

**7TH REPORT OF THE**  
**STRATEGIC PRIORITIES AND POLICY COMMITTEE**

Meeting held on February 20, 2014, commencing at 4:08 PM, in the Council Chambers, Second Floor, London City Hall.

**PRESENT:** Mayor J.F. Fontana (Chair), Councillors B. Polhill, B. Armstrong, S. Orser, J.L. Baechler, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant and S. White and C. Saunders (Acting Secretary).

**ABSENT:** Councillors J.B. Swan, N. Branscombe and P. Hubert.

**ALSO PRESENT:** A. Zuidema, J.P. Barber, J. Braam, P. Christiaans, J.M. Fleming, T. Grawey, M. Hayward, G. Kotsifas, H. Lysynski, S. Mathers, V. McAlea Major, M. Ribera, E. Soldo and P. Yeoman.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

Recommendation: That it BE NOTED that no pecuniary interests were disclosed.

**II. CONSENT ITEMS**

None.

**III. SCHEDULED ITEMS**

2. Growth Management Implementation Strategy (GMIS) - 2014 Annual Review and Update

Recommendation: That the following action be taken with respect to the implementation of the Official Plan growth management policies applicable to the financing of growth related infrastructure work:

- a) the Growth Management Implementation Strategy Update, as appended to the staff report dated, February 20, 2014 as Appendix 'A' BE APPROVED, it being noted that:
- i) this strategy will provide direction on future development applications and be used as a guideline document for the 2014 Development Charge By-law update process;
  - ii) the Growth Management Implementation Strategy will be used to adjust the 10-year Capital Program for growth infrastructure;
  - iii) accommodating the timing of infrastructure consistent with development interests has put upward pressure on 2014 development charge rates;
  - iv) the Development Charges reserve funds for hard services will require close monitoring, and project deferrals are possible in future, and that the Chief Building Official has been requested to provide quarterly building activity forecasts to assist in the DC revenue monitoring effort; it being noted that the Strategic Priorities and Policy Committee heard a verbal delegation from Jim Kennedy, President, London Development Institute with respect to this matter; and,
- b) the attached correspondence from B. Stratford BE REFERRED to the 2015 Growth Management Implementation Strategy process for consideration;

it being noted that the Strategic Priorities and Policy Committee reviewed and received the attached presentation from S. Mathers, Manager, Development Finance, with respect to this matter;

it being further noted that the Strategic Priorities and Policy Committee heard a verbal delegation from Jim Kennedy, President, London Development Institute, with respect to this matter.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, S. Orser, J.L. Baechler, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (11)

3. Development Charges Review 2014 - Draft Rate Calculations

Recommendation: That the following actions be taken with respect to the Development Charges Review 2014 Draft Rate Calculations:

- a) the inclusion of the Water supply component in the 2014 Development Charges Background Study at a cost of approximately \$589 per single family home BE DEFERRED until such time as the Civic Administration as reported back on the matters contained in part b) below; it being noted that the growth costs associated with Water Supply are currently being funded by water user rates;
- b) the Civic Administration BE DIRECTED to report back on the calculation noted in a) above, after reviewing the matter with the Technical Review Team; it being noted that the report back should also include information regarding the following matters:
  - i) the impact of staging of the proposed Development Charge to commence in January or February 2015 rather than August 2014;
  - ii) the breakdown of the costs to the taxpayers should the proposed Development Charge be reduced to \$28,000 instead of the proposed charge of \$31,021;
  - iii) the value of the average home, in both dollars and percentage;
  - iv) the length of time it would be before residents would see the reduction in the Development Charge;
  - v) the possibility of incorporating an incremental increase;
  - vi) ensure that the questions and/or concerns provided in the communications relating to this matter are addressed; and,
  - vii) if the Municipal Council proceeds with the proposed reduction, what will the process be;
- c) the Civic Administration BE DIRECTED to refer consideration of the inclusion of a new Operations Centre component to the next Development Charges review;
- d) the Civic Administration BE DIRECTED to include revisions to the Transportation Master Plan schedule of approximately \$115 million in projects beyond the twenty (20) year period; thereby reducing the draft single family residential rate by approximately \$1,000 per single family home; and
- e) the Civic Administration BE DIRECTED to seek input from the development industry and report back with respect to the economic impact of the proposed Development Charges;

it being noted that the Strategic Priorities and Policy Committee heard the following verbal delegations:

- Jim Holody, President, London St. Thomas Association of Realtors;
- Ted Melchoir, President, London Home Builders' Association;
- Jim Kennedy, President, London Development Institute;
- Jim MacKinnon, Business Manager, Labourers' International Union of North America, Local 1059;
- Gloria McGinn-McTeer, Urban League;

it being noted that the Strategic Priorities and Policy Committee reviewed and received the attached presentation from P. Christiaans, Director, Development Finance, with respect to this matter;

it being further noted that the Strategic Priorities and Policy Committee reviewed and received communications from the following individuals:

- a) a communication dated February 18, 2014 from Jim Holody, President, London and St. Thomas Association of Realtors;
- b) a communication dated February 18, 2014 from Lois Langdon, Executive Officer, London Home Builders' Association;
- c) a communication dated February 18, 2014 from Jim Kennedy, President, London Development Institute;
- d) a communication dated February 18, 2014 from Jim MacKinnon, Business Manager, Labourers' International Union of North America, Local 1059; and
- e) a communication dated February 18, 2014 from Gerry Macartney, CEO, London Chamber of Commerce.

Voting Record:

Part a)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, S. Orser, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (9)

NAYS: J.L. Baechler, B. Armstrong, J.P. Bryant (3)

Parts b), c) and d)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, S. Orser, J.L. Baechler, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (12)

Part e)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (7)

NAYS: J.L. Baechler, M. Brown, J.P. Bryant (3)

#### **IV. ITEMS FOR DIRECTION**

##### **4. London Convention Centre Corporation Board Appointment**

Recommendation: That Crispin Colvin BE APPOINTED to the London Convention Centre Board of Directors as the Agricultural Sector Representative, effective immediately, for a term ending November 30, 2014.

Motion Passed

YEAS: J.F. Fontana, B. Armstrong, B. Polhill, S. Orser, J.L. Baechler, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (10)

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VI. CONFIDENTIAL**

*(See Confidential Appendix to the 7th Report of the Strategic Priorities and Policy Committee.)*

The Strategic Priorities and Policy Committee convened in camera at 6:47 PM to 7:00 PM after having passed a motion to do so, with respect to the following matter:

- C-1. A matter pertaining to personal matters, including information regarding an identifiable individual, including a municipal employee, with respect to employment related matters, advice or recommendations of officers and employees of the Corporation including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation.

**VII. ADJOURNMENT**

The meeting adjourned at 7:07 PM.