

31ST REPORT OF THE COMMITTEE OF THE WHOLE

Meeting held on October 4, 2011 commencing at 4:00 PM.

PRESENT: Mayor J. Fontana and Councillors W.J. Polhill, J. Swan, S. Orser, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D.T. Brown, H.L. Usher, J.P. Bryant and S. White; and C. Saunders (Secretary).

ALSO PRESENT: J.A. Fielding, M. Hayward, P. McNally, J. P. Barber, G. Barrett, J. Braam, R. Brown, J. Clark, I. Collins, A. Dunbar, J.M. Fleming, E. Gamble, S. Galloway, E. Gamble, G.T. Hopcroft, T.A. Johnson, V. McAlea Major, J. Page, L. Palarchio, C. Parker, J. Senese, R. Standish, J. Sura, B. Westlake-Power and J. Yanchula.

I YOUR COMMITTEE RECOMMENDS:

2012 Water
Budget

1. (1) That, on the recommendation of the Director of Water and City Engineer, the draft 2012 Operating Budget, Capital Budget and 2013 - 2021 Capital Forecast for Water Services as presented and the attached proposed by-law for Water Rates and Charges (Appendix "B") **BE REFERRED** to a public participation meeting before the Committee of the Whole on November 8, 2011 for consideration;

it being noted that the Committee of the Whole heard a verbal delegation from the Director, Water and City Engineer with respect to this matter.

2012 Wastewater
and Treatment
Budget

2. (2) That, on the recommendation of the Director of Water and City Engineer, the draft 2012 Operating Budget, Capital Budget and 2013 - 2021 Capital Forecast for Wastewater and Treatment Services as presented and the attached proposed by-law for Sewer System Fees and Charges (Appendix "B") **BE REFERRED** to a public participation meeting before the Committee of the Whole on November 8, 2011 for consideration;

it being noted that the Committee of the Whole heard a verbal delegation from the Director, Water and City Engineer with respect to this matter.

Draft Terms of
Reference for the
2011 Official Plan
Review

3. (3) That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions **BE TAKEN** with respect to the 2011 Official Plan Review process:

- (a) that, on the recommendation of the Director, Land Use Planning and City Planner, the Draft Terms of Reference, as included in the report dated October, 4, 2011 for the 2011 Official Plan Review process **BE RECEIVED** and circulated for public review and comment;
- (b) that the Director, Land Use Planning and City Planner **BE DIRECTED** to bring back the Terms of Reference for the 2011 Official Plan Review at a Public Participation Meeting be held before the Strategy and Policy Committee in December 2011 following consultation with various stakeholders including, but not limited to: the public; Urban League; development industry; Chamber of Commerce, relevant government ministries and agencies; and adjacent municipalities;
- (c) that Civic Administration **BE DIRECTED** to initiate a Request for Proposal to retain a consultant to develop and oversee a communication and consultation program for the 2011 Official Plan Review, noting that the Request for Proposal for the consultant will not be let until Council confirms the need to review the Official Plan; and,
- (d) the Civic Administration **BE DIRECTED** to bring forward the updates to the Industrial Land Strategy and report on related adjustments to the Urban Growth boundary prior to the Comprehensive Review.

IT BEING NOTED THAT, following the public consultation process for the Terms of Reference, Municipal Council will consider the need for an Official Plan update pursuant to Section 26(1) of the *Planning Act*;

it being further noted that the Committee of the Whole heard a verbal presentation from the Director, Land Use Planning and City Planner with respect to this matter; and

it being further noted that the Committee of Whole requested the Civic Administration to add the word "Culture" after the word "Economic" to the Phase 2 – Community Consultation on the Vision – Identification of Community Values.

Financing: Future
Capital Initiatives

4. That, on the recommendation of the City Treasurer, Chief Financial Officer, the following actions be taken with respect to the financing of future capital initiatives:

- (a) the City municipal contribution to the capital projects indentified at the August 29, 2011 Municipal Council meeting **BE LIMITED** to \$100 million;
- (b) a 1% Special Economic Development Levy **BE APPROVED** for the 2012 Budget and 2013 to 2016 Budget Forecast Period in order to provide municipal funding and assist with leverage financing on New Economy Projects approved by Municipal Council; it being noted that a 1% Special Economic Development Levy will raise an estimated \$70 million of municipal funding toward New Economy Projects; and,
- (c) the proposal to "phase out" the Development Charge exemption and Downtown Rehabilitation and Redevelopment Grants (property tax grants) **BE REVIEWED**, prior to making decisions on New Economy Projects and that the Director of Planning provide a report back to Municipal Council on the impacts of phasing out residential development incentives, namely: the Development Charges exemption and the Downtown Rehabilitation and Redevelopment Grants;

it being noted that the contribution to these reserve funds could be used as an alternative source of funding for some of the projects anticipated in the Downtown Master Plan. It being further noted that several residential development proposals considered for the downtown and SOHO areas would attract significant municipally funded incentives which would be in addition to the current municipally funded DC exemption and Downtown Rehabilitation and Redevelopment Grant (property tax grant) programs; it being further noted that the Committee of the Whole heard a verbal presentation from the City Treasurer, Chief Financial Officer and the Director of Financial Planning & Policy with respect to this matter.

Review of the
Revised Draft
Strategic Plan

5. (4) That the revised draft strategic plan 2011-2014 **BE REFERRED** to the October 25, 2011 Committee of the Whole meeting.

Appointment to
the Middlesex-
London Health
Unit

6. (5) That Councillor S. Orser **BE APPOINTED** to the Middlesex-London Health Unit for the term ending November 2014.

Revisions to
2012 Budget
Timetable

7. (7) That, on the recommendation of the City Clerk, the 2012 Budget Timetable **BE AMENDED**, as identified in the attached revised Timetable; it being noted that the Municipal Council previously acknowledged that changes to the 2012 Budget Timetable may be necessary as a result of the new committee structure and meeting schedule.

Downtown Vision
– Summary of
the Downtown
Summit

8. That, on the recommendation of the Director of Land Use Planning and City Planner, the following actions be taken with respect to the Downtown Master Plan:

- (a) the presentation entitled "City of Opportunity: A Vision for Downtown" **BE RECEIVED** and **BE REFERRED** to staff to be integrated into the Downtown Master Plan; and
- (b) the Civic Administration **BE REQUESTED** to consider, and report back on, a potential strategy, action plan and budget for advancing high priority projects within the downtown vision, recognizing the

municipality's role and the role of institutional, senior government and private sector partners;

it being noted that the Committee of the Whole heard a verbal presentation from the Director, Land Use Planning and City Planner, the Manager, Land Use Planning Policy and the Manager, Community Planning and Urban Design re Downtown Vision – Summary of the Downtown Summit with respect to this matter.

Options for City Hall

9. That the Civic Administration **BE DIRECTED** to take the following actions with respect to future options for City Hall:

- (a) the University of Western Ontario (UWO) **BE ADVISED** that the Municipal Council will enter into discussions with respect to the City's interest in the Civic Campus, which generally includes City Hall, Centennial Hall, the associated parking facility and the City of London's interest in a land lease related to Centennial House and pursuing a resituated City Hall;
- (b) the UWO **BE REQUESTED** to submit a comprehensive business plan, by March 2012, which would include details as to the potential use of the Civic Campus, any investment that may be required by the City in the current facilities, other funding partners including other levels of government, benefits to the community as a result of this endeavour, and an implementation strategy and timeline for completion;
- (c) the Civic Administration **BE DIRECTED** to report back to the Strategic Priorities and Policy Committee on a proposed procurement process for a resituated City Hall that addresses both location and the design and construction of the facility;
- (d) the Civic Administration **BE DIRECTED** to report back on strategy to rationalize the City's leased and owned portfolio to accommodate the decentralized service delivery model; and,
- (e) the Civic Administration **BE DIRECTED** to report back to the Strategic Priorities and Policy Committee with respect to a financing/investment strategy to support the above;

it being noted that the Committee of the Whole (CW) heard a verbal presentation from Managing Director, Corporate Assets with respect to this matter;

it being further noted that the CW received and noted communications from the following individuals with respect to this matter:

- B. Adamson, President and CEO, London Health Sciences Centre;
- H. W. Rundle, President, Fanshawe College;
- B. Tucker, Director of Education, Thames Valley District School Board;
- B. Meehan, Museum London;
- D. Matthews, Minister, Ministry of Health and Long-Term Care;
- G. Kernaghan, President & CEO, St. Joseph's Health Care London and M.M. Campbell, President & CEO, St. Joseph's Health Care Foundation;
- G. Slemko, President, Foundation Board, S. Nickle, President, Operating Board, D. Harvey, Executive Director and S. Ferley, Artistic Director, The Grand Theatre; and
- P. Fox, LLB Chair, and D. Sylvest, PhD, Principal, Kings University College.

Fanshawe
College Campus
in Downtown

10. Pursuant to section 13.7 of the Council Procedure By-law, the actions of the Municipal Council, taken at its meeting of May 9, 2011, relating to the adoption of clause 1 of the 13th Report of the Finance and Administration Committee, concerning the approval an agreement with the Fanshawe College of Applied Arts and Technology to facilitate the development of a Fanshawe College campus in Downtown London, and to authorize the Mayor and the City Clerk to execute the related agreement, **BE RECONSIDERED**, with respect to the matters relating to the establishment of a Heritage Grant.

That the following actions be taken with respect to the existing Agreement with Fanshawe College of Applied Arts and Technology, dated May 11, 2011, regarding the establishment of an Education and Arts District in Downtown London;

- (a) the City of London's commitment to contributing up to \$10 million to the Fanshawe College of Applied Arts and Technology to establish an Education and Arts District in Downtown London **NO LONGER BE SUBJECT TO** the purpose of restoration and renovations of acquire property that qualify as Heritage Properties in the District (the "Heritage Grant");
- (b) the Civic Administration **BE DIRECTED** to prepare the necessary amendments to the May 11, 2011 Agreement between The Corporation of the City of London (the "City") and The Fanshawe College of Applied Arts and Technology ("Fanshawe") with respect to the intent of the City to provide grants to Fanshawe to assist with the establishment of an Education and Arts District in downtown London, and to remove references and provisions related to Heritage Grants; and
- (c) the Civic Administration **BE DIRECTED** to bring the revised Agreement, noted in clause (b) above, to a future meeting of the Finance and Administration Committee for consideration.

II YOUR COMMITTEE REPORTS:

Animal Welfare
Advisory
Committee
Resignation

11. (6) That the Committee of the Whole (CW) received a communication dated September 27, 2011, from Jim Symons, resigning his appointment to the Animal Welfare Advisory Committee. The CW accepted the resignation with regret and asked the Mayor to forward a letter of appreciation to Mr. Symons.

Recorded Vote -
Draft Terms of
Reference for the
2011 Official Plan
Review

12. The Committee of the Whole held a recorded vote on part (c) of clause 3 of this report, with respect to the Draft Terms of Reference for the 2011 Official Plan Review. The members voting as follows:

YEAS: Mayor Fontana, Councillors Polhill, Swan, Orser, M. Brown, Hubert, D. Brown, Usher and White. (9)

NAYS: Councillors Henderson, Van Meerbergen and Bryant. (3)

Recorded Vote -
Financing: Future
Capital Initiatives

13. The Committee of the Whole held a recorded vote on part (a) of clause 4 of this report, with respect to the Financing: Future Capital Initiatives. The members voting as follows:

YEAS: Mayor Fontana, Councillors Swan, Orser, M. Brown, Hubert, Usher, Bryant and White. (8)

NAYS: Councillors Polhill, Henderson, Van Meerbergen and D. Brown. (4)

Recorded Vote -
Financing: Future
Capital Initiatives

14. The Committee of the Whole held a recorded vote on part (b) of clause 4 of this report, with respect to the Financing: Future Capital Initiatives. The members voting as follows:

YEAS: Councillors Polhill, Swan, M. Brown, Hubert, Henderson, Van

Meerbergen, Usher and Bryant. (8)

NAYS: Mayor Fontana, Councillors Orser, D. Brown and White. (4)

Recorded Vote -
Financing: Future
Capital Initiatives

15. The Committee of the Whole held a recorded vote on part (c) of clause 4 of this report, with respect to the Financing: Future Capital Initiatives. The members voting as follows:

YEAS: Mayor Fontana, Councillors Polhill, Swan, M. Brown, Hubert, Usher, Bryant and White. (8)

NAYS: Councillors Polhill, Orser, Henderson, Van Meerbergen and D. Brown. (5)

Disclosure of
Pecuniary Interest
- Councillor
Hubert

16. That Councillor Hubert disclosed a pecuniary interest on clause C-1 of the Confidential Appendix to this report, having to do with a matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition or disposition of land; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition or disposition by indicating that he is the Executive Director of an agency that leases land from a landowner in the area.

Confidential
Matters

17. That the Committee of the Whole passed the following resolution prior to moving in camera from 9:15 p.m. to 10:06 p.m.:

That the Committee of the Whole move in camera to consider a matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition or disposition of land; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition or disposition.

The meeting adjourned at 10:07 p.m.

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APPENDIX B

Bill No.
2009

By-law No. W-_____

A by-law to amend By-law W-7 entitled, "A by-law to provide for the setting of rates and charges for water supply in the City of London."

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

1. Section 3.1 of By-law W-7 is amended by deleting the existing table and replacing it with a new table as follows:

Water Supply (based on consumption)	Rate (\$/m³)
Residential:	
First 16.990 m ³	1.61493
Next 39.644 m ³	1.69755
All additional m ³	1.77891
Minimum monthly charge	5.00

2. Section 3.2 of By-law W-7 is amended by deleting the existing table and replacing it with a new table as follows:

Commercial, Institutional, Industrial, & Multi Family Residential (bulk meter)	Rate (\$/m³)
First 2.832 m ³	6.18375
Next 707.925 m ³	1.05880
All additional m ³	0.87444
Minimum monthly charge	5.00

3. Section 4.1 of By-law W-7 is amended by deleting the existing table and replacing it with a new table as follows:

Water Meter Fixed Charge (Based on Meter Size)	Monthly Rate (\$)
16 mm	0.64
19 mm	0.70
25 mm	5.57
40 mm	10.88
50 mm	14.58
76 mm	36.36
100 mm	53.55
150 mm	90.41
200 mm	139.53

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4. Section 5.1 of By-law W-7 is amended by deleting the existing table and replacing it with a new table as follows:

Water Rate for Temporary Connection for Construction	Charge (\$)
Single family structure	12.98
Duplex structure – one service line	12.98
Up to 4 units	16.22
5 to 10 units	24.32
11 to 15 units	32.43
16 to 20 units	40.55
21 to 25 units	48.82
26 to 30 units	56.75
31 to 35 units	64.89
36 to 40 units	73.00
41 to 50 units	81.10
Over 50 units	1.64 per unit
Other structures	\$3.30 per 93m ² of floor space minimum charge \$8.25
Bulk water users	
Smart Card (per card purchase cost)	\$32.40
Cost of Water per 1,000 L	\$2.68
Inspecting waterworks installations/disconnections	\$89.76 per hour

5. Section 5.2 of By-law W-7 is amended by deleting the existing table and inserting new table as follows:

Watermain Tapping Charges	Charge
Tap size of 50 mm or less	\$250.00
Tap size of greater than 50 mm	\$500.00
Tapping concrete watermains or tap size of greater than 300 mm	\$1,500.00

6. Section 5.3 of By-law W-7 is amended by deleting the existing table and inserting new table as follows:

Miscellaneous Charges	Charge
Change of occupancy/Account set-up fee	\$30.00
Late payment charge	London Hydro billings at 1.5% per month compounded monthly City of London billings at 1.5% per month
NSF cheques	\$13.79 plus bank charges
Collection charges	\$14.32 per trip
Disconnection of Service	
During regular hours	\$29.45
After regular hours	\$46.45
Arrears Certificate	\$50 per property
Disconnect and Reconnect meter – customer request	
Up to 25 mm	\$59.21
Over 25 mm	\$100.79

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Install water meter and remote read-out unit -- customer request	\$226.80
Repair damaged meter 16 and 19 mm 25 mm and up	\$155.91 Time and Material
Meter checked for accuracy at customer's request and found to be accurate Up to 25 mm Over 25 mm	\$116.53 \$157.47
Builder and Developer Frontage Charges: (based on actual frontage which directly abuts City right-of-way) Residential (maximum 50 metres) Commercial, Institutional and Industrial	\$162.75 per metre \$173.09 per metre

7. This by-law comes into force and effect on January 1, 2012.

PASSED in Open Council November 21, 2011

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – November 21, 2011
Second Reading – November 21, 2011
Third Reading - November 21, 2011

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APPENDIX B

Bill No.
2009

By-law No. WM-_____

A by-law to amend By-law WM-26 entitled, "A by-law to establish the Schedule of Sewer System Fees and Charges."

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

- Schedule 1 of By-law WM-26 is amended by deleting Table 1 and replacing it with a new Table 1 as follows:

	Column 1	Column 2
	Sewer System Charge (based on water consumption)	Sanitary Sewer Charge (\$ per m ³)
Line 1	Residential	1.65516
Line 2	Commercial	1.00457
Line 3	Institutional	0.73711
Line 4	Institutional over 600,000 m ³	0.60520
Line 5	Industrial	0.67618
Line 6	Industrial over 600,000 and under 1.2 million m ³	0.56788
Line 7	Industrial over 1.2 million m ³	0.47971

- Schedule 1 of By-law WM-26 is amended by deleting Table 2 and replacing it with a new Table 2 as follows:

	Column 1	Column 2	Column 3
	Sewer System Charge	Storm Drainage Charge (\$/Month)	Storm Drainage Charge (Annual \$ per hectare)
Line 1	Residential	12.47	
Line 2	Commercial	15.05	
Line 3	Institutional	12.03	
Line 4	Institutional over 600,000 m ³	12.03	
Line 5	Industrial		1,252.32
Line 6	Industrial over 600,000 and under 1.2 million m ³		1,064.66
Line 7	Industrial over 1.2 million m ³		1,064.66

- Schedule 1 of By-law WM-26 is amended by deleting Table 3 and replacing it with a new Table 3 as follows:

	Sewer Rentals	Charge (\$ per m frontage)
Line 1	Sanitary Main Sewers	180.47

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Line 2	Storm Main Sewers – Single Family	167.08
Line 3	Storm Main Sewers – Multi Family	334.15

4. Schedule 1 of By-law WM-26 is amended by deleting Table 4 and replacing it with a new Table 4 as follows:

Hauled Liquid Waste Disposal	Charge (\$ per 1,000 litres)
Hauled Liquid Waste Disposal Rates (except Leachate)	10.28
Leachate	18.92

5. Schedule 1 of By-law WM-26 is amended by deleting Table 6 and replacing it with a new Table 6 as follows:

High Strength Sewage	\$ per m³
High Strength Sewage Service Rate	0.476

6. This by-law comes into force and effect on January 1, 2012.

PASSED in Open Council November 21, 2011

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – November 21, 2011
Second Reading – November 21, 2011
Third Reading - November 21, 2011.

Recommended Timetable for 2012 Budget Political Review

Date	What	Who
Tuesday, October 4, 2011 4:00 p.m.	Water and Wastewater Budgets Tabled	Committee of the Whole
Tuesday, November 8 2011 4:00 p.m.	Water and Wastewater Budgets Review (including Public Participation)	Committee of the Whole – Public Participation
Monday, November 21, 2011 5:00 p.m.	Water and Wastewater Budgets Approved	Council
Monday Tuesday, December 6 5 , 2011	Property Tax Budget Tabled (Operating and Capital Budgets)	Committee of the Whole Strategic Priorities and Policy Committee
Tuesday Monday, December 19 20 , 2011 4:00 p.m.	Budget Orientation and Strategic Planning	Strategic Priorities and Policy Committee Committee of the Whole
Saturday, January 14*, 2012	Public Engagement – Shopping Malls	Council Members
Tuesday Monday, January 17 16 , 2012 4:00 p.m.	Public Participation (Property Tax - Operating and Capital Budgets)	Strategic Priorities and Policy Committee Committee of the Whole
Thursday, January 26, 2012 9:00 a.m.	Property Tax - Capital Budget Review	Strategic Priorities and Policy Committee Committee of the Whole
Thursday, February 2, 2012 9:00 a.m.	Property Tax - Operating Budget Review (complete Capital Budget Review (if needed))	Strategic Priorities and Policy Committee Committee of the Whole
Thursday, February 9, 2012 4:00 p.m.	Property Tax - Operating Budget Review (if needed)	Strategic Priorities and Policy Committee Committee of the Whole
Tuesday Thursday, February 21 16 , 2012 5:00 p.m.	Property Tax Budget Approved	Council

* The form (and possibly date) of the shopping mall sessions may be affected by the outcomes from the current review of citizen engagement strategies.