

Strategic Priorities and Policy Committee Report

3rd Meeting of the Strategic Priorities and Policy Committee
December 6, 2022

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

ALSO PRESENT: L. Livingstone, A. Barbon, S. Corman, K. Dickins, S. Mathers, K. Murray, K. Scherr, C. Smith, B. Westlake-Power

Remote Attendance: B. Card, J. Davies, A. Dunbar, K. Edwards, M. Galczynski, M. Liu, T. MacBeth, H. McNeely, R. Morris, K. Pawelec, M. Schulthess, P. Yeoman

The meeting is called to order at 4:01 PM; it being noted that the following Members were in remote attendance: Mayor J. Morgan, Councillors P. Van Meerbergen and S. Hillier.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Lehman
Seconded by: P. Cuddy

That items 2.1 to 2.6 BE APPROVED.

Yeas: (15): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

2.1 London Community Grants Program Innovation and Capital Funding Allocations (2022) – Update

Moved by: S. Lehman
Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the report dated December 6, 2022, titled “London Community Grants Program Innovation and Capital Funding Allocations (2022) - Update”, BE RECEIVED for information.

Motion Passed

2.2 Investing in Canada Infrastructure Program Public Transit Stream (ICIP-PTS) – London Transit Commission Highbury Avenue Facility Demolition and Rebuild – Project 1

Moved by: S. Lehman
Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Finance Supports and the Deputy City Manager, Environment & Infrastructure with the concurrence of the General Manager, London Transit Commission, the following actions be taken:

- a) the Civic Administration BE DIRECTED to submit London Transit Commission (LTC) Highbury Avenue Facility Demolition and Rebuild – Project 1 to the Investing in Canada Infrastructure Program Public Transit Stream (ICIP-PTS);
- b) the budget for the project BE APPROVED in accordance with the Source of Financing Report as appended to the staff report dated December 12, 2022, as Appendix “A”; and,
- c) the Civic Administration BE AUTHORIZED to carry out all budget adjustments required to establish the budget for the LTC Highbury Avenue Facility Demolition and Rebuild.

Motion Passed

2.3 Confirmation of Appointment to the Argyle Business Improvement Area

Moved by: S. Lehman
Seconded by: P. Cuddy

That the following individuals BE APPOINTED to the Argyle Business Improvement Area Board of Management for the term ending November 14, 2026:

Rob Graham, Chair, Jiffy Lube
Carol Taylor-Wilks, Vice Chair, Carol Wilks Consultants
Frank Boutzis, Treasurer, Easy Financial
Chris Metron, Warehouse Guys
Rob Aiken, Music Central
Deborah Haroun, Children’s Place
Donna Moerenhout, Razor’s Barber Shop
Lina Marie Phillips, Craklins Fish and Chips

it being noted that the Strategic Priorities and Policy Committee received a communication dated November 25, 2022 from B. Mejia, Executive Director, Argyle BIA with respect to this matter.

Motion Passed

2.4 Confirmation of Appointment to Downtown London

Moved by: S. Lehman
Seconded by: P. Cuddy

That the following individuals BE APPOINTED to the Argyle Business Improvement Area Board of Management for the term ending November 14, 2026:

Asaad Naeeli, Dos Tacos
Bonnie Wludyka, Citi Plaza
Carolyn Conron, Conron Law Professional Corp
Keith Brett, ANNDining
Kristin Neilson, Glen CORR Management Inc
Marcello Vecchio, Farhi Holdings Corporation
Michelle Giroux, Fanshawe College Downtown Campus

Mike Pottruff, London Police Service
Michaelanne Hathaway, Stache Fabric & Notions
Nick Vander Gulik, Shoppers Drug Mart – Vander Guli Pharmacy Inc
Scott Collyer, Empyrean Communications Resources LLC
Steve Pellarin, London Small Business Centre
David Ferreira, City of London Councillor

it being noted that the Strategic Priorities and Policy Committee received a communication dated November 23, 2022 from B. Maly, Executive Director, London Downtown with respect to this matter.

Motion Passed

2.5 Confirmation of Appointment to the Hyde Park Business Improvement Association

Moved by: S. Lehman
Seconded by: P. Cuddy

That the following individuals BE APPOINTED to the Hyde Park Business Improvement Association Board of Management for the term ending November 14, 2026:

Nancy Moffatt Quinn, Moffatt & Powell Rona
Vickie Balazs, Jaydancin
Terryanne Daniel, Synergy Centre
Lorean Pritchard, ReDECOR Consignment
Tom Delaney, Oxford Dodge
Kelsey Watkinson, Curley Brewing Company

it being noted that the Strategic Priorities and Policy Committee received a communication from the Hyde Park Business Improvement Association with respect to this matter.

Motion Passed

2.6 8th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Moved by: S. Lehman
Seconded by: P. Cuddy

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

Motion Passed

3. Scheduled Items

3.1 Tabling of the 2023 Annual Budget Update

Moved by: S. Lewis
Seconded by: P. Cuddy

That the following actions be taken with respect to the Draft 2023-Tax-Supported Annual Update and the Draft Water and Wastewater Treatment Budgets Annual Update:

a) the Draft Budget documents BE REFERRED to the 2020-2023 Multi-Year annual budget update process; and,

b) the overview presentation, as appended to the added agenda, by the Deputy City Manager, Finance Supports with respect to the 2023 Budget Update BE RECEIVED;

it being noted that the following documents were provided to the Members, and are available on the City website: Draft Property Tax Supported Budget, 2023 Annual Update and Draft Water and Wastewater & Treatment, 2023 Annual Update.

Yeas: (15): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

4. Items for Direction

4.1 Request for Delegation Status - Valerie Terejko - Bill 5 - Stopping Harassment and Abuse by Local Leaders Act, 2022

Moved by: J. Morgan
Seconded by: C. Rahman

That the Mayor BE DIRECTED to write to local MPPs, Premier Doug Ford and the Minister of Municipal Affairs and Housing, on behalf of the municipal council, in support of the proposed Bill 5; it being noted that the Association of Municipalities of Ontario will also be copied on this letter.

Yeas: (15): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Additional votes:

Moved by: S. Franke
Seconded by: A. Hopkins

That the delegation request from Valerie Terejko BE APPROVED to be heard at this time.

Yeas: (15): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

4.2 City of London Corporate Growth Projections 2021-2051

Moved by: S. Franke
Seconded by: J. Morgan

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the City of London corporate growth forecast:

a) the staff report BE RECEIVED for information;

b) the revised final report by Watson and Associates Economists entitled “Population, Housing and Employment Growth Projection Study, 2021-2051”, as appended to the staff report dated December 12, 2022 as Appendix “B”, BE RECEIVED for information;

c) the Reference Scenario outlined in the final report prepared by Watson and Associates Economists entitled “Population, Housing and Employment Growth Projection Study, 2021-2051”, as appended to the staff report dated December 12, 2022 as Appendix “B”, BE ENDORSED for use as the City of London corporate growth forecast, including but not limited to use in forthcoming *Planning Act* and *Development Charges Act* initiatives; and,

d) the Civic Administration BE DIRECTED to report back to Council, through the Strategic Priorities and Policy Committee, in advance of the Ontario Government’s deadline, on options, approaches, and necessary investments required to achieve the City of London’s assigned housing target of 47,000 new homes;

it being noted that the Strategic Priorities and Policy Committee heard a delegation from C. Mettler and S. Levin, Urban League of London (attached), M. Wallace, Executive Director, London Development Institute and A. Valastro, with respect to this matter.

Yeas: (15): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Additional votes:

Moved by: S. Franke

Seconded by: A. Hopkins

That the delegation requests BE APPROVED to be heard at this meeting.

Yeas: (15): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

4.3 Application of Equity Lens for Citizen Appointment Process

Moved by: C. Rahman

Seconded by: S. Franke

That the following actions be taken with respect to the application of the Equity Tool, under the Anti-Racism and Anti-Oppression Framework, as it relates to appointments to Advisory Committee, Boards and Commissions:

a) the Civic Administration BE DIRECTED to take the necessary steps to ensure the application of the above-noted tool to recruitment and public engagement endeavours related to appointments; and,

b) a staff report BE SUBMITTED to the Governance Working Group for consideration, related to the incorporation of the Equity Tool to the appointment process.

Yeas: (14): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

5. Deferred Matters/Additional Business

None.

6. Adjournment

Moved by: D. Ferreira

Seconded by: C. Rahman

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 7:00 PM.



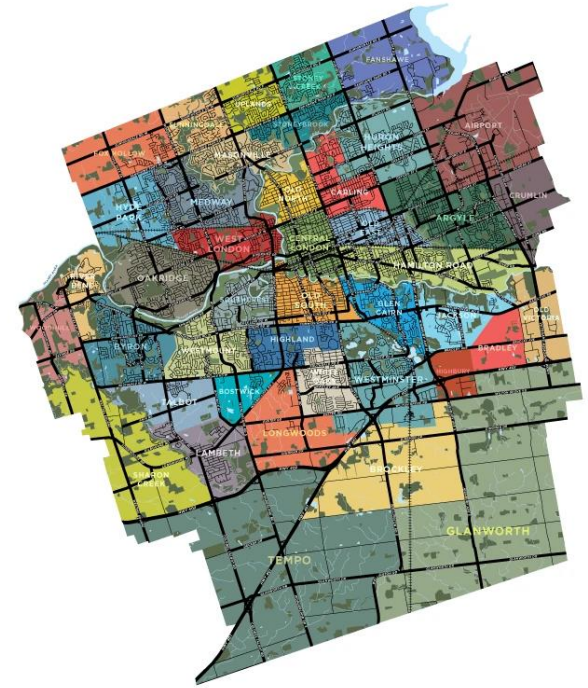
**URBAN LEAGUE
LONDON**

**We believe that
engaged and
informed Londoners
are the building
blocks of a vital,
successful, and
sustainable city.**



Urban Growth Projection: 2021-2051

- The Growth Projection and the scenario decided upon by council **will have big implications**
- It will inform many major undertakings and plans, including:
 - The Development Charges Study (will set rates for next five years and impact city finances)
 - London Plan - Comprehensive Review
 - Servicing Studies
 - Community Facility Master Planning Studies
 - Development applications



LONDON

NEIGHBOURHOODS

The impact of Bill 23 on Development Charges (DCs)

- City estimated to lose \$97 million in DC revenue
- Bill 23's impacts on DCs:
 - Freezing, reducing, exempting DCs municipalities can levy
 - E.g. five-year phase-in of DC rate increases
 - E.g. discount for purpose-built rentals (in addition to phase-in)
 - New regulations to set services for which land costs would no longer be recoverable from DCs– could result in significant revenue losses (i.e. if roads are excluded)



Development Charges and City Finance

- City pays for new infrastructure servicing first, revenues from DCs come later
- Any shortfalls / loss of DC revenues can only come from property taxes or other levels of gov't
 - If Province bails out municipalities, payment won't be made at building permit stage, as is current practice
 - Growth no longer pays for growth
- **Reinforces the need to adopt a fiscally conservative growth forecast**



Adopting A High Growth Scenario Is Not Necessary

- The years 2016-2021 had *historically high* growth period in housing; the Reference Scenario in the Watson report anticipates robust housing construction *beyond what was seen in 2016-2021*
 - Anomalous period, particularly due to COVID-19's impact on housing market and intra-provincial migration
 - Housing demand has significantly cooled since its peak in Feb 2022, and trending downward
 - Potential coming recession leaves a lot of uncertainty – climbing interest rates likely to put more downward pressure on demand. How long will it take for the boom to resume?
- If housing demand is much higher than a more conservative scenario, the City can address this using the **Growth Management Implementation Strategy** (yearly review) and the **Capital Budget** to fund infrastructure needs

Implications of Adopting a Higher Growth Scenario than Needed

- Could put serious strain on City finances if high scenario adopted that does not materialize (insufficient revenue collection to pay for infrastructure servicing that precedes development or delay road projects)
- Puts pressure on the Urban Growth Boundary and vital farmland and green infrastructure assets that provide a number of community services free of charge (stormwater & flood regulation, heat reduction, biodiversity, etc.)
- **Adopting a higher growth scenario may benefit land owners, but it can undercut city finances, particularly due to Bill 23. Growth will not pay for growth**
- **Builders build to meet actual demand, not what is forecasted or targeted**

Housing Growth Forecasting

Growth Option 1: 40% Housing Intensification

Growth Option 1 is premised on an annual housing intensification target of 40%, which is slightly lower than the London Plan, Official Plan (OCP)

Growth Option 2: 45% Housing Intensification

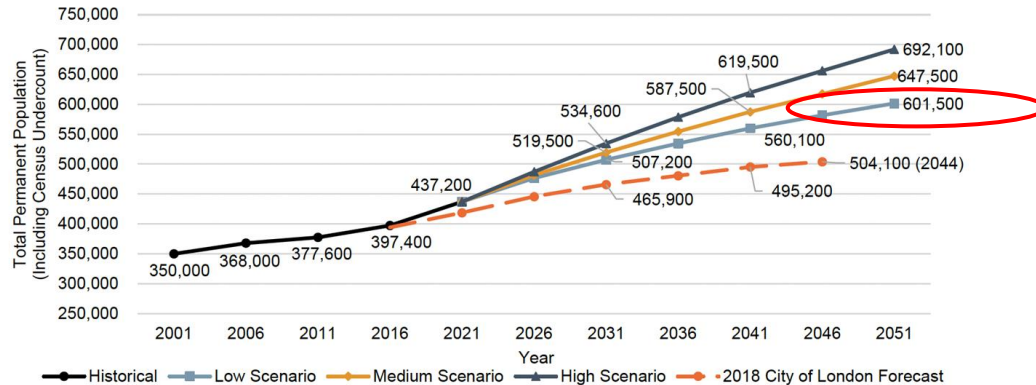
Growth Option 2 is premised on an annual housing intensification target of 45%, consistent with the City of London OCP

Growth Option 3: 50% Housing Intensification

Under Growth Option 3, the City's long-term housing intensification target has been increased to 50% over the forecast period between 2021 to 2051.

Does the lowest Growth Scenario have a downside?

Figure ES-2
City of London
Long-term Forecast Population Scenarios, 2021 to 2051



- Still significantly higher than previous projections
- Can address higher growth with other tools like GMIS, if needed
- Avoids locking us into high scenarios with potentially big financial and ecological implications during a time of great uncertainty