

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee
From: Cathy Saunders, City Clerk
Subject: Review of Ward Boundaries Update
Date: May 31, 2021

Recommendation

That, on the recommendation of the City Clerk, the following actions be taken with respect to the Ward Boundaries Review:

- a) the report dated May 31, 2021 entitled “Review of Ward Boundaries Update” **BE RECEIVED**; and,
- b) the Civic Administration **BE DIRECTED** to not proceed with changes to the existing Ward Boundaries at this time.

Executive Summary

The *Municipal Act, 2001* (the “Act”) provides authority for a municipality to pass a by-law dividing or re-dividing the municipality into wards or dissolving the existing wards. In keeping with Council Policy 5(35) “Review of Ward Boundaries”, this report provides the Municipal Council with information regarding potential ward boundary reviews in the City of London.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Corporate Services Committee – March 23, 2021 – Review of Ward Boundaries

Corporate Services Committee – May 28, 2019 – Council Policy Manual

Corporate Services Committee – February 27, 2017 – Proposed By-law to Amend City of London Ward Boundaries Public Participation Meeting

Corporate Services Committee – January 24, 2017 – Review of City of London Ward Boundaries

Corporate Services Committee – January 10, 2017 – Review of City of London Ward Boundaries – Public Participation Meeting

Corporate Services Committee – July 19, 2016 – Amendments to the Municipal Elections Act

Finance and Administration Committee – May 4, 2011 – Proposed Ward Boundary Review Policy

Committee of the Whole – March 10, 2009 – Final Report of the Governance Task Force

1.2 Previous Council Direction

Municipal Council, at its meeting held on March 23, 2021 resolved:

“That the following actions be taken with respect to the Ward Boundaries Review:

- a) the report dated March 1, 2021 entitled “Review of Ward Boundaries”, BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to report back on potential changes to the existing Fourteen Ward system that would result in a more balanced population between the Wards;

it being noted that the reviews outlined in b) above would be undertaken based on the guidelines set out in Council Policy 5(35) Review of Ward Boundaries. (2.9/4/CSC) (AS AMENDED) (2021-C07)”

The purpose of this report is to respond to the direction given by the Municipal Council with respect to the Ward Boundaries Review.

1.3 Legislative Context

Section 222 of the Act provides authority for a municipality to pass a by-law dividing or re-dividing the municipality into wards, or a by-law dissolving the existing wards. The Act also sets out the right to appeal. However, there is no explicit requirement in the Act for a municipality to conduct a review of its ward boundaries at any time. The Act does not provide any criteria to govern the establishment or dissolution of ward boundaries. There is also no specific criteria or process for establishing and reviewing ward boundaries prescribed by the Minister of Municipal Affairs and Housing. That being the case, common law in Canada requires that the principle of “effective representation” be applied when reviewing ward boundaries.

Although the existing provincial legislation provides for municipalities to establish and amend ward boundaries on their own, it is important to note that the provincial government has the ultimate authority in the determination of municipal ward boundaries, council size, and council structure. Additionally, residents of London may also petition Municipal Council to create or revise an existing ward structure, and a failure to act upon such a petition may be appealed to the provincial Local Planning Appeal Tribunal (LPAT) – previously the Ontario Municipal Board (OMB). Any Municipal Council decision with respect to ward boundaries may be subject to appeal through the LPAT. Specifically, section 222 of the Act states:

Establishment of wards

(1) Without limiting sections 9, 10 and 11, those sections authorize a municipality to divide or redivide the municipality into wards or to dissolve the existing wards. 2006, c. 32, Sched. A, s. 96 (1).

Notice

(3) Within 15 days after a by-law described in subsection (1) is passed, the municipality shall give notice of the passing of the by-law to the public specifying the last date for filing a notice of appeal under subsection (4). 2006, c. 32, Sched. A, s. 96 (1).

Appeal

(4) Within 45 days after a by-law described in subsection (1) is passed, the Minister or any other person or agency may appeal to the Local Planning Appeal Tribunal by filing a notice of appeal with the municipality setting out the objections to the by-law and the reasons in support of the objections. 2006, c. 32, Sched. A, s. 96 (1); 2017, c. 23, Sched. 5, s. 49 (1).

1.4 Timing

The timing for new ward boundaries to come into force depends on when Council approves a ward boundary by-law. Subsection 222(8) of the Act provides that a by-law to establish ward boundaries comes into force for the next regular election if the by-law is passed before January 1 of a regular election year and no notices of appeal are filed, if notices of appeal are filed and all withdrawn before January 1 of the year of the election, or if notices of appeal are filed and the Local Planning Appeal Tribunal (LPAT) issues an order to affirm or amend the by-law before January 1 of the election year. Despite subsection 222(8), where a by-law comes into force on the day the new council of a municipality is organized following a regular election, that election shall be conducted as if the by-law was already in force.

The entire review process, including receipt of the decision of the LPAT regarding any appeals, must be completed no later than January 1, 2022 in order for the revised ward boundaries to be in place for the 2022 City of London Municipal Election.

1.5 Council Policy 5(35) “Review of Ward Boundaries”

On May 9, 2011, the Municipal Council adopted Council Policy 5(35) entitled “Review of Ward Boundaries.” This policy sets out the frequency of ward boundary reviews and the guiding principles that need to be considered during any ward boundary review process.

On June 11, 2019, the Municipal Council adopted an update to Council Policy 5(35) “Review of Ward Boundaries”, which states as follows:

5(35) Review of Ward Boundaries

The City Clerk shall, as required, undertake a review of the municipal ward boundaries, in sufficient time to allow the implementation of any appropriate ward boundary changes for the next municipal election, in accordance with applicable legislative requirements. The review shall take into consideration balancing population distribution among the wards, both now and in the future based on projections; respecting established neighbourhoods and communities within the municipality; geographical features defining natural boundaries within the municipality; and, infrastructure boundaries such as roads, bridges, rail lines and transit routes. Upon conclusion of the City Clerk’s review, the City Clerk shall recommend if and how the wards should be re-divided for the upcoming election, based upon their findings and in keeping with the public interest.¹

1.6 Previous Ward Boundaries Reviews

The last significant change to the City of London Ward boundaries took place prior to the 2010 Municipal Election with the elimination of the Board of Control, resulting in a 14 Ward system. Since that time, prior to each municipal election, the Civic Administration has reviewed the ward boundaries using available population data within the context of the Council Policy 5(35) “Review of Ward Boundaries”.

On May 30, 2017, the Municipal Council passed a by-law to re-divide the wards in the City of London, adjusting the boundaries of Ward 5, Ward 6, Ward 7, Ward 8, Ward 9, Ward 10, Ward 12 and Ward 13. The revised ward boundaries came into force and effect on December 1, 2018, following the 2018 Municipal Election.

¹ The criteria within the policy is derived from the OMB Decision/Order 3072 (November 22, 2005) (City of London), specifically Attachment 1 Schedule “D”. The policy was in response to a recommendation from Governance Task Force December 1, 2008.

Few concerns have been raised by the public since the changes made to the ward boundaries in 2018. The regular review of the ward boundaries, as required under Council Policy 5(35) “Review of Ward Boundaries”, helps to ensure the ward boundaries continue to remain balanced and assists in achieving the goal of effective representation.

2.0 Discussion and Considerations

2.1 Ward Boundary Review Considerations

In the absence of standard practices, principles, or legislative guidance, municipalities conducting ward boundary reviews use previous Ontario Municipal Board (OMB) decisions, case law and best practices to establish appropriate criteria for an effective review of ward boundaries. Primarily, a review of ward boundaries is intended to achieve “effective representation” or “voter parity” as established by the Supreme Court of Canada. Ward-based electoral systems are structured to reflect this principle and ward boundary reviews are generally conducted to reflect changing community demographics and achieve a balanced population in all wards more appropriately. In accordance with Council Policy 5(35), ward boundary reviews in the City of London, including any reports and preliminary adjustments for revised ward boundaries, are guided by the following principles:

1. A balanced population distribution among wards, both now and in future based on projections;
2. Voter parity;
3. Respecting and protecting established neighbourhoods and communities within the municipality;
4. Respecting geographical features and natural defining boundaries within the municipality;
5. Reviewing existing and proposed developments for future population growth projections; and,
6. Ward history.

The above-noted principles embody criteria like those adopted in recent ward boundary reviews across Ontario and reflect those cited in relevant OMB decisions.

3.0 Key Issues and Considerations

3.1 Current Ward Boundaries

The typical indicator of an effective ward based electoral system is the extent to which all the individual wards approach an “optimal” size. The “optimal” size is determined to be the average population for all wards. Based on the City of London’s current ward structure and overall census population in 2016 (including an enumeration of post-secondary students conducted in 2017), the optimal population size per ward in London is **28,803**.

In accordance with applicable case law and past OMB decisions, population variations of up to 25% above or below the optimal (average) ward size for the City are considered generally acceptable (i.e. no ward should have population greater than 25% above or below the average for all wards). This range is consistent with legislated federal redistribution provisions. Based on population information from the 2016 census, including an enumeration of post-secondary students conducted in 2017, ward populations in the City of London fall within this range (see Table 1).

Table 1: 2018 Population Data by Ward

Ward	Population	Population Variance Prior to 2018 Review	Population	Population Variance Post 2018 Review
1	25,846	-10.27%	25,846	-10.27%
2	25,015	-13.15%	25,015	-13.15%
3	27,150	-5.74%	27,150	-5.74%
4	30,341	5.34%	30,341	5.34%
5	31,916	10.81%	32,116	11.50%
6	28,927	0.43%	29,857	3.66%
7	37,523	30.27%	35,026	21.61%
8	32,619	13.25%	29,391	2.04%
9	31,371	8.92%	28,017	-2.73%
10	26,712	-7.26%	28,429	-1.30%
11	29,509	2.45%	29,509	2.45%
12	29,769	3.35%	31,406	9.04%
13	22,262	-22.71%	26,857	-6.76%
14	24,288	-15.68%	24,288	-15.68%
Total	403,248			
Average	28,803			

Source: Corporate Services Committee – May 23, 2017 – Review of City of London Ward Boundaries (Table 13).

3.2 Post-secondary Student Population

The inclusion of post-secondary students in the total population counts is an estimate only. For 2020 population and ward variance estimates in section 3.5 of this report, only students living in residence at Western University and Fanshawe College for 2020 have been included. A total of 2,056 students living in residence have been added to Ward 3 and a total of 6,339 students living in residence have been added to Ward 6.²

Table 2: 2020 Population Data by Ward

Ward	2018 Population	2020 Population	2020 Population Variance
1	25,846	28,002	-8.23%
2	25,015	26,612	-12.79%
3	27,150	28,860	-5.42%
4	30,341	31,606	3.58%
5	32,116	33,529	9.88%
6	29,857	29,322	-3.90%
7	35,026	37,454	22.75%
8	29,391	29,536	-3.20%
9	28,017	31,893	4.52%
10	28,429	31,232	2.36%
11	29,509	31,146	2.07%
12	31,406	33,436	9.58%
13	26,857	28,583	-6.33%
14	24,288	25,974	-14.88%
Total	403,248		427,185
Average	28,803		30,513

Source: Population data received from City Planning November 2020. Population figures include students living in residence only

² The Western number (6,339) comes from the Institutional Planning and Budgeting – Western facts 2020 website. Fanshawe number is provided by main web site and includes 1,660 units in three traditional on-campus residences and an additional 396 units in an off-campus townhouse complex.

Until recently, Ontario municipalities established ward boundaries without explicitly factoring post-secondary students, however, the OMB ruled in 2013 that the principle of effective representation requires that post-secondary students be counted in the determination of ward boundaries³.

As noted in the 'Review of Ward Boundaries' report dated on March 1, 2021, students are not captured in the Census Data unless their permanent residence is listed as London and are not captured through Municipal Property Assessment Corporation data unless their name has been provided through enumeration forms or other documentation. As a result, in early 2021 the Civic Administration proceeded with contacting post-secondary institutions in London to enquire about the total enrolment, requirements about updating addresses and postal codes, the number of students living in on-campus residence and any information regarding the approximate number of students living in off-campus housing.

Western University and affiliate University Colleges (Brescia, Huron, and Kings) provided the Civic Administration with the current number of students in residence and the current total enrolment. Western University and the affiliated University Colleges do not require students to update their postal codes (or addresses) if they live off-campus. Western University's Off-Campus Housing Service did state that approximately 28,000 students are accommodated off-campus in private sector dwellings (or addresses). How these students are distributed across each ward, or even within the City of London, is currently unknown.

Fanshawe College also provided the City with the current total enrolment and the current number of students in residence. The college was unable to provide estimates regarding the number of Fanshawe students who require off-campus housing. Fanshawe does not require students to update their postal codes or addresses therefore how these students are distributed across each ward, or even within the City of London, is unknown. Both Western University and Fanshawe College have expressed difficulty in enumerating off-campus students. This has been difficult in previous enrolment years but has been exacerbated with the move to virtual learning and online services during the pandemic.

Without accurate information from post-secondary institutions in London, the Civic Administration is unable to provide an estimate of off-campus student population and the distribution of these students between wards for 2020. It being noted that post-secondary student populations are identified as a community of interest in the options below. In conclusion, only students living in residence for 2020 have been included in the proposals for consideration listed in section 3.5 of this Report.

The City of Hamilton and the City of Oshawa have recently completed ward boundary reviews, with specific attention to community consultation, and non-permanent post-secondary student populations. A consultant team (Watson & Associates) was retained by both municipalities to assist with the review of ward boundaries, which included providing estimates for Census undercount and non-permanent post-secondary student population.⁴ If Council wishes to obtain an accurate representation of the distribution and population of non-permanent post-secondary students in London prior to proceeding with a ward boundary review, the Civic Administration recommends retaining a consultant to assist with population estimates, based on the 2016 or possibly the 2021 Census, depending on the availability of data. Based on municipalities of similar size, the Civic Administration estimates this process would take approximately twelve to eighteen months to complete.

³ O.M.B. Decision/Order 130053 (November 6, 2013) (City of Kingston). <https://www.omb.gov.on.ca/e-decisions/mm130053-Nov-06-2013.pdf>

⁴ City of Hamilton Ward Boundary Review Final Report (Amended), 2017 https://www.hamilton.ca/sites/default/files/media/browser/2017-03-06/ward-boundary-review-final-consultant-report_-_amended-appendixa-february1.pdf pg 11;
City of Oshawa Ward Boundary Review Final Recommendations Report, 2017 http://app.oshawa.ca/agendas/city_council/2017/06-15-2017/REPORT_CM-17-14.pdf pg 15

3.3 Growth Projections

The Table below shows growth projection percentage per ward up to 2024, received from the City's Planning and Economic Development Service Area. The city-wide forecasts are from the Watson and Associates "City of London Population, Housing and Employment Growth Forecast Update" endorsed by Council on February 13, 2018 for use in the 2019 Development Charges Study. These are the City's latest forecasts and are rooted in the 2016 census.

Table 3: 2019-2024 Growth Projection Percentage per Ward

Ward	Growth Projections 2019-2024
1	2%
2	0%
3	9%
4	1%
5	8%
6	4%
7	13%
8	1%
9	16%
10	1%
11	2%
12	5%
13	7%
14	10%

3.4 Engaging a Consultant

Most large municipalities that have commenced ward boundary reviews have engaged consultants to lead the process. The consultant would conduct research, develop and execute a work plan that includes public consultation, in addition to undertaking a ward boundary review that will withstand legal scrutiny and possible appeals to the LPAT. Findings and recommendations would be reported to Council. In addition, the consultant would be an expert witness, if necessary, in the event of any appeals to the LPAT.

Based on the reviews conducted previously in London and information provided by other municipalities who have undergone similar reviews, it is estimated that engaging a consultant to assist with the review would take approximately twelve to eighteen months complete.

3.5 Potential Changes for Consideration

At the March 23, 2021 meeting of Municipal Council, it was resolved that the Civic Administration be directed to report back on potential changes to the existing Fourteen Ward system that would result in a more balanced population between the Wards. Below are nine (9) options to achieve a more balanced population across the wards with a focus on three specific wards: Ward 2 (population variance of -12.79%), Ward 14 (population variance of -14.88%), and Ward 7 (population variance of 22.75%). Each option uses the information provided in Table 2.

The current populations in each ward do meet the optimal ward size for effective representation and do not exceed the thresholds of up to 25% above or below the optimal ward size for the City, therefore the Civic Administration does not recommend proceeding with a review of the existing ward boundaries at this time.

Status Quo

As outlined above, make no changes to the current ward boundary structure.

Option 1: Ward 7 Masonville Area to Ward 6

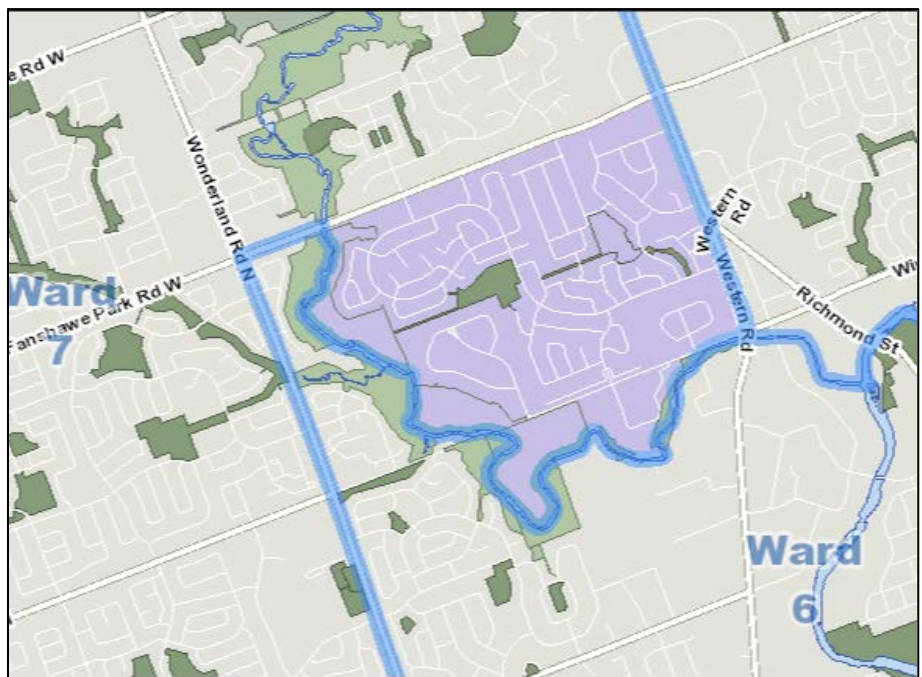
- The area bounded by Richmond Street North (East), Fanshawe Park Road West (North), and along Medway Creek (West & South) be moved from Ward 7 to Ward 6.
- This adjustment would move a population of **5,086** from Ward 7 to Ward 6.
- Both ward populations remain in the +/- 25% acceptable range from the average ward size and meet the principle of 'effective representation'.
- This adjustment considers the 'community of interest' of post-secondary students by bringing the Near Campus Neighbourhood Area into three wards (5, 6, and 13) rather than four (5, 6, 7, and 13).
- This adjustment considers 'established neighbourhoods and communities' by keeping the Old Masonville Neighbourhood and Old Masonville Rate Payers Association within one ward (Ward 6).
- This adjustment uses the east-west arterial road Fanshawe Park Road West, considering the principle of 'infrastructure boundaries'.

Table 4: Ward 7 Masonville Area to Ward 6

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	26,612	-12.79%
3	28,860	-5.42%
4	31,606	3.58%
5	33,529	9.88%
6	34,408	12.76%
7	32,368	6.08%
8	29,536	-3.20%
9	31,893	4.52%
10	31,232	2.36%
11	31,146	2.07%
12	33,436	9.58%
13	28,583	-6.33%
14	25,974	-14.88%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.

Map Ward 7 Masonville Area to Ward 6



Option 2: Ward 7 Masonville Area to Ward 5

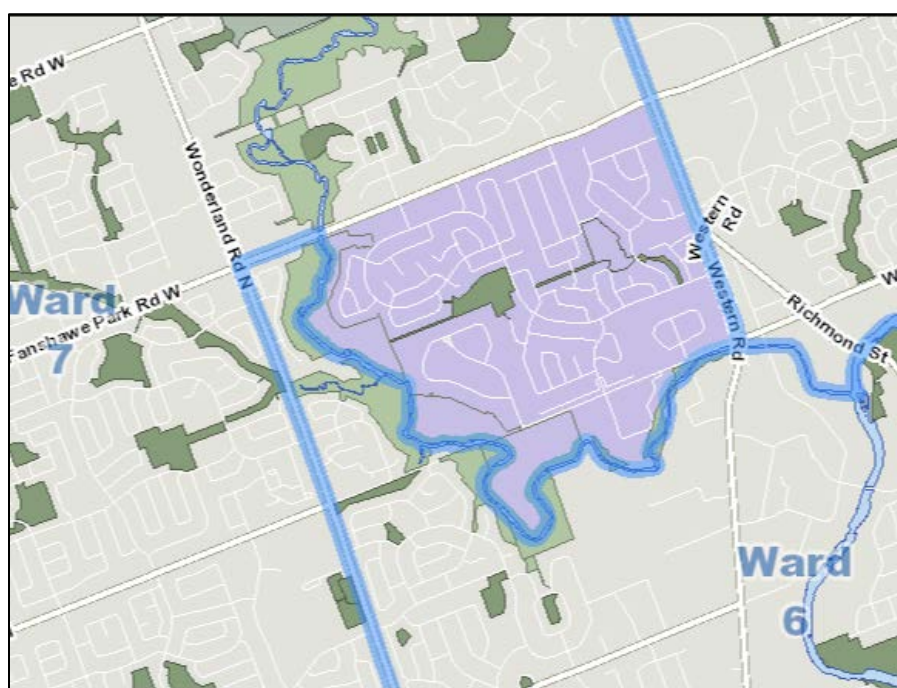
- The area bounded by Richmond Street North (East), Fanshawe Park Road West (North), and along Medway Creek (West & South) be moved from Ward 7 to Ward 5.
- This adjustment would move a population of **5,086** from Ward 7 to Ward 5.
- This adjustment would not keep Ward 5 population within the +/- 25% acceptable range from the average ward size to meet the principle of 'effective representation'.
- This adjustment considers the 'community of interest' of post-secondary students by bringing the Near Campus Neighbourhood Area into three wards (5, 6, and 13) rather than four (5, 6, 7, and 13).
- This adjustment considers 'established neighbourhoods and communities' by keeping the Old Masonville Neighbourhood and Old Masonville Rate Payers Association within one ward (Ward 5).
- This adjustment considers 'natural defining boundaries' with Medway Creek.
- This adjustment uses the east-west arterial road Fanshawe Park Road West, considering the principle of 'infrastructure boundaries'.

Table 5: Ward 7 Masonville Area to Ward 5

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	26,612	-12.79%
3	28,860	-5.42%
4	31,606	3.58%
5	38,615	26.55%
6	29,322	-3.90%
7	32,368	6.08%
8	29,536	-3.20%
9	31,893	4.52%
10	31,232	2.36%
11	31,146	2.07%
12	33,436	9.58%
13	28,583	-6.33%
14	25,974	-14.88%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.

Map Ward 7 Masonville Area to Ward 5



Option 3: Ward 5 Fanshawe Park Road Area to Ward 3

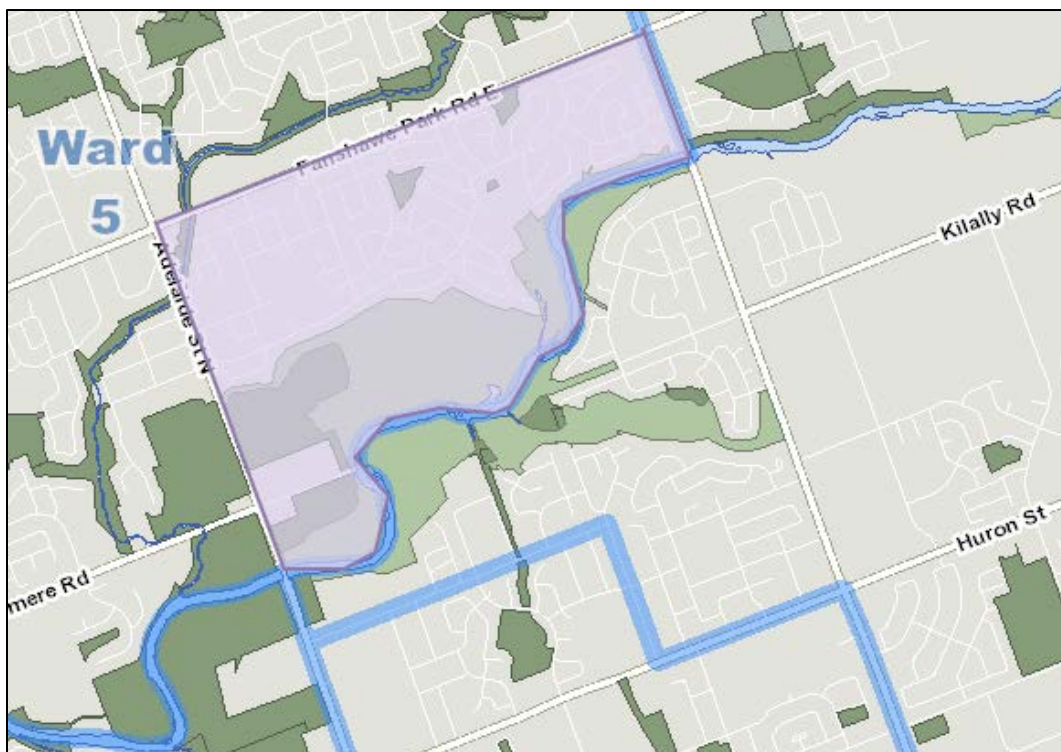
- The area bounded by Adelaide Street North (West), Fanshawe Park Road East (North), Highbury Avenue North (East), and along the Thames River be moved from Ward 5 to Ward 3.
- This adjustment would move a population of **3,976** from Ward 5 to Ward 3.
- Both ward populations remain in the +/- 25% acceptable range from the average ward size and meet the principle of 'effective representation'.
- This adjustment considers 'established neighbourhoods and communities' by keeping the Northridge Community Association within one ward (Ward 3).
- This adjustment uses the north-south arterial road Adelaide Street North and Fanshawe Park Road East considering the principle of 'infrastructure boundaries'.
- This adjustment would no longer use the 'natural defining boundary' of the Thames River to divide Ward 5 and Ward 3.

Table 6: Ward 5 Fanshawe Park Road Area to Ward 3

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	26,612	-12.79%
3	32,836	7.61%
4	31,606	3.58%
5	29,553	-3.15%
6	29,322	-3.90%
7	37,454	22.75%
8	29,536	-3.20%
9	31,893	4.52%
10	31,232	2.36%
11	31,146	2.07%
12	33,436	9.58%
13	28,583	-6.33%
14	25,974	-14.88%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.

Map Ward 5 Fanshawe Park Road Area to Ward 3



Option 4: Combination of Options 2 & 3 - Ward 7 Masonville Area to Ward 5 & Ward 5 Fanshawe Park Road Area to Ward 3

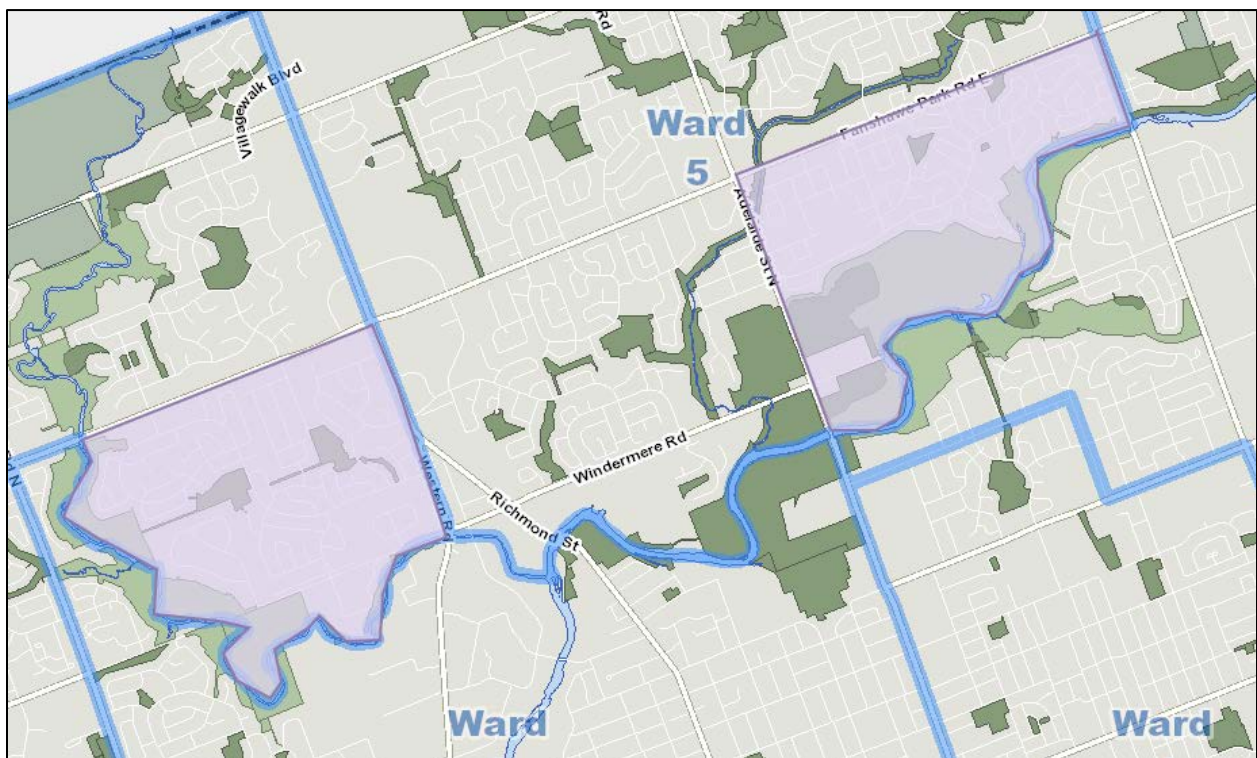
- This adjustment would move a population of **5,086** from Ward 7 to Ward 5 and a population of **3,976** from Ward 5 to Ward 3. This would increase Ward 5 population by **1,110**.
- All three ward populations remain in the +/- 25% acceptable range from the average ward size and meet the principle of 'effective representation'.

Table 7: Ward 7 Masonville Area to Ward 5 & Ward 5 Fanshawe Park Road Area to Ward 3

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	26,612	-12.79%
3	32,836	7.61%
4	31,606	3.58%
5	34,639	13.52%
6	29,322	-3.90%
7	32,368	6.08%
8	29,536	-3.20%
9	31,893	4.52%
10	31,232	2.36%
11	31,146	2.07%
12	33,436	9.58%
13	28,583	-6.33%
14	25,974	-14.88%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.

Map Ward 7 Masonville Area to Ward 5 & Ward 5 Fanshawe Park Road Area to Ward 3



Option 5: Ward 7 Gainsborough Road Area to Ward 8

- The area bounded by the Gainsborough Road (North), Wonderland Road North (East), Canadian National Railway and Sarnia Road (South), and the city limit (West) move from Ward 7 to Ward 8.
- This adjustment would move a population of **10,372** from Ward 7 to Ward 8.
- This adjustment would not keep Ward 8 population within the +/- 25% acceptable range from the average ward size to meet the principle of 'effective representation.
- With respect to 'community of interest', this adjustment would divide the Hyde Park Business Improvement Area (HPBIA) between Ward 7 and Ward 8 along Gainsborough Road rather than along the Canadian Pacific Railway as it is currently. The result would place a larger portion of the HPBIA into Ward 8.
- This adjustment would move a large portion of the Hyde Park Neighbourhood and the Whitehills Neighbourhood from Ward 7 to Ward 8. Currently, these neighborhoods are located in both Ward 7 and Ward 8.
- This adjustment would divide the 'Hyde Park Corner' (Gainsborough Road and Hyde Park Road) established in 1818 and the foundation of the Hyde Park community.⁵
- The adjustment uses east-west arterial road Gainsborough Road, considering the principle of 'infrastructure boundaries'.

Table 8: Ward 7 Gainsborough Road Area to Ward 8

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	26,612	-12.79%
3	28,860	-5.42%
4	31,606	3.58%
5	33,529	9.88%
6	29,322	-3.90%
7	27,082	-11.25%
8	39,908	30.79%
9	31,893	4.52%
10	31,232	2.36%
11	31,146	2.07%
12	33,436	9.58%
13	28,583	-6.33%
14	25,974	-14.88%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.

Map Ward 7 Gainsborough Road Area to Ward 8



⁵ <https://hydeparkbia.ca/about-us/>

Option 6: Ward 3 Oxford Street Area to Ward 2

- The area bounded by Highbury Avenue North (West), Oxford Street East (North), Veteran’s Memorial Parkway (East), and Canadian Pacific Railway (South) be moved from Ward 3 to Ward 2.
- This adjustment would move a population of **3,664** from Ward 3 to Ward 2.
- Both ward populations remain in the +/- 25% acceptable range from the average ward size and meet the principle of ‘effective representation’.
- This adjustment impacts a ‘community of interest’ with post-secondary students by bringing the Near Campus Neighbourhood Area into three wards (2, 3, and 4) rather than two wards (3 and 4).
- This adjustment considers ‘established neighbourhoods and communities’ with the following:
 - the Argyle Community Association remains split between three wards (2, 3 and a small portion in 4), however a smaller portion remains in Ward 3.
 - the Argyle neighbourhood would be located in three wards (1, 2 and 4) rather than four wards (1, 2, 3 and 4). The Argyle neighbourhood encompasses several smaller neighbourhoods – Pottersburg, Nelson Park, Trafalgar Heights and the Hale Street District.⁶ These neighbourhoods are not impacted by this adjustment.
- This adjustment uses the east-west arterial road Oxford Street East and north-south arterial road Veteran’s Memorial Parkway considering the principle of ‘infrastructure boundaries’.

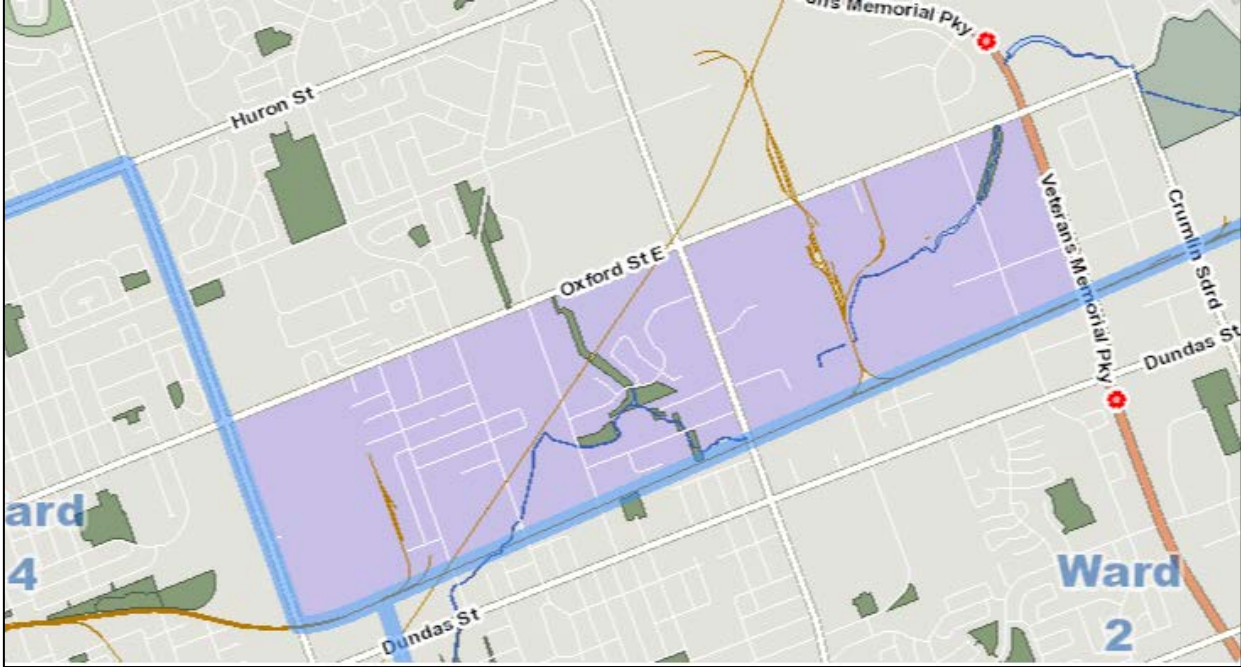
Table 9: Ward 3 Oxford Street Area to Ward 2

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	30,276	-0.78%
3	25,196	-17.43%
4	31,606	3.58%
5	33,529	9.88%
6	29,322	-3.90%
7	37,454	22.75%
8	29,536	-3.20%
9	31,893	4.52%
10	31,232	2.36%
11	31,146	2.07%
12	33,436	9.58%
13	28,583	-6.33%
14	25,974	-14.88%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.

⁶ NeighbourGood London. <https://www.neighbourgoodlondon.ca/neighbourhoods/argyle>

Map Ward 3 Oxford Street Area to Ward 2



Option 7: Ward 4 Hale Street Area to Ward 2

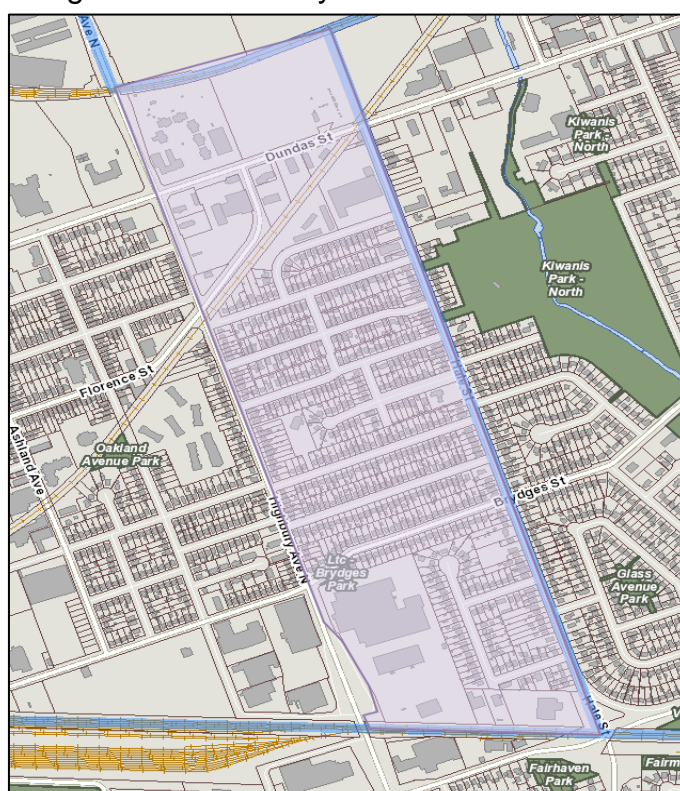
- The area bounded by the Canadian Pacific Railway (North), Hale Street (East), Canadian National Railway (South), and Highbury Avenue North (West) be moved from Ward 4 to Ward 2
- This adjustment would move a population of **651** from Ward 4 to Ward 2.
- Both ward populations remain in the +/- 25% acceptable range from the average ward size and meet the principle of 'effective representation'.
- This adjustment considers the 'community of interest' by moving the Argyle Business Improvement Area into one ward (Ward 2) rather than being split into two wards (Ward 2 and Ward 4).
- This adjustment does impact a 'community of interest' with the Argyle Community Association by splitting it between two wards (2 and 3) rather than three wards (2, 3 and 4).
- This adjustment considers 'established neighbourhoods and communities' by moving the Hale Street District Neighbourhood into one ward (Ward 2) rather than two wards (Ward 2 and Ward 4).
- This adjustment uses the north-south arterial road Highbury Avenue North, keeping with the principle of 'infrastructure boundaries'.

Table 10: Ward 4 Hale Street Area to Ward 2

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	27,263	-10.65%
3	28,860	-5.42%
4	30,955	1.45%
5	33,529	9.88%
6	29,322	-3.90%
7	37,454	22.75%
8	29,536	-3.20%
9	31,893	4.52%
10	31,232	2.36%
11	31,146	2.07%
12	33,436	9.58%
13	28,583	-6.33%
14	25,974	-14.88%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.

Map Ward 4 Hale Street Area to Ward 2



Option 8: Ward 12 & Ward 9 Highway 401 Area to Ward 14

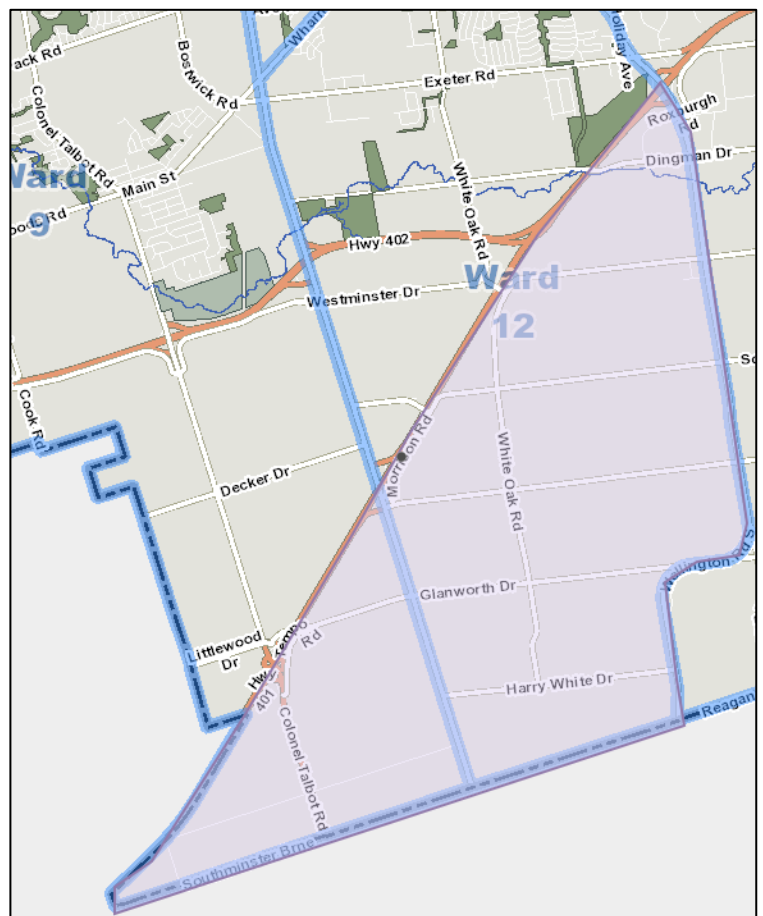
- The area bounded by Macdonald-Cartier Freeway (King's Highway 401) and the city limit (North), Wellington Road South (East), the city limit (South), and the city limit (West) be moved from Ward 9 and Ward 12 to Ward 14
- This adjustment would move a population of **350** from Ward 9 and Ward 12 to Ward 14.
- All three ward populations remain in the +/- 25% acceptable range from the average ward size and meet the principle of 'effective representation'.
- This adjustment does impact a 'community of interest' by moving a large portion of the Glanworth Community Association to Ward 14. It would remain split between three wards (9, 12 and 14).
- The adjusted ward boundaries between Ward 9, Ward 12 and Ward 14 would use the north-south arterial road Wellington Road South and King's Highway 401, keeping with the principle of 'infrastructure boundaries'.

Table 11: Ward 9 & Ward 12 Highway 401 Area to Ward 14

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	26,612	-12.79%
3	28,860	-5.42%
4	31,606	3.58%
5	33,529	9.88%
6	29,322	-3.90%
7	37,454	22.75%
8	29,536	-3.20%
9	31,843	4.36%
10	31,232	2.36%
11	31,146	2.07%
12	33,136	8.60%
13	28,583	-6.33%
14	26,324	-13.73%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.

Map Ward 9 & Ward 12 Highway 401 Area to Ward 14



Option 9: Ward 12 Southdale Road East Area to Ward 14

- The area bounded by Commissioners Road East (North), Wellington Road (East), Southdale Road East (South), and Wharncliffe Road South (West) be moved from Ward 12 to Ward 14.
- This adjustment would a population of **12,348** from Ward 12 to Ward 14.
- This adjustment would not keep Ward 12 and Ward 14 populations in the +/- 25% acceptable range from the average ward size and meet the principle of ‘effective representation’.
- This adjustment would use Wharncliffe Road South as a ward boundary line would move the Cleardale, Highland and Lockwood Park Neighbourhoods from Ward 12 to Ward 14.
- This adjustment uses the north-south arterial roads Wellington Road South and Wharncliffe Road South, and the east-west arterial road Southdale Road East, considering the principle of ‘infrastructure boundaries’.

Table 12: Ward 12 Southdale Road East Sub-Area to Ward 14

Ward	2020 Population	Population Variance
1	28,002	-8.23%
2	26,612	-12.79%
3	28,860	-5.42%
4	31,606	3.58%
5	33,529	9.88%
6	29,322	-3.90%
7	37,454	22.75%
8	29,536	-3.20%
9	31,893	4.52%
10	31,232	2.36%
11	31,146	2.07%
12	21,088	-30.89%
13	28,583	-6.33%
14	38,322	25.59%
Total	427,185	
Average	30,513	

Population figures include students living in residence only.



Map Ward 12 Southdale Road East Area to Ward 14

4.0 Financial Impact/Considerations

Should the Municipal Council determine that no changes to the existing ward boundaries is necessary there are no financial implications.

Should Council direct staff to proceed with a ward boundaries review, there would be costs associated with notifying residents of the ward boundary change and any potential LPAT challenges that may occur. Based on the previous ward boundaries review, the estimated cost of notifying residents would be between \$6,000 and \$12,000.

Should Municipal Council determine that a Request for Proposal be issued to retain a consultant to assist in enumeration in support of a ward boundaries review, based on costs reported by municipalities of similar size, it is estimated that the consultant will cost approximately \$200,000, depending on the complexity of the review. The City of Hamilton completed a comprehensive review in 2017, with costs estimated at \$227,000.

All costs associated with a ward boundaries review would be drawn from the existing Election Budget.

Conclusion

As the fluctuations in each ward from the optimal (average) do not currently meet or exceed the thresholds of up to 25% above or below the optimal ward size for the City, the Civic Administration does not recommend proceeding with any changes to the existing ward boundaries at this time. If Municipal Council decides to proceed with any of the options listed in section 3.5 of this Report, the proposed by-law to implement these changes would be referred to a future public participation meeting.

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