson, AACI, Manager II, Realty Services

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

Concurred by: Jennie Dann, P. Eng., Director, Construction and Infrastructure Services

Recommended by: Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager, Environment and Infrastructure

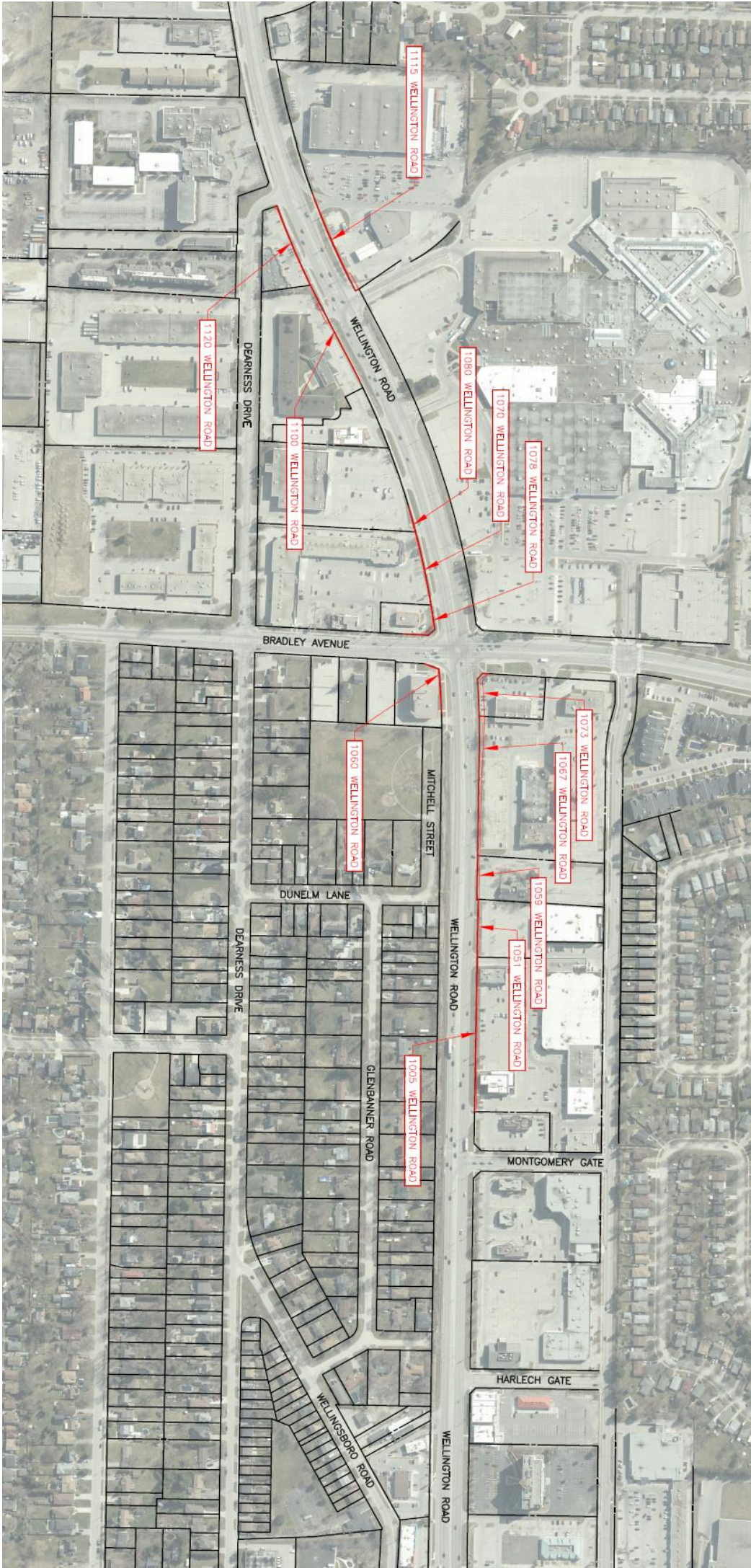
May 15, 2023

Schedule A - Location Maps

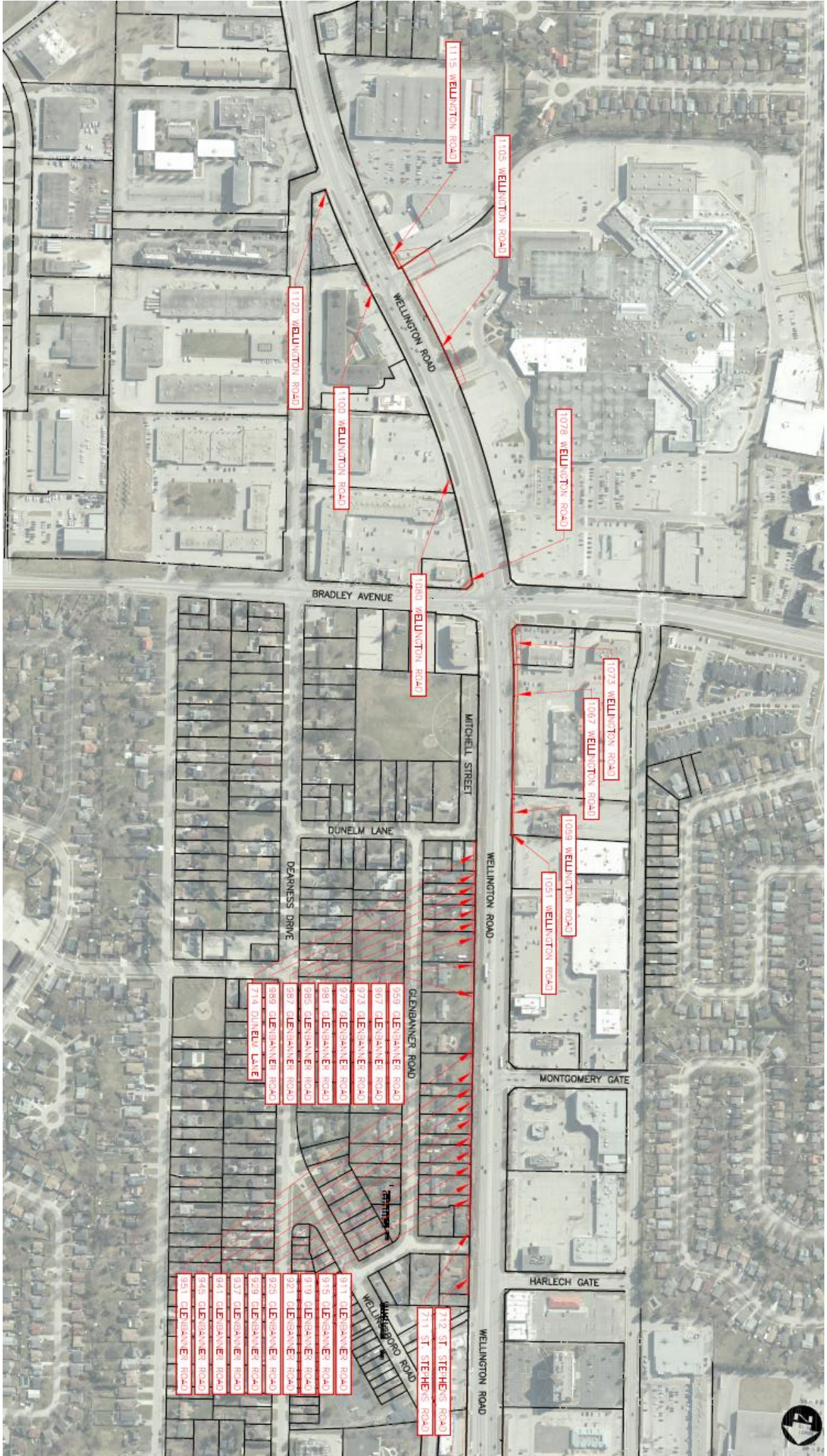
PHASE 3



PHASE 4



PHASE 4



Schedule A

Fee Simple:

615 Wellington Road:

Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 1, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:

Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:

Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 7 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:

Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 9, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 1, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 8, Plan 33R-21504 being part of PIN 08493-0003

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 11 and 12, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 8, Plan 33R-21522 being part of PIN 08485-0185

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 20, 21, 22 and 23, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 8 and 15, Plan 33R-21547 being part of PIN 08485-0251

1241 Wellington Road:

Lot 4, Plan 880, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0016, Part Block A, RP 653 and Part Lot 24, Concession 2, designated as Part 1 on 33R-11797, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0198.

Limited Interest (Permanent Easement):

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21533 being part of PIN 08493-0011

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 12, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 15, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 18, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 21, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 24, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 27, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 30, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 33, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 36, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 38, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 42, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 45, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 46, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 51, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 54, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 57, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 60, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 62, Plan 33R-21533 being part of PIN 08493-0027

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 15 and 16, Plan 33R-21522 being part of PIN 08485-0002

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2, 4 and 5 , Plan 33R-21547 being part of PIN 08495-0273

1120 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21516 being part of PIN 08485-0004

Limited Interest (Temporary Easement):

615 Wellington Road:

Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 2, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:

Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:

Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 8 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:

Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 10, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 2, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-643-377, Registered as Inst. No. 170662) in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21504 being part of PIN 08493-0001 and Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 9, 10 and 11, Plan 33R-21504 being part of PIN 08493-0003

855 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2 and 3, Plan 33R-21546 being part of PIN 08494-0344

977 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21575 being part of PIN 08494-0342

993 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21575 being part of PIN 08494-0341

1001 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21582 being part of PIN 08494-0340

1005 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 3 and 8, Plan 33R-21582 being part of PIN 08494-0339

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 5 and 6, Plan 33R-21533 being part of PIN 08493-0011

712 St. Stephens Road:

Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21575 being part of PIN 08493-0259 and Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 3, 4 and 5, Plan 33R-21575 being part of PIN 08493-0260

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 10 and 11, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 13 and 14, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 16 and 17, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 19 and 20, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 22 and 23, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 25 and 26, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 28 and 29, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 31 and 32, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 34 and 35, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 37 and 39, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 40 and 41, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 43 and 44, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 47 and 48, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 49 and 50, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lots 39 and 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 52 and 53, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 55 and 56, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 58 and 59, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 61 and 63, Plan 33R-21533 being part of PIN 08493-0027

1051 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5, Plan 33R-21582 being part of PIN 08494-0338

1059 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 6 and 7, Plan 33R-21582 being part of PIN 08494-0337

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 4, 5 and 6, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 10 and 13, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 9, Plan 33R-21522 being part of PIN 08485-0185

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 14, 15 and 17, Plan 33R-21522 being part of PIN 08485-0002

1090 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan of Survey by Callon Dietz dated March 6, 2023 Plan No. DDD-4157, being part of PIN 08485-0248

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1 and 3, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5, 6 and 7, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 9, 10, 11, 12, 13, 14, 16, 17, 18 and 19 Plan 33R-21547 being part of PIN 08495-0251

1120 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 4 and 5 Plan 33R-21516 being part of PIN 08485-0004

Schedule B - By-law

Bill No.
2021

By-law No. L.S.P.-

A By-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Wellington Gateway Project.

WHEREAS The Corporation of the City of London has made application to the Council of The Corporation of the City of London for approval to expropriate lands for the Wellington Gateway Project;

THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An application be made by The Corporation of the City of London as Expropriating Authority, to the Council of The Corporation of the City of London as approving authority, for approval to expropriate lands for the Wellington Gateway Project; which land is more particularly described in attached Appendix "A" of this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Ontario Land Tribunal, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on

Josh Morgan, Mayor

Michael Schulthess, City Clerk

First Reading
Second Reading
Third Reading

APPENDIX "A"

To By-law L.S.P.-_____

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE WELLINGTON GATEWAY PROJECT

Fee Simple:

615 Wellington Road:

Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 1, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:

Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:

Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 7 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:

Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 9, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 1, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 8, Plan 33R-21504 being part of PIN 08493-0003

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 11 and 12, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 8, Plan 33R-21522 being part of PIN 08485-0185

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 20, 21, 22 and 23, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 8 and 15, Plan 33R-21547 being part of PIN 08485-0251

1241 Wellington Road:

Lot 4, Plan 880, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0016, Part Block A, RP 653 and Part Lot 24, Concession 2, designated as Part 1 on 33R-11797, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0198.

Limited Interest (Permanent Easement):

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21533 being part of PIN 08493-0011

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 12, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 15, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 18, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 21, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 24, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 27, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 30, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 33, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 36, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 38, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 42, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 45, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 46, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 51, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 54, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 57, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 60, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 62, Plan 33R-21533 being part of PIN 08493-0027

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 15 and 16, Plan 33R-21522 being part of PIN 08485-0002

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2, 4 and 5, Plan 33R-21547 being part of PIN 08495-0273

1120 Wellington Road:
Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21516 being part of PIN 08485-0004

Limited Interest (Temporary Easement):

615 Wellington Road:
Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 2, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:
Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:
Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 8 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:
Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 10, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:
Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:
Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 2, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:
Part of Lot 25, Concession 2 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-643-377, Registered as Inst. No. 170662) in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21504 being part of PIN 08493-0001 and Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:
Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 9, 10 and 11, Plan 33R-21504 being part of PIN 08493-0003

855 Wellington Road:
Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2 and 3, Plan 33R-21546 being part of PIN 08494-0344

977 Wellington Road:
Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21575 being part of PIN 08494-0342

993 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21575 being part of PIN 08494-0341

1001 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21582 being part of PIN 08494-0340

1005 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 3 and 8, Plan 33R-21582 being part of PIN 08494-0339

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 5 and 6, Plan 33R-21533 being part of PIN 08493-0011

712 St. Stephens Road:

Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21575 being part of PIN 08493-0259 and Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 3, 4 and 5, Plan 33R-21575 being part of PIN 08493-0260

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 10 and 11, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 13 and 14, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 16 and 17, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 19 and 20, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 22 and 23, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 25 and 26, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 28 and 29, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 31 and 32, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 34 and 35, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 37 and 39, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 40 and 41, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 43 and 44, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 47 and 48, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 49 and 50, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lots 39 and 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 52 and 53, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 55 and 56, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 58 and 59, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 61 and 63, Plan 33R-21533 being part of PIN 08493-0027

1051 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5, Plan 33R-21582 being part of PIN 08494-0338

1059 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 6 and 7, Plan 33R-21582 being part of PIN 08494-0337

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 4, 5 and 6, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 10 and 13, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 9, Plan 33R-21522 being part of PIN 08485-0185

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 14, 15 and 17, Plan 33R-21522 being part of PIN 08485-0002

1090 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan of Survey by Callon Dietz dated March 6, 2023 Plan No. DDD-4157, being part of PIN 08485-0248

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1 and 3, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5, 6 and 7, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 9, 10, 11, 12, 13, 14, 16, 17, 18 and 19 Plan 33R-21547 being part of PIN 08495-0251

1120 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 4 and 5 Plan 33R-21516 being part of PIN 08485-0004

APPENDIX "B"

To By-law L.S.P.-_____

EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26

NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND

Expropriations Act

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being for the purpose of the Rapid Transit Wellington Gateway Project.

NOTICE IS HEREBY GIVEN that application has been made for approval to expropriate the following lands described as follows:

Fee Simple:

615 Wellington Road:

Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 1, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:

Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:

Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 7 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:

Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 9, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 1, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 8, Plan 33R-21504 being part of PIN 08493-0003

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 11 and 12, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 8, Plan 33R-21522 being part of PIN 08485-0185

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 20, 21, 22 and 23, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 8 and 15, Plan 33R-21547 being part of PIN 08485-0251

1241 Wellington Road:

Lot 4, Plan 880, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0016, Part Block A, RP 653 and Part Lot 24, Concession 2, designated as Part 1 on 33R-11797, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0198.

Limited Interest (Permanent Easement):

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21533 being part of PIN 08493-0011

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 12, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 15, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 18, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 21, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 24, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 27, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 30, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 33, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 36, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 38, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 42, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 45, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 46, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 51, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 54, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 57, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 60, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 62, Plan 33R-21533 being part of PIN 08493-0027

1080 Wellington Road:
Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 15 and 16, Plan 33R-21522 being part of PIN 08485-0002

1105 Wellington Road:
Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2, 4 and 5 , Plan 33R-21547 being part of PIN 08495-0273

1120 Wellington Road:
Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21516 being part of PIN 08485-0004

Limited Interest (Temporary Easement):

615 Wellington Road:
Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 2, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:
Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:
Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 8 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:
Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 10, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:
Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:
Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 2, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:
Part of Lot 25, Concession 2 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-643-377, Registered as Inst. No. 170662) in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21504 being part of PIN 08493-0001 and Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:
Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 9, 10 and 11, Plan 33R-21504 being part of PIN 08493-0003

855 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2 and 3, Plan 33R-21546 being part of PIN 08494-0344

977 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21575 being part of PIN 08494-0342

993 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21575 being part of PIN 08494-0341

1001 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21582 being part of PIN 08494-0340

1005 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 3 and 8, Plan 33R-21582 being part of PIN 08494-0339

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 5 and 6, Plan 33R-21533 being part of PIN 08493-0011

712 St. Stephens Road:

Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21575 being part of PIN 08493-0259 and Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 3, 4 and 5, Plan 33R-21575 being part of PIN 08493-0260

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 10 and 11, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 13 and 14, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 16 and 17, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 19 and 20, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 22 and 23, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 25 and 26, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 28 and 29, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 31 and 32, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 34 and 35, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 37 and 39, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 40 and 41, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 43 and 44, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 47 and 48, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 49 and 50, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lots 39 and 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 52 and 53, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 55 and 56, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 58 and 59, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 61 and 63, Plan 33R-21533 being part of PIN 08493-0027

1051 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5, Plan 33R-21582 being part of PIN 08494-0338

1059 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 6 and 7, Plan 33R-21582 being part of PIN 08494-0337

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 4, 5 and 6, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 10 and 13, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 9, Plan 33R-21522 being part of PIN 08485-0185

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 14, 15 and 17, Plan 33R-21522 being part of PIN 08485-0002

1090 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan of Survey by Callon Dietz dated March 6, 2023 Plan No. DDD-4157, being part of PIN 08485-0248

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1 and 3, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5, 6 and 7, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 9, 10, 11, 12, 13, 14, 16, 17, 18 and 19 Plan 33R-21547 being part of PIN 08495-0251

1120 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 4 and 5 Plan 33R-21516 being part of PIN 08485-0004

Any owner of land in respect of which notice is given who desires a hearing into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;

- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London
City Hall
300 Dufferin Avenue
P.O. Box 5035
London ON N6A 4L9

The expropriating authority is:

THE CORPORATION OF THE CITY OF LONDON

MICHAEL SCHULTHESS
CITY CLERK

Notes:

1. The *Expropriations Act, R.S.O. 1990, c. E.26*, provides that:
 - (a) where a hearing is requested, it shall be conducted by a single member of the Ontario Land Tribunal;
 - (b) Subject to the regulations, the Tribunal may recommend to the approving authority that a party to the hearing be paid a fixed amount for the party's costs of the hearing, and the approving authority may in its discretion order the expropriating authority to pay the recommended costs.
2. "Owner" and "Registered Owner" are defined in the *Act* as follows:

"Owner" includes a mortgagee, tenant, execution creditor, a person entitled to a limited estate or interest in land, a guardian of property, and a guardian, executor, administrator or trustee in whom land is vested;

"Registered Owner" means an owner of land whose interest in the land is defined and whose name is specified in an instrument in the proper land registry or sheriff's office, and includes a person shown as a tenant of land on the last revised assessment roll;
3. The Expropriating Authority, each owner who notifies the approving authority that he desires a hearing in respect of the lands intended to be expropriated and any owner added as a party by the Tribunal are parties to the hearing.

This notice first published on the _____ day of _____, 2023.

BY EMAIL

May 12, 2023

Council for the City of London
c/o Mayor Josh Morgan
300 Dufferin Avenue
London, ON N6B 1Z2

Dear Members of Council for the City of London:

Re: Closed meeting complaint

My Office received a complaint about the January 23, 2023 meeting of the City of London’s Strategic Priorities and Policy Committee (the “Committee”). The complaint alleged that the Committee meeting was closed to the public when the doors to London City Hall were locked after the meeting had started until the City became aware of the issue and unlocked the doors.

I am writing to share the outcome of my review of this complaint. For the reasons set out below, I have determined that the City contravened section 239(1) of the *Municipal Act, 2001* (the “Act”)¹ for the period of 4:30 p.m. to 6:05 p.m. on January 23, 2023 when the doors to City Hall were locked and the public was unable to access the building to observe the Committee’s meeting.

Ombudsman’s role and authority

As of January 1, 2008, the Act gives anyone the right to request an investigation into whether a municipality has complied with the Act in closing a meeting to the public. Municipalities may appoint their own investigator. The Act designates the Ombudsman as the default investigator for municipalities that have not appointed their own. My Office is the closed meeting investigator for the City of London.

¹ SO 2001, c 25.

My Office has investigated hundreds of closed meetings since 2008. To assist municipal councils, staff, and the public, we have developed an online digest of open meeting cases. This searchable repository was created to provide easy access to the Ombudsman's decisions on, and interpretations of, the open meeting rules. Council members and staff can consult the digest to inform their discussions and decisions on whether certain matters can or should be discussed in closed session, as well as issues related to open meeting procedures. Summaries of the Ombudsman's previous decisions can be found in the digest: www.ombudsman.on.ca/digest.

Review

My Office notified the City of our intent to investigate this complaint on March 31, 2023.

As part of this investigation, we reviewed the January 23, 2023, Committee meeting materials, including the agenda, minutes, and video recordings. We also interviewed the City Clerk and reviewed the City's policy regarding public access to meetings², as well as an email that was sent to City staff and council regarding the incident on January 23.

January 23, 2023 meeting

The Committee met in council chambers at 4:03 p.m. on January 23, 2023. The City also livestreamed the meeting to both YouTube and the City's eScribe meeting platform.

The City's policy on public access during council and standing committee meetings requires that the City Clerk or their designate ensure that the doors to the public viewing gallery of council chambers are open to the public fifteen minutes before the meeting. The City Clerk told my Office that the doors to council chambers were open for the January 23, 2023 Committee meeting, as he could see them from where he was sitting. The City's policy does not specifically require staff to confirm that the doors to City Hall are unlocked.

At approximately 4:30 p.m., half an hour after the meeting had begun, a security guard under contract to the City locked the front doors to City Hall. We were told that this is normal procedure for days when there are no council or committee meetings. The City

² City of London, by-law No CPOL.-273-251, *Public Access During Council and Standing Committee Meetings* (26 June 2018) [Public Access by-law].

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Clerk and Committee were unaware that the doors had been locked, and my Office was told that the doors were locked in error. At 6:05 p.m., the Committee voted to take a recess.

During the recess, around 6:15 p.m., a member of the press alerted the City Clerk that the front doors were locked. The City Clerk told my Office that he immediately notified the City's corporate security team, who unlocked City Hall's doors around 6:20 p.m. During the period that the doors were inadvertently locked, the meeting was livestreamed on both YouTube and eScribe without interruption.

The Committee resumed its meeting at 6:42 p.m. before adjourning at 11:45 p.m.

Steps taken following the January 23, 2023 meeting

The following day, the City Manager circulated an email to senior City staff and members of council acknowledging that the doors were locked from 4:30 p.m. to 6:20 p.m. in error, and explaining that the City was immediately taking several steps to avoid such errors in the future.

According to the email, the City will have a member of security assigned to checking the doors to City Hall to ensure they remain unlocked during future council and committee meetings. In addition, the City has committed to taking other steps to ensure that the doors to City Hall remain unlocked, including reassigning security oversight of meetings to permanent City security co-ordinators, creating a checklist for security staff working during meetings, and reviewing its security operations and training procedures.

Analysis

Subsection 239(1) of the *Municipal Act, 2001* requires that all meetings of a municipal council be open to the public, subject to prescribed exceptions. As indicated by the Supreme Court of Canada in *London (City) v. RSJ Holdings Inc.*, the open meeting requirements set out in the Act reflect the public's "right to observe municipal government in process."³

³ *London (City) v. RSJ Holdings Inc.*, 2007 SCC 29 at para 32.

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In 2016, my Office issued a report to the City of London regarding a meeting where the doors to City Hall were locked and the public was prevented from gaining access to council chambers, despite council's intentions that the meeting be open to the public.⁴ As a result of that investigation, my Office made recommendations to the City that it should ensure that the public has unimpeded access to council chambers in order to observe all open meetings of council and committees, and ensure that a formal written policy is created and implemented that sets out security protocols during meetings of council or committees. In response to my Office's recommendations, City council subsequently adopted a policy regarding public access to meetings.⁵ I commend the City for implementing my Office's previous recommendations.

As indicated in the City's procedure by-law, the default meeting location for standing committees, including the Strategic Priorities and Policy Committee, is in council chambers at City Hall, subject to public notice of a change in venue. The City's website and the agenda both identified that the January 23, 2023 Committee meeting would take place in council chambers, with a livestream option also available.

My investigation determined that the livestream was available throughout the January 23, 2023 Committee meeting without any technical issues. However, the procedure by-law and agenda specified that the meeting's location was City Hall council chambers. As I noted in my recent report to the Township of McKellar, the public's right to observe municipal government in process requires that municipalities provide accurate notice of the time and place of their meetings and then proceed to meet at the time and place specified in the notice.⁶

In this case, the City provided notice that the Committee would meet in council chambers on January 23, 2023. Due to the locked doors at City Hall, any members of the public who were not already inside the building would have been unable to access council chambers and observe municipal business from approximately 4:30 p.m. to 6:05 p.m. when the Committee recessed. Once the doors to City Hall were unlocked at approximately 6:20 p.m., council chambers were accessible to the public for the remainder of the Committee

⁴ *London (City of) (Re)*, 2016 ONOMBUD 4, online: <<https://canlii.ca/t/gt8dh>>.

⁵ Public Access by-law, *supra* note 2.

⁶ *McKellar (Township of) (Re)*, 2023 ONOMBUD 3 at para 48, online: <<https://canlii.ca/t/jv6ck>>.

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meeting. Because the public could not access council chambers, the portion of the January 23, 2023 meeting from 4:30 p.m. to 6:05 p.m. was closed to the public contrary to the *Municipal Act, 2001*.

There is no indication that the doors were locked under the Committee's direction to exclude the public, nor that Committee members or municipal staff were aware that the front doors had been mistakenly locked. As soon as staff were notified, the issue was immediately resolved. Moreover, new processes have been put in place to prevent the issue from recurring. I commend the City for acknowledging its error and taking immediate and tangible steps to improve its meeting practices.

Conclusion

My review has determined that the City of London's Strategic Priorities and Policy Committee contravened section 239 of the *Municipal Act, 2001* from 4:30 p.m. to 6:05 p.m. on January 23, 2023 when the doors to City Hall were mistakenly locked.

The Mayor and City Clerk were given the opportunity to review the content of this letter and provide comments to my Office. We did not receive any comments.

I would like to thank City of London for its co-operation during my review. This letter will be published on my Office's website, and should also be made public by the City. In accordance with section 239.2(12) of the *Municipal Act, 2001*, council is required to pass a resolution stating how it intends to address this letter.

Sincerely,



Paul Dubé
Ombudsman of Ontario

cc: Michael Schulthess, City Clerk, City of London

483 Bay Street, 10th Floor, South Tower / 483, rue Bay, 10^e étage, Tour sud
Toronto, ON M5G 2C9

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Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee
From: Anna Lisa Barbon, CPA, CGA,
Deputy City Manager, Finance Supports
Subject: Budweiser Gardens Expansion and Renovation Proposal
Date: May 23, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions **BE TAKEN**:

- a) the Budweiser Gardens Expansion Proposal **BE RECEIVED** for information;
- b) Municipal Council **PROVIDE DIRECTION** to Civic Administration to prepare an amending agreement for the proposed expansion and bring forward a confirmed source of financing for Phase 1 funded through the Tourism Infrastructure Reserve Fund, if desired; it being noted that Phase 2 will be forwarded to the 2024-2027 Multi-Year Budget process; and,
- c) Civic Administration **BE DIRECTED** to confirm concurrence in writing for the contract extension with Ovations Food Services.

Executive Summary

This report provides a summary of the present operating arrangements for Budweiser Gardens. The report also presents the proposal for reinvestment in the facility received from OVG360 that will maintain the arena's competitiveness and will generate additional revenue. The proposal has been split into two phases with the first phase focused on customer-centric enhancements, with the second phase dealing primarily with "back of house" enhancements. The estimated cost of both phases is approximately \$33.3 million, with Phase 1 estimated to cost \$15.1 million. The City's contribution to Phase 1 is proposed to be \$9 million, noting that the total cost of the project is proposed to be split on an 80/20 municipal-private basis, generally consistent with the original Budweiser Gardens build.

Should Council wish to proceed with Phase 1 of the expansion project, Civic Administration is seeking direction to develop an amending agreement that would be brought back to Council for approval alongside a confirmed source of financing for the project funded through the Tourism Infrastructure Reserve Fund. Civic Administration recommends that Phase 2 of the expansion proposal be referred to a future budget process recognizing the significance of the proposed municipal contribution to that phase.

Linkage to the Corporate Strategic Plan

The following report supports the 2023-2027 Strategic Plan through the strategic focus area of Economic Growth, Culture and Prosperity. Specifically, this report contributes to making London a destination of choice, through the strategy: "Use existing assets in creative ways, and evaluate opportunities for new assets, that support London's profile as a destination for arts, culture, sport and recreation."

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Corporate Services Committee, March 20, 2023, Agenda item 2.4, 2022 Annual Update on Budweiser Gardens

Corporate Services Committee, May 30, 2022, Agenda item 2.2, 2021 Annual Update on Budweiser Gardens

Investment and Economic Prosperity Committee, March 31, 2014, Consent Item # 4, Budweiser Gardens Contract Extensions

1.2 Budweiser Gardens Overview

Budweiser Gardens is a multi-purpose entertainment and sports facility. The facility strives to perform a significant role in meeting the needs of the community in its overall programming.

Budweiser Gardens completed its 20th year of operations in 2022. As a public private partnership (partnership), it is structured as follows:

- a) The City of London owns the land.
- b) The City of London leases a portion of the lands upon which the facility sits (Ground Lease) to London Arena Trust for a nominal base rent for 50 years. During the term of the lease, London Arena Trust owns the building in trust for the City.
- c) London Arena Trust leases the building (Participatory Occupancy Lease) to the London Civic Centre Limited Partnership. The partners in the Partnership are OVG360 (formerly known as Global Spectrum), and EllisDon Construction Ltd.
- d) OVG360 is the manager of the building on behalf of the Partnership. OVG360 is responsible for the sale of naming rights, advertising, attractions, sale of suites and club seats, and the operation of the facility.

Annually, the City receives a share of the net proceeds from operations, noting it is subject to a minimum \$50,000 payment from Budweiser Gardens, as well as a share of the proceeds from ticket sales. The City's share of the net proceeds from operations varies over the life of the lease. In years one to five, the City's share was 20%; years six to ten, 45% and years eleven to fifty, 70%.

2.0 Discussion and Considerations

2.1 Budweiser Gardens Expansion and Renovation Proposal

Throughout the last 20 years, Budweiser Gardens has always strived to meet the needs of the community through diverse programming while also standing as a landmark of civic pride and community accessibility, tourism, promoting a sense of vibrancy and culture while also providing a wide range of public sports and entertainment. However, to continue attracting world-class events and musical superstars, a renovation that will upgrade amenities and technology to meet today's standards could be considered. There is no provision in the partnership agreement for modernization of the facility over the life of the agreement. However, the initial partnership agreement anticipated that an investment would be required approximately midway through the agreement.

Based on feedback over the years from the operator, there are areas of additional investment that the City and its partners could consider. Initial assessments done by OVG360 would suggest that an expansion of the back of house space is required to address several current limitations. Further, the facility should be looked at to enhance the experience for patrons and every artist, athlete and performer who play at Budweiser Gardens. The result of a renovation may not only maintain the arena competitiveness with other facilities, but it would generate significant increases in net cash flow.

Details of the expansion and renovation proposal from OVG360 can be found in Appendix A.

The project has been split into two proposed phases and the key elements of these phases are summarized as follows:

Phase 1:

The upgrades planned for Phase 1 include the majority of the customer-facing upgrades. As outlined in Appendix A, the components of Phase 1 include:

- Level 100 Club Lounge Expansion
- Level 100 Multipurpose Event Space Expansion (partial shell)
- Level 100 Knights Locker Room Renovation
- Level 200 Private Suites and Corridors Refresh
- Level 200 East Bowl Loges
- General Food and Beverage Concessions Upgrades
- General Audio/Visual and Technology Upgrades

Phase 2:

The upgrades included in Phase 2 are more focused on the back-of-house renovations. The components of Phase 2 include:

- Level 100 Multipurpose Event Space Expansion (remainder)
- Level 100 Office Renovation
- Level 200 Backstage Club/Kitchen
- Level 200 Administrative Office Expansion & Refresh
- Level 300 Feature Bar at North Concourse
- General Audio/Visual and Technology Upgrades

This proposal has been brought forward at this time for Council's consideration as OVG360 wishes to proceed with upgrades contemplated in Phase 1 starting in summer 2023.

Should Council wish to support the Budweiser Gardens expansion and renovation plan, Civic Administration would proceed to develop an amending agreement for Phase 1 along with a confirmed source of financing for Council to review and consider.

2.2 Budweiser Gardens Food Services

Under the terms of the City's agreement with the London Civic Centre Corporation, any contracts with a non-arm's length related company must be disclosed to the City and must receive prior written consent to proceed which would not be unreasonably withheld. These contracts are between Oakview Group and the third parties. Oakview Group is the parent company of OVG360 and Ovations Food Services.

In 2002, Council provided concurrence with Global Spectrum, as the Manager of the facility at that time, in contracting with Ovations Food Services to September 30, 2022. This agreement was deemed to be at market value and was deemed to be the best proposal received. Ovations contributed towards the capital improvements to the food and beverage portion of the facility, which contributes to the additional revenues for the facility. In 2014, Council also provided concurrence to a five-year extension of the contract to September 30, 2027, which would continue with the same terms of the agreement and additional capital improvements.

OVG360 is proposing, as part of the proposed renovation plan and upgraded food and beverage programs with new technology, that the existing Food and Beverage contract with Ovation Food Services be extended through to May 2051 to coincide with the London Civic Centre agreement expiry. The additional investment towards general food and beverage concessions upgrades are included as part of Phase 1 totalling approximately \$1.9 million which is expected not only to provide a better experience for patrons of the venue, but also will drive increased revenue for Budweiser Gardens.

3.0 Financial Impacts/ Considerations

3.1 Financial Highlights

The proposal from OVG360 has been split into 2 phases. The proposed total cost of the project is approximately \$33.3 million, of which OVG360 has proposed that the City finance 80% of the cost, while the private share would be 20%. The proposed capital expenditure split was based on and generally consistent with the original Budweiser Gardens build.

The cost breakdown of the two phases is as follows:

(\$ millions)	Phase 1	Phase 2	Total	%
City Contribution	\$9.0	\$17.7	\$26.7	80%
Private Contribution	\$6.1	\$0.5	\$6.6	20%
TOTAL:	\$15.1	\$18.2	\$33.3	

The proposal is anticipated to generate incremental available cash flows that would be shared amongst the partners, it being noted that most of the incremental cash flows will be realized from the upgrades included in Phase 1. The proposed available cash flow (proceeds) sharing model would see 70% of the proceeds go to the City for the first 5 years (2024 to 2028), with 60% going to the City thereafter. As noted on slide 9 of the proposal in Appendix A, the expansion build is estimated to result in approximately \$2 million per year of net available cash flow after completion of both phases, an increase from the 2023 projected amount of approximately \$265,000 as of the time of writing. It should further be noted that the figures above do not include any indirect financial benefits or economic spin-offs associated with the expansion.

Accumulated losses incurred during COVID-19 induced restrictions in recent years will continue to be recouped from future years' profits. However, the proposal suggests a reduction to the loss repayment cap from \$880,000 (current 2023 cap) to \$500,000 starting in 2024 (which would then be indexed by an inflationary factor thereafter). Combined with the anticipated increased revenues generated from the renovation, this has the impact of increasing the near-term cash flow for the City relative to the status quo arrangement.

3.2 Phase 1 Proposed Funding Source

Should Council wish to proceed with Phase 1 of the expansion proposal, Civic Administration would recommend that the City's \$9.0 million contribution be financed by debt serviced through the Tourism Infrastructure Reserve Fund (TIRF).

The TIRF was established to house the City's 50% share of revenues from the 4% Municipal Accommodation Tax (MAT), noting that the other 50% of net MAT revenues are allocated to Tourism London. As outlined in previous reports, the City's share of MAT revenues will be allocated to municipal tourism related capital infrastructure projects such as:

- “upsized” or enhance a recreation facility (e.g. sports fields, pools, arenas) already included in the capital plan to make that facility viable for hosting a major event;
- enhance parks infrastructure to better support festivals and other gatherings;
- new tourism infrastructure (e.g. way-finding signage);
- lifecycle improvements to existing tourism infrastructure where these improvements are necessary to maintain tourism draw;
- to act as a catalyst to leverage private sector and government capital investment to support initiatives that encourage tourism related development; and,
- investments in Budweiser Gardens and other public-private partnerships.

The use of MAT revenues for the purposes of tourism-related municipal infrastructure projects listed above was endorsed by Council on June 25, 2019.

The expansion proposal from OVG360 would align well with the intended use of MAT funds. As of the time of writing, the TIRF has an uncommitted balance of approximately \$2.9 million. While MAT revenues were significantly reduced during COVID-19 restrictions during 2020 and 2021, the City's share of MAT revenues for 2022 was approximately \$1.6 million. The City's share of MAT revenues in 2019 was approximately \$1.7 million, indicating that MAT inflows have almost recovered to pre-COVID levels.

While the balance of the TIRF is unable to fully fund the City's \$9 million contribution to Phase 1, debentures could be issued for this purpose, with the debt servicing costs funded from the TIRF through the City's share of annual MAT revenues. Based on current indicative pricing at the time of writing, annual debt servicing costs are estimated to be in the range of \$700,000 (on a 20-year term) to \$1,100,000 (on a 10-year term) per year. It is important to note that rates are subject to change until such time that the City formally issues the debt. Issuing on a 10-year term has the advantage of lower total borrowing costs and earlier retirement of the debt. The benefit of a 20-year term is that it utilizes a smaller portion of the City's annual MAT revenues, providing greater capacity to fund other initiatives as well.

3.3 Phase 2 Financing

Due to the more significant City investment required for Phase 2 as outlined in the proposal, it is recommended that consideration of that component be referred to a future budget process, such as the 2024-2027 Multi-Year Budget.

Proceeding with Phase 1 should not be viewed as an obligation to then proceed with Phase 2. Phase 2 should be considered and weighed against other investments requiring City funding. Referring Phase 2 to a future budget process will allow it to be assessed side-by-side with other priorities.

Conclusion

As Budweiser Gardens has now completed its first 20 years of operation, OVG360 has prepared an expansion and renovation proposal to ensure the modernization and continued success of the facility. If Council wishes to consider and proceed with Phase 1 of the proposed expansion and renovation, Council should provide direction to Civic Administration to prepare an amending agreement that captures the terms authorized by Council. The amending agreement would be brought back for Council approval with the confirmed source of financing at that time.

Submitted by: Ian Collins, CPA, CMA
Director, Financial Services

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

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

**Appendix A – Budweiser Gardens Expansion and Renovation
Proposal**

BUDWEISER GARDENS PROPOSED RENOVATION PLAN

MAY 2023

BRISBIN
BROOK
BEYNON
ARCHITECTS



London
CANADA

OVG
OAK VIEW GROUP

HOW WE GOT HERE

- ❖ In 2001 Global Spectrum (now OVG360) partnered with Ellis-Don to create the London Civic Centre, LP (LCC) and established a public-private partnership with the City of London to develop a new arena.
- ❖ Peter Luukko, Brian Ohl and Jim King were all part of the team that negotiated and signed the original contract with the City.
- ❖ OVG360 has been a partner of the venue since groundbreaking when we operated as Global Spectrum, then Spectra, and now OVG360
- ❖ The venue celebrated its 20th Anniversary on October 2, 2022
- ❖ OVG360 has recently completed six new arena projects across North America and a modernization of the arena in Baltimore.
- ❖ When the original contract was signed over twenty years ago, there was an understanding that upgrades would be a necessity in the future. We now have an excellent opportunity to accomplish the necessary betterments with little impact on business.



WHY RE-INVEST IN BUDWEISER GARDENS

Budweiser Gardens has established itself as a well renowned and respected venue within the sports and entertainment industry, both nationally and internationally. This has been shown through the numerous venue accolades it has received including:

- ❖ 2010 and 2012 Canadian Venue of the Year at the Canadian Music and Broadcast Industry Awards
- ❖ Hosted the 2019 Canadian Juno Awards in March 2019
- ❖ 2014 Large Business of the Year award at the London Business Achievement Awards sponsored by the London Chamber of Commerce
- ❖ 2019 Best Teamwork in a Major Arena at the Live Music Industry Awards
- ❖ 2021 Corporate Icon Award at the London Business Achievement Awards sponsored by the London Chamber of Commerce
- ❖ Hosted 2019 Canadian Juno Awards
- ❖ Hosted the 2016 and 2021 Canadian Country Music Awards
- ❖ Hosted the Memorial Cup in 2005 and 2014, The World Figure Skating Championships in 2012 and the Tim Horton's Brier in 2011 and 2023

** Each of these events required additional temporary infrastructure to be erected to meet the needs of the event, which added considerable costs to event organizers and will be a roadblock for hosting future events.

WHY RE-INVEST IN BUDWEISER GARDENS CONTINUED

- ❖ The 10,000 SF of multi-purpose event space in the proposed expansion will alleviate the need for temporary infrastructure and reduce costs for the organizers, making London a desirable option to host future high-profile events again.
- ❖ The expansion of Budweiser Gardens will allow the London Knights to have the modern facilities that have become the expectation in the Canadian Hockey League.

WHAT THE RENOVATION WILL ACCOMPLISH

The renovation will introduce new revenue streams and increase existing revenue opportunities while significantly upgrading the patron experience at the venue through:

- ✓ Upgrade of existing suites
- ✓ Expansion of the existing Club Lounge
- ✓ Addition of East Bowl loge boxes
- ✓ Upgrade Food and Beverage programs with new technology
- ✓ New centre hung scoreboard

Additionally, renovating and upgrading the London Knights facilities will have a positive effect on on-going contract negotiations and continued Knight's success.

PROPOSED BUSINESS TERMS

- ❖ London Civic Centre, LP (LCC) agreement is through May 2051
 - Profit share with City of 70/30 (City/LCC) for first 5 years
 - Profit share with City is revised to 60/40 (City/LCC) after 5 years
 - Deficiencies cap related to Covid losses reduced from \$880k to \$500k to ensure greater cash flow to City in near term
 - Approval of Food and Beverage contract through May 2051 to coincide with the LCC agreement terms
 - Other current terms remain intact, including cashflow deficiencies protection for the City

PROPOSED PROJECT COSTS

❖	Full Project Costs (both phases):	\$33,337,900	
	▪ London Civic Centre investment	\$6,667,580	20%
	▪ Public investment	\$26,670,320	80%
❖	Phase I Costs	\$15,146,900	
	▪ City - \$9,000,000		
	▪ London Civic Centre - \$6,146,900		
❖	Phase II Costs	\$18,191,000	
	▪ City - \$17,670,320		
	▪ London Civic Centre - \$520,680		

RENOVATION PROJECTS PRIORITY PHASING

PRIORITY #1

L100 Club Lounge Expansion	2,800 SF x \$600	\$1,680,000
L100 Multipurpose Event Space Expansion - (PARTIAL SHELL) 1/3 OF FOOTPRINT	4,800 SF x \$725	\$3,480,000
L100 Knights LR Renovation	6,200 SF x \$400	\$2,480,000
L200 Private Suites & Corridors Refresh	14,090 SF x \$110	\$1,549,900
L200 Develop East Bowl Loges	1,345 SF x \$600	\$807,000
General Food & Beverage Concessions Upgrade	Lump Sum	\$3,250,000
General AV/Technology Upgrades	Lump Sum	\$1,900,000
Total		\$15,146,900

PRIORITY #2

L100 Multipurpose Event Space Expansion - (PARTIAL SHELL) 2/3 OF FOOTPRINT	9,600 SF x \$735	\$7,056,000
L100 Office Renovation	2,400 SF x \$750	\$1,800,000
L200 Backstage Club/Kitchen	8,180 SF x \$825	\$6,748,500
L200 Admin Office Expand/Refresh	9,230 SF x \$50	\$461,500
L300 Feature Bar at North Concourse	750 SF x \$700	\$525,000
General AV/Technology Upgrades	Lump Sum	\$1,600,000
Total		\$18,191,000

PROJECTED ANNUAL REVENUE

Projected net available cash flow after completion of both phases
\$2,062,000

Current year projection is \$265,000



DUNDAS ST

TALBOT ST

RIDOUT ST N

KING ST

Budweiser
GARDENS



DUNDAS STREET WEST

4 BAYS FOR PHASE 1

446m² (4,800 SF)

32,617
3 STRUCTURAL BAYS

41,170
4 STRUCTURAL BAYS

RIDOUT STREET

TALBOT STREET

KNIGHTS OFFICE
220m² (2,400 SF)

LOBBY

**MULTI-PURPOSE
EVENT SPACE**
930m² (10,000 SF)

**KNIGHTS LR
RENOVATION**
575m² (6,200 SF)

STAND #6
55m² (590 SF)

STAND #5
55m² (590 SF)

STAND #4
40m² (430 SF)

**F&B CONCESSIONS
UPGRADE**
251m² (2,805 SF)

STAND #2
51m² (555 SF)

STAND #3
50m² (540 SF)

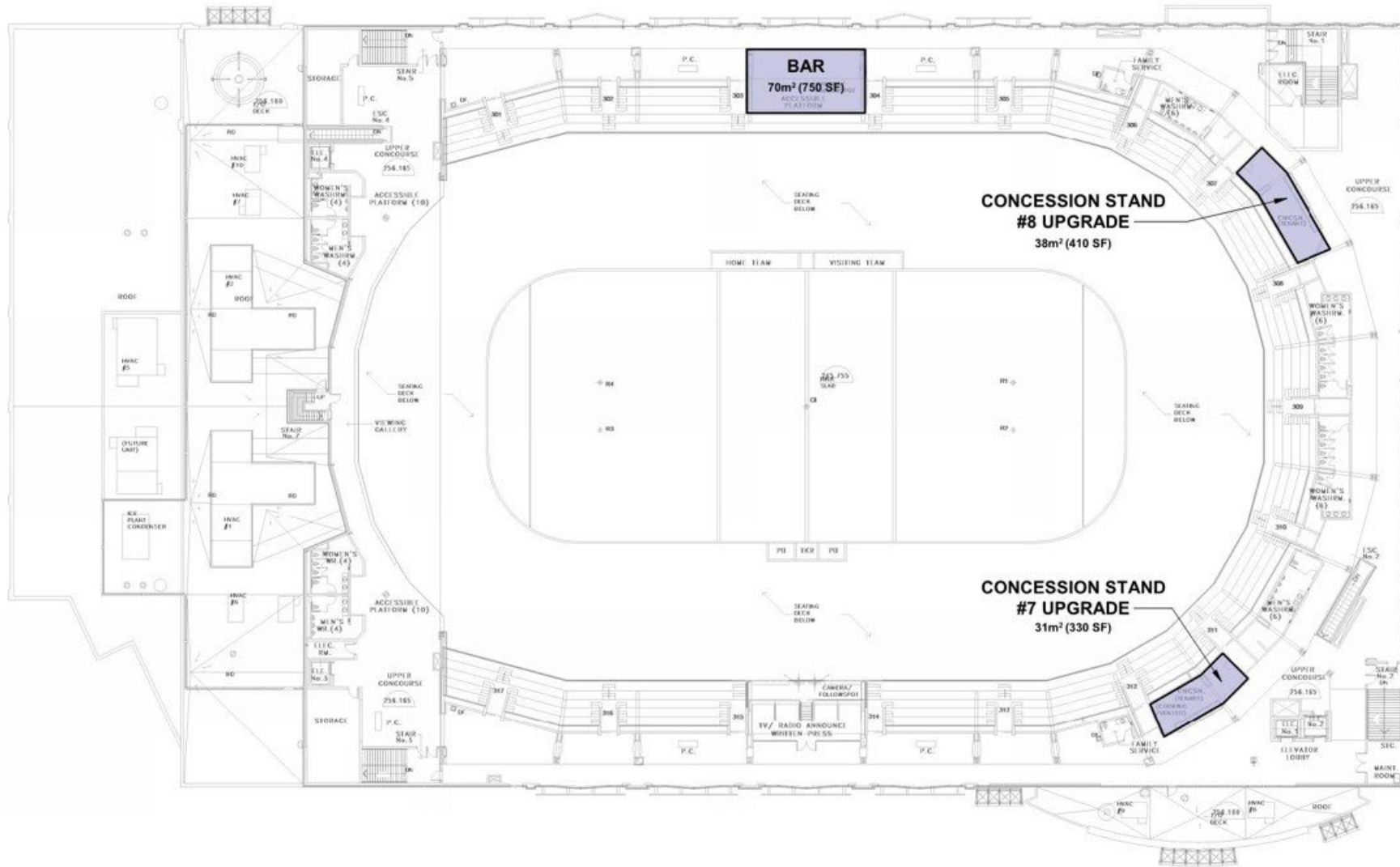
CLUB LOUNGE EXPANSION 260m² (2,800 SF)

EXISTING
PARKING

NOTE:
PROPOSED EXPANSION AREAS
ANNOTATED WITH DIAGONAL HATCHING











Burdweiser
GARDENS

THANK YOU

**BRISBIN
BROOK
BEYNON**
ARCHITECTS



London
CANADA



OAK VIEW GROUP

May 1, 2023

Mayor Josh Morgan/Members of City Council
City of London
300 Dufferin Ave
London, ON N6B 1Z2

Dear Mayor and Members of City Council,

It was a little more than 20 years ago when we, as Global Spectrum (now OVG360), led by Peter Luukko, partnered with Ellis-Don to create the London Civic Centre, LP (LCC) and established an incredible public-private partnership with the City of London, to develop a new arena in Downtown London.

We believed in London then and knew that a new arena would be a true gem that would bring world class entertainment to London and ultimately bring additional new development, and a new way of living in Southwestern Ontario.

Twenty years later, as operators of Budweiser Gardens, Peter Luukko, Brian Ohl, and the OVG360 team remain committed to offering a diverse lineup of the world's top live entertainment and sports attractions that bring visitors across Western Ontario into London daily.

OVG360 has been a part of this fantastic venue since groundbreaking when we operated as Global Spectrum, then Spectra, and now OVG360. We have always positioned Budweiser Gardens as a landmark of civic pride and community accessibility, promoting a sense of vibrancy and culture and providing a wide range of public sports and entertainment.

As the building recently celebrated its 20th anniversary, it requires a series of renovations and upgrades to adapt to fan expectations and demands, ones that will significantly increase new revenue streams and further enhance the guest experience, whether they be our patrons, the artists, the athletes, or the performers who make Budweiser Gardens their temporary home while entertaining thousands of guests each night here in London.

OVG360 recently completed six new arena projects across North America including a modernization of the arena in Baltimore. We believe it is imperative that we upgrade Budweiser Gardens to meet the growing needs of today's standards, enhance the experience for all users, and continue to attract the world-class events and musical superstars that have made Budweiser Gardens incredibly successful, and keep London, Ontario, on the entertainment map.

When the original contract was signed over 20 years ago, there was always an understanding that upgrades would be a necessity in the future. However, we have an excellent opportunity to accomplish the necessary betterments to enable Budweiser Gardens and the City of London to continue building on this incredible legacy the venue has established locally, nationally, and internationally.

OVG360 is known for causing a positive disruption in the live entertainment industry. We know what Budweiser Gardens means to the City of London and its impact on bringing thousands of visitors to London each year. And we know what a newly reimagined Budweiser Gardens can mean for London. It is time for the public-private partnership, and the City of London to once again work together to modernize Budweiser Gardens, which will have little disruption on business, but a positive disruption for London.

OVG360, which acquired Spectra and its predecessor Global Spectrum in 2022, is the leading developer of new arena projects, including Climate Pledge Arena in Seattle, WA; UBS Arena at Belmont Park in Elmont, NY; Acrisure Arena in Coachella Valley, CA; Enmarket Arena in Savannah, GA; the recently reimagined CFG Bank Arena in Baltimore, MD; and FirstOntario Centre in Hamilton, ON.

Our team is well versed on what upgrades are needed here, and with input from our recently opened arenas, we can bring insight, experience, and knowledge to help enhance Budweiser Gardens for the next 20 years.

To be cost-efficient, we strongly encourage the renovations to be a priority now, as delays could see prices continue to escalate.

The London Knights have had incredible success at Budweiser Gardens. This is mainly due to the Hunters' ability to attract top players, which will become more difficult each year as the teams' facilities within the arena have fallen well behind those of most other OHL franchises.

While most teams can offer players extensive exercise and training equipment to keep them performing at their peak, the Knight's players have limited resources due to space constraints.

An expansion of Budweiser Gardens will once again restore the Knight's reputation for having the best fans in the CHL and the facility to match it. Furthermore, a renovation to the Knights' facilities would also positively affect current contract negotiations, which will need to be approved by the City.

Throughout the last 20 years, Budweiser Gardens has hosted various high-profile events that have put London on the forefront of the Canadian Stage and internationally, as well! The 2012 World Figure Skating Championships, the 2005 and 2014 Memorial Cup, the Brier in 2010 and 2023, and the Junos in 2019 are just a few examples of such events; however, with each of these events, additional temporary infrastructure needed to be erected to meet the needs of the event. This also adds considerable costs to event organizers, as noted in the feedback received on numerous recent bids for provincial and national events.

To remain competitive with newer arenas opening and other venues undergoing renovations, it is imperative that we, too, renovate Budweiser Gardens.

The 10,000 SF of multi-purpose event space in the proposed expansion will alleviate the need for temporary infrastructure and reduce costs for the organizers, making London a desirable option to host future high-profile events again.

The upgrades in arena amenities and technology that have taken place in the two decades since Budweiser Gardens opened its doors have rendered what was once considered cutting-edge and best-in-class obsolete.

For example, concession stands have shifted from traditional counter service to grab-n-go technology, allowing for a better fan experience with shorter lines and increased revenue as more people can be serviced.

On behalf of OVG360, operators of Budweiser Gardens, we encourage the council to approve the proposed renovation plan for Budweiser Gardens. The benefits of this renovation are clear, and we must act now to ensure the continued success of our venue and the City of London.

We firmly believe in the City of London, and we know that further strengthening our public-private partnership, and with our partners at Ellis-Don, we can take Budweiser Gardens into its next phase and further change the landscape once again here in London.

We are prepared to once again invest in London's future.

Sincerely,



Peter Luukko
Co-Chairman
OVG360



Brian Ohl
General Manager
Budweiser Gardens



Randy Reymer
Vice President & Area Manager –
Southwestern Ontario
EllisDon Corporation

Proclamation Request Form

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

Request details

Name of Organization Network of Azerbaijani Canadians
Date Proclamation Required By June 7, 2023. (can be early or late)
Proclamation Name Azerbaijan Democratic Republic (ADR)
Proclamation Type (day, week or month) June 7, 2023
Category (public awareness campaigns), (charitable fundraising campaigns), (arts and cultural celebrations) Cultural
Requester Name Kamala Shiryeva
Requester Telephone Number
Requester Email Address
Requester Address Kipps Lane London On N5Y 4S6
Provide details of your Organization's Connection to London Azerbaijani Turkish Canadian Association ATCA is a non-profit organization that has been actively engaged in Canadian society, in London Ontario, since 2010. We organize a wide range of community events related to culture, traditions, and professional networks. We coordinate projects and work closely with our community members, partners and service providers, to ensure that Azerbaijani Canadians are organized, informed and support each other. <i>We along with other registered associations across Canada, have become an umbrella organization of the NAC since 2020.</i>
Required Supporting Documents <ul style="list-style-type: none"> • Detail information on the Organization • Detail information on the Event (we can provide required more info as needed) • Confirmation of authorization from the Organization to submit the request www.azcanet.ca www.twitter.com/azcanet www.fb.com/azcanet www.instagram.com/azcanet

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

Signature  Date April 28, 2023

NOTICE OF COLLECTION OF PERSONAL INFORMATION

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

Proclamation Request Form

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Request details

Name of Organization
Anxiety Canada (Charitable #864353727RR0001)
Date Proclamation Required
10 June 2023
Proclamation Name
Action Anxiety Day
Proclamation Type (day, week or month)
Day
Category (public awareness campaigns), (charitable fundraising campaigns), (arts and cultural celebrations)
Public Awareness Campaign and Charitable fundraising campaign
Requester Name
Rebecca Naidoo for Anxiety Canada
Requester Telephone Number
6042274533
Requester Email Address
rnaidoo@anxietycanada.com
Requester Address
400-601 West Broadway, Vancouver, BC, V5Z 4C2
Provide details of your Organization's Connection to London
Anxiety Canada is a national Canadian non-profit providing free anxiety management resources for all Canadians. This important awareness day with the support from the City of London will help promote these invaluable and evidence-based resources to Londoners.
Required Supporting Documents
<ul style="list-style-type: none">• Detail information on the Organization• Detail information on the Event• Confirmation of authorization from the Organization to submit the request
The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws
Signature <i>Rnaidoo</i> Date 7 April 2022
NOTICE OF COLLECTION OF PERSONAL INFORMATION
Personal information collected on this form is collected under the authority of the <i>Municipal Act, 2001, S.O. 2001, c. 25</i> and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to the City Clerk, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4937, email: csaunder@london.ca

Proclamation Request Form

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

Request details

Name of Organization Sickle Cell Awareness Group of Ontario
Date Proclamation Required June 19, 2023
Proclamation Name World Sickle Cell Day 2023
Proclamation Type (day, week or month) Day
Category (public awareness campaigns), (charitable fundraising campaigns), (arts and cultural celebrations) public awareness campaigns
Requester Name Ika Washington
Requester Telephone Number 647-975-0250
Requester Email Address communication@sicklecellanemia.ca
Requester Address 235-415 Oakdale Road., North York, Ontario M3N 1W7
Provide details of your Organization's Connection to London SCAGO is a leading charitable patient organization providing evidence-based support to families with children, adolescents, and adults, with sickle cell disease across the four regions of the province. It supports clinical research and engages in psycho-social research, health promotion, patient and care providers' education, community awareness, and the development of best practices guidelines. We work with the hospitals in London, in all these areas to support SCD patients and their families.
Required Supporting Documents <ul style="list-style-type: none">• Detail information on the Organization• Detail information on the Event• Confirmation of authorization from the Organization to submit the request
The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws Signature <i>Ika Washington</i> Date May 10, 2023 NOTICE OF COLLECTION OF PERSONAL INFORMATION Personal information collected on this form is collected under the authority of the <i>Municipal Act, 2001, S.O. 2001, c. 25</i> and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to the City Clerk, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4937, email: csaunder@london.ca



SCAGO

Sickle Cell Awareness Group of Ontario

May 10, 2023

Dear City Clerk's Office:

I am writing to introduce myself as the Communications and Marketing Manager for the Sickle Cell Awareness Group of Ontario (SCAGO). As a member organization under the national umbrella of the Sickle Cell Disease Association of Canada, SCAGO was established in 2005 with the aim of improving treatment and care for patients living with Sickle Cell Disease (SCD), educating the community on SCD and sickle cell trait, and support those living with the disease.

SCD is a hereditary genetic disease characterized by the presence of abnormal crescent-shaped red blood cells and affects Canadians of various heritages. It is estimated that over 2000 Ontarians are living with sickle cell disease, and up to one in four from specific cultural backgrounds carries the sickle cell trait.

June 19th is observed as World Sickle Cell Day to encourage global awareness and action to bring awareness through information, activities and concern. The Canadian government passed Bill S-211, enacting June 19th every year as "*National Sickle Cell Awareness Day*" to increase awareness of SCD, the importance of education on SCD and genetic testing, assist in patients realizing there is a community across Ontario, and give hope, inspiration and empowerment to individuals living with sickle cell disease.

We are requesting that the City of London declare a Proclamation and illumination request to recognize World Sickle Cell Day on June 19, 2023, as our missions are aligned with the aim of a proclamation. We believe that improved awareness of SCD will help reduce the number of new births and assist patients in realizing there is a community across Ontario.

Since 2017, we have partnered with various organizations to illuminate their landmarks, including the CN Tower, Exhibition Princess Gates, and Niagara Falls, with proclamations in multiple cities in Ontario. We found that this initiative generated a lot of conversation on social media platforms about the disease and provided a platform for SCD patients to share their experiences with friends and co-workers. As we continue to find new ways to raise awareness and dispel stereotypes surrounding SCD, we push to recognize SCD patients who continue to live with the disease, as well as those who have lost their lives.

We hope that the City of London will consider our request to declare a proclamation and illumination to recognize World Sickle Day on June 19, 2023. Thank you for taking the time to

read this proclamation and illumination request. If you have any further questions, please don't hesitate to contact me.

Best Regards,

Ika Washington, MSc, BSc, PhD student
Communications and Marketing, Manager
Ph: 647-975-0250 | E: communication@sicklecellanemia.ca

Organization's Information

Website Address: www.sicklecellanemia.ca

PH: 416-745-4267

Charitable Registration #: 83332 0872 RR0001