



## Council Minutes

11th Meeting of City Council  
June 6, 2023, 1:00 PM

Present: Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, S. Hillier

Absent: S. Stevenson

Also Present: L. Livingstone, A. Barbon, S. Corman, K. Dickins, D. Escobar, M. Goldrup, A. Hagan, A. Hovius, A. Job, S. Mathers, H. McNeely, R. Morris, K. Scherr, M. Schulthess, C. Smith  
Remote Attendance: E. Bennett, B. Card, C. Cooper, M. Daley, J. MacKay, G. Smith, B. Warner

The meeting is called to order at 1:02 PM; it being noted that Councillor P. Van Meerbergen was in remote attendance and Councillor E. Peloza was in remote attendance after 2:27 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Recognitions

None.

### 3. Review of Confidential Matters to be Considered in Public

None.

### 4. Council, In Closed Session

Motion made by: P. Cuddy

Seconded by: J. Pribil

That Council rise and go into Council, In Closed Session, for the purpose of considering the following:

#### 4.1 Litigation/Potential Litigation / Matters Before Administrative Tribunals / Solicitor Client Privilege

A matter pertaining to litigation currently before the Superior Court of Justice, Court file No. 783/19 affecting the municipality and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in relation to the 2016 Sarnia Road Improvements from Wonderland Road North to Sleightholme Avenue, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/9/CWC)

#### 4.2 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to 1140 Fanshawe Road East at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/9/PEC)

#### 4.3 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. (6.1/10/CSC)

**4.4 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. (6.2/10/CSC)

**4.5 Labour Relations/Employee Negotiations**

A matter pertaining to labour relations and employee negotiations in regard to one of the Corporation's unions, advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose. (6.1/11/CSC)

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

The Council convenes, In Closed Session at 1:19 PM and reconvenes at 1:38 PM.

**5. Confirmation and Signing of the Minutes of the Previous Meeting(s)**

**5.1 10th Meeting held on May 16, 2023**

Motion made by: S. Lehman

Seconded by: S. Hillier

That the Minutes of the 10th Meeting held on May 16, 2023, BE APPROVED.

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

**6. Communications and Petitions**

None.

**7. Motions of Which Notice is Given**

None.

**8. Reports**

**8.1 9th Report of the Community and Protective Services Committee**

Motion made by: E. Pelosa

That the 9th Report of the Community and Protective Services Committee  
BE APPROVED.

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 5th Report of the Animal Welfare Community Advisory  
Committee

Motion made by: E. Pelozza

That the 5th Report of the Animal Welfare Community Advisory  
Committee, from its meeting held on May 4, 2023, BE RECEIVED.

**Motion Passed**

3. (2.2) London Fire Department - Establishing and Regulating By-law  
(Relates to Bill No.'s 165 and 169)

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager,  
Neighbourhood and Community-Wide Services, the following  
actions be taken with respect to the staff report, dated May 24,  
2023, related to the London Fire Department Establishing and  
Regulating By-law:

a) the proposed by-law, as appended to the above-noted staff  
report, BE INTRODUCED at the Municipal Council meeting to be  
held on June 6, 2023, to:

i) approve the continuation and regulation of the London Fire  
Department;

ii) repeal By-law No. F-6, being "A by-law to continue and regulate  
a Fire Department"; and,

b) the Deputy City Manager, Neighbourhood and Community-  
Wide Services, on the recommendation of the Fire Chief, BE  
DELEGATED the authority to form Automatic Aid Agreements,  
Mutual Aid Agreements and other Fire Protection Agreements, as  
necessary; it being noted that a by-law to enact the delegation will  
be brought forward to Municipal Council for enactment. (2023-C01)

**Motion Passed**

4. (2.3) Housing Stability for All Plan 2022 Update

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Social and Health Development, and with the concurrence of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report, dated May 24, 2023, related to the Housing Stability for All Plan 2022 Update:

- a) the Civic Administration BE DIRECTED to submit the Housing Stability for All Plan (HSAP) 2022 Update to the Ontario Ministry of Municipal Affairs and Housing as the annual update to the local homeless prevention and housing plan, in accordance with the Housing Services Act, 2011 (HSA);
- b) the Civic Administration BE DIRECTED to circulate this report to community and affected partners, agencies, and community groups including, but not limited to, Middlesex County, the London Homeless Coalition and on the City of London website; and,
- c) the above-noted staff report BE RECEIVED. (2023-S11)

**Motion Passed**

5. (2.4) 2022-2023 Winter Response Program Outcome Report

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated May 24, 2023, with respect to the 2022-2023 Winter Response Outcome Report, BE RECEIVED. (2023-S11)

**Motion Passed**

6. (2.5) SS-2023-151 - London Fire Department Single Source Bunker Gear

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated May 24, 2023, related to the London Fire Department Single Source Purchase for Bunker Gear:

- a) in accordance with Section 14.4(g) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with Innotex Inc., 275 Rue Guoin, Richmond, Quebec, J0B 2H0, for pricing for a single source contract for one (1) year with one (1) option year for the provision of bunker gear to the London Fire Department;
- b) the approval in a), above, BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory prices, terms, conditions, and entering into a contract with Innotex Inc. to provide bunker gear to the London Fire Department;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in parts a) and b) above; and,
- d) the funding for this procurement BE APPROVED, as set out in the Source of Financing Report, as appended to the above-noted staff report. (2023-AL4)

**Motion Passed**

7. (4.1) J. Thompson, LIFE\*SPIN - Ethical AI Homelessness Tools

Motion made by: E. Pelozza

That the communication, dated May 15, 2023, from J. Thompson, Life\*Spin, with respect to Ethical AI Homelessness Tools, BE FORWARDED to the Civic Administration for consideration; it being noted that the above-noted communication was received. (2023-S11)

**Motion Passed**

- 8.2 9th Report of the Civic Works Committee

Motion made by: C. Rahman

That the 9th Report of the Civic Works Committee BE APPROVED, excluding Item 9 (clause 4.3).

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 6th Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: C. Rahman

That the following actions be taken with respect to the 6th Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on May 3, 2023:

a) that the Working Group comments related to the draft goldfish brochure, as appended to the Agenda, BE FORWARDED to the Civic Administration for review and consideration; and,

b) clauses 1.1, 2.1, 3.1 and 3.2, BE RECEIVED.

**Motion Passed**

3. (2.2) Dingman Creek Pumping Station Consulting Fees Value Increase

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Dingman Creek Pumping Station Consulting Fees Value Increase:

- a) the value of the engineering consulting fees for Stantec Consulting Limited BE INCREASED by \$463,025.15, including contingency (excluding HST), due to increased efforts related to the project extension;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations; and,
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (E03-2023)

**Motion Passed**

- 4. (2.3) Amendments to the Traffic and Parking By-law (Relates to Bill No. 172)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated May 24, 2023, BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (C01-2023)

**Motion Passed**

- 5. (2.4) 2023 New Traffic and Pedestrian Signals and Pedestrian Crossovers (Relates to Bill No. 173)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the 2023 New Traffic and Pedestrian Signals and Pedestrian Crossover:

- a) the installation of the following traffic signals BE APPROVED:
  - i) Bradley Avenue W at Wharncliffe Road S
  - ii) Commissioners Road E at Chelton Road
  - iii) Gainsborough Road at Coronation Drive (west intersection)
  - iv) Gainsborough Road at Sherwood Forest Mall Driveway
  - v) Hamilton Road at Clarke Road
  - vi) Huron Street at Vesta Road
  - vii) King Street at Ontario Street
  - viii) South Street at Wellington Street
  - ix) Sunningdale Road E at North Wenige Drive;
- b) the installation of the following pedestrian signals BE APPROVED:

- i) Fanshawe Park Road W at Foxwood Avenue
  - ii) Hill Street at Adelaide Street N
  - iii) Medway Park Road at Wonderland Road N
  - iv) Morgan Avenue at Wharncliffe Road S
  - v) Oxford Street W at Headley Gate
  - vi) Springbank Drive at Kensal Park School (west driveway); and,
- c) the proposed by-law, as appended to the above-noted report, BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (T10-2023)

**Motion Passed**

6. (2.5) Contract Award - Tender RFT-2023-016 Dingman Drive Improvements

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Contract Award for the Dingman Drive Improvements (RFT-2023-016):

- a) the bid submitted by Bre-Ex Construction Inc., at its tendered price of \$9,996,424.25 (excluding HST), BE ACCEPTED; it being noted that the bid submitted by Bre-Ex Construction Inc. was the lowest of six bids received and meets the City's specifications and requirements;
- b) AECOM Canada Ltd., BE AUTHORIZED to complete the contract administration and construction inspection for this project, in accordance with the estimate on file, at an upset amount of \$633,819.00 (excluding HST);
- c) in accordance with the Drainage Act, the 2023 Cousins Drain Report by Spriet Associates, BE ACCEPTED as appended to the above-noted staff report;
- d) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- f) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work;
- g) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT-2023-016); and,
- h) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (T05-2023)

**Motion Passed**

7. (4.1) Downtown Bike Locker Pilot Project Results

Motion made by: C. Rahman

That, on the on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Downtown Bike Locker Pilot Project Results:

- a) the Civic Administration BE DIRECTED to end the current pilot project phase and continue to offer secure bike parking services with the existing bike lockers in the three existing locations;
- b) the Civic Administration BE DIRECTED to move the Clarence Street lockers for reinstallation at Central Avenue and Richmond Street in early Fall;
- c) the Civic Administration BE DIRECTED to provide recommendations for bike locker rental fees in 2024 for inclusion in the Fees and Charges By-law; and,
- d) the Civic Administration BE DIRECTED to include learnings from the bike locker pilot project and a financial analysis of additional secure bike parking options as part of the development of London's Bike Parking Plan as input into the Mobility Master Plan. (T03-2023)

**Motion Passed**

8. (4.2) Final Connected and Automated Vehicle Plan

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Final Connected and Automated Vehicle Plan:

- a) the final Connected and Automated Vehicle Plan, as summarized in the Executive Summary appended to the above-noted staff report, BE APPROVED; and,
- b) the Civic Administration BE DIRECTED to implement the various aspects of the plan as opportunities arise. (T10-2023)

**Motion Passed**

9. (4.3) Automated Enforcement Program Expansion Single Source 2023-142

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Automated Enforcement Program Expansion Single Source 2023-142:

- a) that Traffipax LLC, BE AWARDED the contract for the provision of red light cameras, associated equipment, maintenance, and data transfer services until the end of the contract period on April 30, 2025, in accordance with the terms and conditions of the Request for Approvals executed by the City of Toronto (RFP No. Doc2184528757) on behalf of the City of London and other



participating Red Light Camera municipalities in accordance with Section 14.4 (g) of the Procurement of Goods and Services Policy; it being noted that there is an option to extend the contact at the discretion of the City of London for an additional two years (May 1, 2025 to April 30, 2027);

b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

c) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the vendor for the work;

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations;

e) the Civic Administration BE DIRECTED to place the net revenue from the Red Light Camera Program in the Automated Enforcement Reserve Fund; it being noted that any revenue shortfalls will be funded from this reserve fund, if necessary; and,

f) the information regarding the expansion of the previously approved Automated Speed Enforcement program, BE RECEIVED. (T06-2023)

Motion made by: C. Rahman

Seconded by: S. Trosow

Motion to amend by adding a part g) as follows:

"g) the Civic Administration BE DIRECTED to investigate and implement additional Red Light Camera locations as may be feasible."

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

Motion made by: C. Rahman

Seconded by: A. Hopkins

That Item 9, clause 4.3, as amended, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

Item 9, clause 4.3, as amended, reads as follows:

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Automated Enforcement Program Expansion Single Source 2023-142:

- a) that Traffipax LLC, BE AWARDED the contract for the provision of red light cameras, associated equipment, maintenance, and data transfer services until the end of the contract period on April 30, 2025, in accordance with the terms and conditions of the Request for Approvals executed by the City of Toronto (RFP No. Doc2184528757) on behalf of the City of London and other participating Red Light Camera municipalities in accordance with Section 14.4 (g) of the Procurement of Goods and Services Policy; it being noted that there is an option to extend the contact at the discretion of the City of London for an additional two years (May 1, 2025 to April 30, 2027);
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- c) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the vendor for the work;
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations;
- e) the Civic Administration BE DIRECTED to place the net revenue from the Red Light Camera Program in the Automated Enforcement Reserve Fund; it being noted that any revenue shortfalls will be funded from this reserve fund, if necessary; and,
- f) the information regarding the expansion of the previously approved Automated Speed Enforcement program, BE RECEIVED.
- g) the Civic Administration BE DIRECTED to investigate and implement additional Red Light Camera locations as may be feasible. (T06-2023)

8.3 16th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 16th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding Item 4 (clause 4.1) and Item 9 (clause 2.4).

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelosa

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Update on Community Diversity and Inclusion Strategy (CDIS and Next Steps

Motion made by: S. Lewis

That, on the recommendation of the City Manager, the following actions be taken with respect to the Community Diversity and Inclusion Strategy (CDIS):

- a) the report on the progress and conclusion of the Community Diversity and Inclusion Strategy BE RECEIVED for information; and,
- b) the Priority Working Group Members and the Leadership Table BE THANKED for their time and effort in leading the Community Diversity and Inclusion Strategy.

**Motion Passed**

3. (2.3) SS-2023-120 Single Source: Supportive Housing Model at 403 Thompson Road

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, with the concurrence of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to a Single Source Award Recommendation:

- a) a single source procurement in accordance with s. 14.4(e) of the Procurement of Goods and Services Policy BE APPROVED to Indwell Community Homes to deliver a Supportive Housing Model pilot project at 403 Thompson Road for a term commencing June 15, 2023, through to December 31, 2025, with the option to extend for four (4) additional one (1) year terms, at an annual operating fee of up to \$1,164,000 and initial one-time onboarding expenses of up to \$490,000; such onboarding expenses include the one-time capital costs of \$158,918 to operationalize the building to provide for the programs, services, and delivery method associated with the proposed Supportive Housing Model;
- b) funding for the initial one-time onboarding capital costs referenced in part a), above, BE APPROVED, as outlined in the Source of Financing Report, as appended to the staff report dated May 30, 2023 as Appendix "A";
- c) the Deputy City Manager, Planning and Economic Development and the Deputy City Manager, Social and Health Development BE AUTHORIZED to jointly approve and execute a Municipal Purchase of Service Agreement with Indwell Community Homes and the Housing Development Corporation for the operation of 403 Thompson Road and the initial onboarding services and capital improvements required for Indwell to deliver the proposed Supportive Housing Model;
- d) the Civic Administration BE AUTHORIZED to undertake all other administrative acts necessary in connection with this purchase;
- e) the approval given herein BE CONDITIONAL upon the Corporation entering into a Municipal Purchase of Service Agreement with Indwell Community Homes and the Housing Development Corporation; and,
- f) the Deputy City Manager, Planning and Economic Development and the Deputy City Manager, Social and Health Development BE AUTHORIZED to jointly execute amendments to or amending agreements associated with the Municipal Purchase of Service Agreement authorized above;

it being noted that the Strategic Priorities and Policy Committee received a presentation on the added agenda from Indwell with respect to this matter.

**Motion Passed**

5. (4.2) Request for a Shareholder's Meeting - Housing Development Corporation, London (HDC)

Motion made by: S. Lewis

That the following actions be taken with respect to the 2022 Annual General Meeting of the Shareholder for the Housing Development Corporation, London (HDC):

a) the 2022 Annual General Meeting of the Shareholder for the Housing Development Corporation, London (HDC) BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 20, 2023, for the purpose of receiving the report from the Board of Directors of the Housing Development Corporation, London (HDC) in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,

b) the City Clerk BE DIRECTED to provide notice of the 2022 Annual Meeting to the Board of Directors for the Housing Development Corporation, London (HDC) and to invite the President and CEO and the Board/Chair to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated May 19, 2023, from M. Feldberg, President and CEO, Housing Development Corporation, London, with respect to this matter.

**Motion Passed**

6. (4.3) Request for Business Cases for the Multi-Year Budget

Motion made by: S. Lewis

That the following actions be taken with respect to the communication dated May 30, 2023, from Councillor S. Franke, related to business cases for consideration with the multi-year budget:

a) the Civic Administration BE DIRECTED to prepare business cases for the following :

i) New Funding, Existing Strategies - Coves Silver Creek Restoration Project;

b) the request for a business case for a purchasing natural heritage lands strategy (including compensation requirements for infrastructure projects) BE REFERRED to the Civic Administration in order to report back to the appropriate standing committee with additional scoping details;

it being noted that the Strategic Priorities and Policy Committee received a communication dated May 19, 2023 from A. Wasytko, Chair, Board of Directors and M. Miksa, Executive Director, London Cycle Link with respect to bicycle infrastructure.

**Motion Passed**

7. (4.4) Resignation on the London and Middlesex Community Housing Board of Directors

Motion made by: S. Lewis

That the following actions be taken with respect to the London and Middlesex Community Housing:

- a) the communication dated May 19, 2023 from P. Chisholm BE RECEIVED;
- b) the resignation of Tammy Brooks from London and Middlesex Community Housing Board of Directors BE ACCEPTED; and,
- c) the City Clerk BE DIRECTED to advertise in the usual manner to solicit applications for appointment for a tenant position to London and Middlesex Community Housing Board of Directors, with applications to be brought forward to a future meeting of the Strategic Priorities and Policy Committee for consideration.

**Motion Passed**

8. (2.2) Core Area Land and Building Vacancy Reduction Strategy

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to a proposed strategy that sets out potential tools that may assist in reducing core area land and building vacancy:

- a) the staff report dated May 30, 2023, entitled Core Area Land and Building Vacancy Reduction Strategy BE RECEIVED;
- b) the City of London Core Area Land and Building Vacancy Reduction Strategy, as appended to the staff report as Appendix "A" BE RECEIVED;
- c) the strategic initiatives identified in this Strategy that can be addressed through existing budgets BE IMPLEMENTED; and,
- d) the Civic Administration BE DIRECTED to submit business cases for strategic initiatives in the Core Area Land and Building Vacancy Reduction Strategy requiring additional investment through the 2024-2027 Multi-Year Budget process; it being noted that some business cases submitted to address other Council priorities may also address, in whole or in part, strategic initiatives of the Core Area Land and Building Vacancy Reduction Strategy; it being further noted that the Strategic Priorities and Policy Committee received a communication dated May 28, 2023 from C. Butler with respect to this matter.

**Motion Passed**

4. (4.1) 2022 Climate Emergency Action Plan Progress Report

Motion made by: S. Lewis

That the following actions be taken with respect to the 2022 Climate Emergency Action Plan Progress Report, dated May 30, 2023:

- a) the above-noted report BE RECEIVED; and
- b) the Civic Administration BE DIRECTED to include the following specific actions as part of the implementation of the Climate Emergency Action Plan (CEAP):
  - i) develop and deliver CEAP training to all current and future staff through the onboarding and continued learning processes in a manner consistent with current internal learning and development programs (e.g., Anti-Racism, Anti Oppression) to ensure that all staff members understand how to align their work to CEAP outcomes and make changes in their everyday routine work to align with targets;
  - ii) bring a CEAP update to SPPC twice a year; a comprehensive progress report in May and an update report in the fall;
  - iii) develop a Net-Zero Emission Plan for Corporate Assets to ensure Fleet & Facilities can achieve 2045 corporate targets subject to the approval of appropriate funding in the 2024-2027 Multi-Year Budget;
  - iv) ensure that asset management projects such as retrofits, replacements, renewals, and rehabilitations of City infrastructure make significant and visible efforts to be in line with net zero emission 2045 corporate targets, consistent with CEAP Area of Focus 7, 6a and 6b, while the plan noted above is being developed subject to the approval of appropriate funding in the 2024-2027 Multi-Year Budget.

Motion made by: S. Lewis

Motion to approve Item 4, clause 4.1, part a).

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelosa

**Motion Passed (13 to 0)**

Motion made by: S. Lewis

Motion to approve Item 4, clause 4.1, part b).

Yeas: (11): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, and D. Ferreira

Nays: (2): P. Van Meerbergen, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelosa

**Motion Passed (11 to 2)**

9. (2.4) 1st Report of the Governance Working Group

Motion made by: S. Lewis

That the following actions be taken with respect to the 1st Report of the Governance Working Group from its meeting held on May 17, 2023:

- a) the following actions be taken with respect to the 2024 Standing Committee and Council Calendar:

i) the Civic Administration BE DIRECTED to draft a 2024 meeting calendar with the following parameters:

A) week 1 - Monday - CPSC - 1 PM  
Tuesday - CWC - 9:30 AM  
- Planning - 1 PM

B) week 2 - Monday - CSC - 1 PM  
Tuesday - SPPC - 1 PM

C) week 3 - Tuesday - Council - 1 PM

ii) the above-noted draft 2024 calendar BE PROVIDED to the Senior Leadership Team for their feedback; and,

iii) the Senior Leadership Team comments BE PROVIDED to the Governance Working Group at their next meeting;

b) the following actions be taken with respect to meetings in closed session at standing committee and Council meetings:

i) the practice of relocating the Council/Standing Committee members and appropriate staff, during closed session parts of a meeting, BE REIMPLEMENTED; it being noted that hybrid meeting attendance in closed session will be accommodated; it being further noted that this will allow for the public to remain in the Council Chambers during the closed session; and,

ii) the Civic Administration BE DIRECTED to report back with respect to closed session meeting participation best practices that may be the subject of a Council Policy; it being noted that this may be incorporated in the report related to virtual meeting participation forthcoming to committee;

c) the Civic Administration BE DIRECTED to report back to the Governance Working Group with respect to the following potential changes to the Council Members' Expense Account Policy:

i) changes to part 4.2 c) vii) related to hosting ward events that will provide additional flexibility and discretion for individual council members in terms of facility use and locations;

ii) incorporation of permissive language with respect to opportunities for partnerships for council members related to engagement opportunities; and,

iii) a review and recommendations related to updating existing expenditure annual limits and specific expense amounts that currently exist within the policy;

d) the following actions be taken with respect to Appointment of Council Members to Standing Committees of Council and Various Civic Boards and Commissions Policy:

i) the Civic Administration BE DIRECTED to report back on potential policy changes, specific to Standing Committee appointments, that would compel individual members to make complete submissions for appointment consideration, as well as compelling complete selections during any selection process; it being noted that the intention of any such changes would be to facilitate better distribution of work amongst all members;

ii) additional discussion related to appointments to Civic Boards and Commissions BE REFERRED to a future meeting of the GWG; it being noted that additional information with respect to the participation requirements of these boards and commissions will be compiled; and,

iii) consideration BE GIVEN to the provision of a summary document from individual Council members that would provide

information related to time requirements and commitments of participating on a board/commission;

e) item 3.5, Current Council Policies, BE REFERRED to the next meeting of the Governance Working Group (GWG) for consideration; it being noted that the GWG requested that related previous staff reports and any environmental scan information be provided at the same meeting;

f) item 3.6, Potential New Council Policies, BE REFERRED to the next meeting of the Governance Working Group for consideration; it being noted that the Governance Working Group requested that related environmental scan information be provided at the same meeting;

g) the matter of a ward boundary review BE REFERRED to the Governance Working Group (GWG) for consideration; it being noted that the GWG requested that the most current ward and census information be provided at the next meeting of the GWG;

h) the next meeting of the GWG BE SET for Monday, June 26, 2023 at 1:30 PM; and,

i) clauses 1.1, 1.2, 3.1 and 2.1 BE RECEIVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (12 to 1)**

#### 8.4 9th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 9th Report of the Planning and Environment Committee BE APPROVED, excluding Item 7 (clause 2.6), Item 10 (clause 3.1), Item 13 (clause 3.4), and Item 15 (clause 3.6).

it being noted that any and all written submissions relating to application(s) that were made to the Planner on file, the Planning and Environment Committee and to the Municipal Council, as well as oral submissions made at the public meeting held under the Planning Act have been, on balance, taken into consideration by Council as part of its deliberations regarding these matters.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

#### 1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.



**Motion Passed**

2. (2.1) 6th Report of the Community Advisory Committee on Planning  
Motion made by: S. Lehman  
That the 6th Report of the Community Advisory Committee on Planning, from its meeting held on May 10, 2023, BE RECEIVED for information.

**Motion Passed**

3. (2.2) Building Division Monthly Report - March 2023  
Motion made by: S. Lehman  
That the Building Division Monthly report for March, 2023 BE RECEIVED for information. (A23-2023)

**Motion Passed**

4. (2.3) Post Development Environmental Impact Study Monitoring Update  
Motion made by: S. Lehman  
That the staff report dated May 23, 2023 entitled "Post-Development Environmental Impact Study Monitoring Update" BE RECEIVED for information. (E05-2023)

**Motion Passed**

5. (2.4) 5-year Review - Community Improvement Plans and Financial Incentive Programs - Background Analysis  
Motion made by: S. Lehman  
That the staff report dated May 23, 2023 entitled "5-Year Review - Community Improvement Plans and Financial Incentive Programs Background Analysis" BE RECEIVED for information. (D19-2023)

**Motion Passed**

6. (2.5) 5-Year Review - Community Improvement Plans and Financial Incentives Programs  
Motion made by: S. Lehman  
That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the evaluation of Community Improvement Plan and Financial Incentive Programs:  
a) the staff report dated May 23, 2023 entitled "5-Year Review - Community Improvement Plans and Financial Incentive Programs", summarizing community consultations and Civic Administration's comprehensive review of the City's existing Community Improvement Plans and associated Financial Incentive Programs BE RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to circulate the draft recommendations appended to the staff report dated May 23, 2023 as Appendix "A" for public review until June 12, 2023. (D19-2023)

**Motion Passed**

8. (2.7) Closed School Site: Evaluation and Approach (1040 Hamilton Road, former Fairmont Public School)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the letter of interest from the Thames Valley District School Board for the surplus school site at 1040 Hamilton Road:

a) the Civic Administration BE DIRECTED to express an interest in these lands for the purposes of providing the identified municipal needs of affordable housing and parkland; and,

b) the report dated May 23, 2023 entitled "Closed School Site: Evaluation and Approach (1040 Hamilton Road, former Fairmont Public School) BE RECEIVED for information. (D04-2023)

**Motion Passed**

9. (2.8) Exemption from Part Lot Control By-law - 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge (P-9609) (Relates to Bill No. 168)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following action be taken with respect to the application by Rembrandt Meadowlilly Inc., to exempt the following lands from Part Lot Control:

a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to exempt lands located at 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge, legally described as part of Blocks 1, 4 and 13 on Registered Plan 33M-603, and Parts 5, 6, 25, 26, 27, 28, 32 and 35 on Plan 33R-20017, from the Part Lot Control provisions of subsection 50(5) of the said Act for a period not to exceed two (2) years; and,

b) the applicant BE ADVISED that the cost of registration of the above-noted by-law is to be borne by the applicant in accordance with City policy. (D04-2023)

**Motion Passed**

11. (3.2) 847-851 Wonderland Road South (Z-9597) (Relates to Bill No. 178)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 1216571 Ontario Inc., relating to the property located at 847-851 Wonderland Road South, the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA1(7)) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- T. Brydges, Zelinka Priamo Ltd.;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment would permit a new use that is appropriate within the surrounding context; and,
- the recommended amendment would provide access to medical/dental offices in a convenient and accessible location to meet the needs of neighbourhood residents. (D04-2023)

### **Motion Passed**

#### 12. (3.3) 135 Villagewalk Boulevard (SPA23-005) - Public Site Plan Meeting

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Uptown Commercial Centre c/o Carlos Ramirez, relating to the property located at 135 Villagewalk Boulevard:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval to facilitate the construction of the commercial building; and,
- b) the Approval Authority BE ADVISED that the Council has no issues with respect to the Site Plan Application, and the Council supports the Site Plan Application;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

it being further noted that the Municipal Council approves this application for the following reasons:

- the Site Plan, as proposed, is consistent with the Provincial Policy Statement 2020, which directs development to designated growth areas and that development be adjacent to existing development;
- the proposed Site Plan generally conforms to the policies of the

Shopping Area Place Type and all other applicable policies of The London Plan;

- the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (D04-2023)

**Motion Passed**

14. (3.5) 327 Thompson Road (Z-9579) (Relates to Bill No. 180)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Emvy Group Inc., relating to the property located at 327 Thompson Road:

- a) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R2 (R2-2) Zone TO a Residential R3 Special Provision (R3-1(\*)) Zone and a Residential R3 Special Provision (R3-1(\*\*)) Zone; and,
- b) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- N Dyjack, Strik Baldinelli Moniz Ltd.;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and the Neighbourhoods Place Type; and,
- the recommended amendment facilitates the development of a vacant site within the Built-Area Boundary and Primary Transit Area with an appropriate form of infill development. (D04-2023)

**Motion Passed**

16. (3.7) 1120-1126 Oxford Street East and 2 & 6 Clemens Street (Z-9560) (Relates to Bill No. 182)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2863382 Ontario Inc. c/o Royal Premier Developments, relating to the properties located at 1120-1126 Oxford Street East and 2 and 6 Clemens Street:

a) consistent with Policy 43\_1 of the Official Plan for the City of London, 2016, a portion of the subject lands, representing 2 and 6 Clemens Street, BE INTERPRETED to be located within the Urban Corridor Place Type; and,

b) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R2/Office Conversion (R2-2/OC5) Zone and a Residential R1 (R1-6) Zone TO a Residential R9 Special Provision (R9-7( )\*H34) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

- i) provide adequate outdoor amenity space, either at grade or through a combination of at grade amenity space and roof top terrace(s);
- ii) differentiate the main building entrance from ground floor units;
- iii) provide a functional layby on site in accordance with the Site Plan Control By-law;
- iv) consent to remove any boundary trees is required prior to final Site Plan Approval;
- v) execution of the lane closure and the provision of a public access easement/easement agreement should be coordinated to occur prior to final Site Plan Approval;
- vi) at the time of Site Plan Approval, the building design is to be similar to that which was considered at the time of the Zoning By-law Amendment application; and,
- vii) any future Site Plan application for the subject site BE CONSIDERED by the Urban Design Peer Review Panel;

it being noted that the Planning and Environment Committee received the following communication with respect to these matters:

- a project fact sheet from M. Davis, siv-ik planning / design;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- J. Smolarek, siv-ik planning / design;
- M. Toth;
- D. Van Boxmeer;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, City Building policies, and the Urban Corridor Place Type policies;
- the recommended amendment would permit development at a transitional scale and intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of an underutilized site within the Built-Area Boundary and Primary

Transit Area with an appropriate form of development that is geared towards the intent, and growth, of the Urban Corridor Place Type. (D04-2023)

### Motion Passed

17. (3.8) 129-131 Base Line Road West (Z-9578) (Relates to Bill No. 183)

Motion made by: S. Lehman

That, notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2796538 Ontario Inc. c/o RPH Developments, relating to the properties located at 129-131 Base Line Road West:

- a) the revised, ~~attached~~, proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject lands FROM a Residential R9 (R9-7\*H32) Zone TO a Holding Residential R9 Special Provision (h\*R9-7(\_)\*H51) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following issues for 129-131 Base Line Road West through the site plan review process:
  - i) a Water Capacity Analysis shall be submitted with the first submission of site plan;
  - ii) ensure a 3 metre planting area for trees between the property edge and the edge of the parking garage to provide full protection to any boundary trees and critical root zones; and,
  - iii) additional landscaping and/or setbacks will be required to address the removal of the watercourse;

it being noted that the Planning and Environment Committee received the following communication with respect to these matters:

- a communication dated May 17, 2023 from H. Froussios, Zelinka Priamo Ltd.;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- H. Froussios, Zelinka Priamo Ltd.; and,
- C. McCullich;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment to Zoning By-law Z.-1 conforms to the in-force policies of the Official Plan for the City of London, 2016, including, but not limited to the High Density Residential Overlay, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies in the Official Plan for the City of London, 2016; and,
- the recommended amendment facilitates the development of a site within the Primary Transit Area and Built-Area Boundary with an appropriate form of new development. (D04-2023)

**Motion Passed**

7. (2.6) Heritage Alteration Permit - 27 Bruce Street - Wortley Village-Old South Conservation District (HAP23-015-L)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the replacement of the front porch on the heritage designated property at 27 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, BE REFUSED;

it being noted that the porch alterations do not comply with the policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan. (R01-2023)

Yeas: (7): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Nays: (7): S. Lewis, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozo, and S. Hillier

Absent: (1): S. Stevenson

**Motion Failed (7 to 7)**

At 2:24 PM, His Worship Mayor J. Morgan, places Councillor S. Lewis in the Chair.

At 2:27 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: S. Lewis

Seconded by: S. Hillier

That, notwithstanding the recommendation of the Director, Planning and Development, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the replacement of the front porch on the heritage designated property at 27 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, BE APPROVED;

it being noted that the porch alterations do not comply with the policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan. (R01-2023)

Yeas: (9): H. McAlister, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozo, and S. Hillier

Nays: (5): Mayor J. Morgan, S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Absent: (1): S. Stevenson

**Motion Passed (9 to 5)**

10. (3.1) 340-390 Saskatoon Street (Z-9599 / O-9600) (Relates to Bill No. 177)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the

application by Four99 Inc., relating to the properties located at 340-390 Saskatoon Street:

a) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at a future Council meeting, to amend the Official Plan for the City of London, 2016, by AMENDING policy 1070B for Specific Policies in the Neighbourhoods Place Type;

b) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject properties FROM a Holding Residential R2/Restricted Office Special Provision (h-216\*R2-3/RO(6)) Zone TO a Holding Residential R2/Restricted Office Special Provision (h-216\*R2-3/RO(\_)) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- H. Froussios, Zelinka Priamo Ltd.;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and Specific Policy Areas policies; and,
- the recommended amendment would broaden the scope of permitted uses in an existing building with existing light industrial and associated office uses. (D04-2023)

Motion made by: S. Lehman

Seconded by: C. Rahman

That Item 10, clause 3.1, BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Four99 Inc., relating to the properties located at 340-390 Saskatoon Street:

a) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at a future Council meeting, to amend the Official Plan for the City of London, 2016, by AMENDING policy 1070B for Specific Policies in the Neighbourhoods Place Type;

b) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject properties FROM a Holding Residential R2/Restricted Office Special Provision (h-216\*R2-3/RO(6)) Zone TO a Holding Residential R2/Restricted Office Special Provision (h-216\*R2-3/RO(\_)) Zone;



it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- H. Froussios, Zelinka Priamo Ltd.;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and Specific Policy Areas policies; and,
- the recommended amendment would broaden the scope of permitted uses in an existing building with existing light industrial and associated office uses. (D04-2023)"

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

Motion made by: S. Lehman

Seconded by: C. Rahman

That Item 10, clause 3.1 as amended, BE APPROVED.

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

13. (3.4) Additional Residential Unit Amendments as a Result of More Homes Built Faster Act, 2022 (Bill23) (OZ-9581) (Relates to Bill No.'s 166 and 179)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan and Zoning By-law requirements for additional residential units:

- a) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 TO AMEND the Official Plan (the Official Plan for the City of London, 2016) policies relating to additional residential units in accordance with new requirements in the Planning Act, which were changed through the More Homes Built Faster Act, 2022 (Bill 23);
- b) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 TO AMEND the regulations of Zoning By-law No. Z.-1 relating to additional residential units, to conform with the

recommended amendments to the Official Plan for the City of London, 2016;

c) the Civic Administration BE DIRECTED to undertake a review of the current five-bedroom limit and report back at a future Planning and Environment Committee meeting; and,

d) the Civic Administration BE DIRECTED to undertake a review of the current parking and driveway widths policies in additional residential units and report back at a future Planning and Environment Committee meeting;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Wallace, Executive Director, London Development Institute;
  - S. Levin, Orchard Park/ Sherwood Forest Ratepayers Association;
  - A. Kaplansky;
  - J. Zaifman, CEO, London Homebuilders Association;
  - S. Bentley, Interim President, Broughdale Community Association;
  - C. O'Brien, Drewlo Holdings and Ironstone Building Company;
- and,
- J. Liu;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendments are consistent with the Provincial Policy Statement (2020), including policy 1.4.3 that requires that the City to plan for an appropriate mix of housing types and densities and permit, where appropriate “all forms of residential intensification, including additional residential units.”;
- the recommended amendments will permit additional residential units in accordance with changes to the Planning Act made through the More Homes Act; and,
- the recommended amendments align with City initiatives to increase housing supply, including affordable housing. This includes The City of London Housing Pledge that was approved by Council in February, 2023. (D04-2023)

Motion made by: S. Lehman

Seconded by: P. Cuddy

That Item 13, clause 3.4, BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan and Zoning By-law requirements for additional residential units:

a) the attached, revised proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 TO AMEND the Official Plan (the Official Plan for the City of London, 2016) policies relating to additional residential units in accordance with new requirements in the Planning Act, which were changed through the More Homes Built Faster Act, 2022 (Bill 23);

b) the attached, revised proposed by-law as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 TO AMEND the regulations of Zoning By-law No. Z.-1 relating to additional residential units, to conform with the

recommended amendments to the Official Plan for the City of London, 2016;

c) the Civic Administration BE DIRECTED to undertake a review of the current five-bedroom limit and report back at a future Planning and Environment Committee meeting; and,

d) the Civic Administration BE DIRECTED to undertake a review of the current parking and driveway widths policies in additional residential units and report back at a future Planning and Environment Committee meeting;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Wallace, Executive Director, London Development Institute;
  - S. Levin, Orchard Park/ Sherwood Forest Ratepayers Association;
  - A. Kaplansky;
  - J. Zaifman, CEO, London Homebuilders Association;
  - S. Bentley, Interim President, Broughdale Community Association;
  - C. O'Brien, Drewlo Holdings and Ironstone Building Company;
- and,
- J. Liu;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendments are consistent with the Provincial Policy Statement (2020), including policy 1.4.3 that requires that the City to plan for an appropriate mix of housing types and densities and permit, where appropriate "all forms of residential intensification, including additional residential units.";
- the recommended amendments will permit additional residential units in accordance with changes to the Planning Act made through the More Homes Act; and,
- the recommended amendments align with City initiatives to increase housing supply, including affordable housing. This includes The City of London Housing Pledge that was approved by Council in February, 2023. (D04-2023)"

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

Motion made by: S. Trosow  
Seconded by: S. Lehman

That Item 13, clause 3.4, part c), BE REFERRED to a future Planning and Environment Committee for further discussion.

Yeas: (7): S. Lewis, P. Cuddy, S. Trosow, S. Lehman, A. Hopkins, P. Van Meerbergen, and D. Ferreira

Nays: (7): Mayor J. Morgan, H. McAlister, J. Pribil, C. Rahman, S. Franke, E. Pelozza, and S. Hillier

Absent: (1): S. Stevenson

**Motion Failed (7 to 7)**

Motion made by: S. Trosow  
Seconded by: S. Lewis

That Item 13, clause 3.4, part c), BE AMENDED to read as follows:

"c) the Civic Administration BE DIRECTED to undertake a review of the current five-bedroom limit, with the review to include consideration of the Residential Licensing By-law and the Business Licensing By-law as it pertains to Lodging Houses and report back at a future Planning and Environment Committee meeting; and,"

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (1): S. Stevenson

**Motion Passed (13 to 1)**

Motion made by: S. Lewis  
Seconded by: H. McAlister

That Item 13, clause 3.4, part c), as amended BE APPROVED.

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

Motion made by: S. Lehman  
Seconded by: A. Hopkins

That Item 13, clause 3.4, as amended, excluding part c), BE APPROVED.

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

That Item 13, clause 3.4, as amended reads as follows:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan and Zoning By-law requirements for additional residential units:

a) the attached, revised proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 TO AMEND the Official Plan (the Official Plan for the City of London, 2016) policies relating to additional residential units in accordance with new requirements in the Planning Act, which were changed through the More Homes Built Faster Act, 2022 (Bill 23);

b) the attached, revised proposed by-law as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 TO AMEND the regulations of Zoning By-law No. Z.-1 relating to additional residential units, to conform with the recommended amendments to the Official Plan for the City of London, 2016;

c) the Civic Administration BE DIRECTED to undertake a review of the current five-bedroom limit, with the review to include consideration of the Residential Licensing By-law and the Business Licensing By-law as it pertains to Lodging Houses and report back at a future Planning and Environment Committee meeting; and,

d) the Civic Administration BE DIRECTED to undertake a review of the current parking and driveway widths policies in additional residential units and report back at a future Planning and Environment Committee meeting;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Wallace, Executive Director, London Development Institute;
  - S. Levin, Orchard Park/ Sherwood Forest Ratepayers Association;
  - A. Kaplansky;
  - J. Zaifman, CEO, London Homebuilders Association;
  - S. Bentley, Interim President, Broughdale Community Association;
  - C. O'Brien, Drewlo Holdings and Ironstone Building Company;
- and,
- J. Liu;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendments are consistent with the Provincial Policy Statement (2020), including policy 1.4.3 that requires that the City to plan for an appropriate mix of housing types and densities and permit, where appropriate "all forms of residential intensification, including additional residential units.";
- the recommended amendments will permit additional residential units in accordance with changes to the Planning Act made through the More Homes Act; and,
- the recommended amendments align with City initiatives to increase housing supply, including affordable housing. This includes The City of London Housing Pledge that was approved by Council in February, 2023. (D04-2023)

15. (3.6) 644-646 Huron Street (OZ-9580) (Relates to Bill No.'s 167 and 181)

Motion made by: S. Lehman

That, notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2614442 Ontario Inc., relating to the property located at 644-646 Huron Street:

a) the proposed by-law appended to the Planning and Environment Committee Report to amend the Official Plan for the City of London, 2016 by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan, BE APPROVED;

b) the proposed by-law appended to the Planning and Environment Committee Report to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Holding Residential R9 Special Provision (h-5\*R9-3(14)\*H13) Zone, TO a Residential R8 Special Provision (R8-4(\_)) Zone, BE APPROVED;

c) the Site Plan Control Approval Authority BE REQUESTED to consider the following design issues through the site plan control approval process:

- i) the recommendations of the Noise Study be implemented;
- ii) provide a centrally located and adequately sized outdoor amenity space;
- iii) a building design that differentiates the ground floor through the use of pedestrian-scaled elements such as but not limited to, canopies and lighting, alternate window sizes/placement than the floors above;
- iv) a building design that breaks up the perceived mass of the building through façade articulation (recesses and projections), appropriately scaled windows, the use of high quality materials, and appropriate roof forms and pitches;
- v) differentiate the main building entrance from ground floor units;
- vi) investigation by the applicant into whether the Reid Drain storm sewer crossing the property is still active. If active, the Site Plan Control Authority will work with the applicant to consider the possibility of the sewer being re-routed around the building, or alternatively, connected to a storm sewer on the municipal road allowance of sufficient capacity, all to the satisfaction of the City Engineer;
- vii) inclusion of a functional layby on site in accordance with the Site Plan Control By-law;
- viii) consent to remove any boundary trees is required prior to final Site Plan Approval; and,
- ix) consultation with the Municipal Housing Development division for the provision of two (2) or more affordable units be undertaken as part of the Site Plan process;

d) the Civic Administration, including but not limited to the staff of the Municipal Housing Development team, BE DIRECTED to work with the applicant to provide for affordable housing units in the above-noted proposed development;

it being noted that any such units could be a part of the Roadmap to 3,000 Affordable Units, as well as assist with Council's Strategic focus to increase access to a range of quality affordable house options; and,

e) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the recommended by-law;

it being noted that the Planning and Environment Committee received the following communication with respect to these matters:

- a communication dated May 18, 2023, from H. Froussios, Zelinka Priamo Ltd.;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- H. Froussios, Zelinka Priamo Ltd.; and,
- Y. Lavie."

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Item 15, clause 3.6, BE AMENDED to read as follows:

"That, notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2614442 Ontario Inc., relating to the property located at 644-646 Huron Street:

- a) the proposed by-law appended to the Planning and Environment Committee Report to amend the Official Plan for the City of London, 2016 by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan, BE APPROVED;
- b) the attached, revised, proposed by-law to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Holding Residential R9 Special Provision (h-5\*R9-3(14)\*H13) Zone, TO a Residential R8 Special Provision (R8-4(\_)) Zone, BE APPROVED;
- c) the Site Plan Control Approval Authority BE REQUESTED to consider the following design issues through the site plan control approval process:
  - i) the recommendations of the Noise Study be implemented;
  - ii) provide a centrally located and adequately sized outdoor amenity space;
  - iii) a building design that differentiates the ground floor through the use of pedestrian-scaled elements such as but not limited to, canopies and lighting, alternate window sizes/placement than the floors above;
  - iv) a building design that breaks up the perceived mass of the building through façade articulation (recesses and projections), appropriately scaled windows, the use of high quality materials, and appropriate roof forms and pitches;
  - v) differentiate the main building entrance from ground floor units;
  - vi) investigation by the applicant into whether the Reid Drain storm sewer crossing the property is still active. If active, the Site Plan Control Authority will work with the applicant to consider the possibility of the sewer being re-routed around the building, or alternatively, connected to a storm sewer on the municipal road allowance of sufficient capacity, all to the satisfaction of the City Engineer;
  - vii) inclusion of a functional layby on site in accordance with the Site Plan Control By-law;
  - viii) consent to remove any boundary trees is required prior to final Site Plan Approval; and,
  - ix) consultation with the Municipal Housing Development division for the provision of two (2) or more affordable units be undertaken as part of the Site Plan process;
- d) the Civic Administration, including but not limited to the staff of the Municipal Housing Development team, BE DIRECTED to work with the applicant to provide for affordable housing units in the above-noted proposed development;

it being noted that any such units could be a part of the Roadmap to 3,000 Affordable Units, as well as assist with Council's Strategic focus to increase access to a range of quality affordable house options; and,

e) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the recommended by-law;

it being noted that the Planning and Environment Committee received the following communication with respect to these matters:

- a communication dated May 18, 2023, from H. Froussios, Zelinka Priamo Ltd.;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- H. Froussios, Zelinka Priamo Ltd.; and,
- Y. Lavie."

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

Motion made by: S. Lehman

Seconded by: P. Cuddy

That Item 15, clause 3.6, as amended BE APPROVED.

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

#### 8.5 10th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 10th Report of the Corporate Services Committee BE APPROVED, with the exception of Item 7 (clause 2.5), Item 8 (clause 2.6), Item 9 (clause 4.1), Item 11 (clause 4.3), Item 12 (clause 4.4).

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

#### 1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**



2. (2.1) 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring:

- a) the above-noted report 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; and,
- 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.

**Motion Passed**

3. (2.2) 2022 Parkland Reserve Fund Annual Financial Statement and Reporting of Former Section 37 Planning Act (Bonusing) Funds

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Parkland Reserve Fund Annual Financial Statement and Reporting of Former Section 37 *Planning Act* (Bonusing) Funds:

- a) the above-noted report 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; and,
- 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.

**Motion Passed**

4. (2.3) 2022-2026 Multi-Year Accessibility Plan

Motion made by: S. Lewis

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.

**Motion Passed**

5. (2.4) Property Tax Assessment by the Municipal Property Assessment Corporation (MPAC)

Motion made by: S. Lewis

That the communication dated March 8, 2023 from Mayor J. Morgan and the communication from P. Bethlenfalvy, Minister of Finance regarding Property Tax Assessment by the Municipality Property Assessment Corporation BE RECEIVED.

**Motion Passed**

6. (2.7) Closed Meeting Complaint - Ombudsman Report

Motion made by: S. Lewis

That the following actions be taken with respect to the communication dated May 12, 2023 from P. Dube, Ombudsman of Ontario regarding the January 23, 2023 closed meeting complaint:

- a) the above-noted communication BE RECEIVED; and,
- b) the actions taken by the Civic Administration in response to the matter, BE ENDORSED.

**Motion Passed**

10. (4.2) Application - Issuance of Proclamation - Azerbaijan Democratic Republican

Motion made by: S. Lewis

That based on the application dated April 28, 2023 from Network of Azerbaijani Canadians, June 7, 2023 BE PROCLAIMED Azerbaijan Democratic Republic.

**Motion Passed**

7. (2.5) Expropriation of Lands - East London Link Project Phase 3 (Relates to Bill No. 170)

Motion made by: S. Lewis

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 proposed by-law, as appended to the staff report dated May 23, 2023 as Schedule "B" BE INTRODUCED at the Council

meeting on June 6, 2023 to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (1): S. Stevenson

**Motion Passed (13 to 1)**

8. (2.6) Expropriation of Lands - Wellington Gateway Project Phase 3 and 4 (Relates to Bill No. 171)

Motion made by: S. Lewis

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 proposed by-law, as appended to the staff report dated May 23, 2023 as Schedule "B" BE INTRODUCED at the Council meeting on June 6, 2023, to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (1): S. Stevenson

**Motion Passed (13 to 1)**

9. (4.1) Budweiser Gardens Expansion and Renovation Proposal

Motion made by: S. Lewis

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) the Civic Administration BE DIRECTED 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; it being noted that Phase 2 will be forwarded to the 2024-2027 Multi-Year Budget process;
- c) the Civic Administration BE DIRECTED to confirm concurrence in writing, pending a future Corporate Services Committee report, for the contract extension with Ovations Food Services; and
- d) the Civic Administration BE DIRECTED to bring forward a review of the financial case for the proposed expansion including, but not limited to, an overview of the City of London's return on investment (ROI) expected from the proposed phases of the expansion and a comparison with the ROI in the current agreement to a future meeting of the Corporate Services Committee;

it being noted that Corporate Services Committee heard a delegation from P. Luukko, Co-Chairman OVG360, B. Ohl, General Manager, Budweiser Gardens and C. Finn, Tourism London with respect to this matter; and

it being further noted that the amending agreement and source of financing will be brought forward to a future Corporate Services Committee meeting.

Motion made by: S. Franke  
Seconded by: Mayor J. Morgan

That the recommendation BE AMENDED by adding a new part e), as follows:

"e) in support of our Climate Emergency Action Plan and net zero goal, Civic Administration BE DIRECTED to work with OVG360 to bring forward existing and contemplated plans for energy efficiency retrofits to Budweiser Gardens and offer support for any applications to financial grant program for the contemplated upgrades.

it being noted that sources of grant applications for energy retrofits could include: Federal/Provincial Grants and Grants from the FCM Green Municipal Fund."

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

Absent: (1): S. Stevenson

**Motion Passed (14 to 0)**

At 3:20 PM, His Worship Mayor J. Morgan, places Councillor S. Lehman in the Chair.

At 3:25 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: S. Lewis  
Seconded by: P. Cuddy

That Item 9, clause 4.1 as amended, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

That Item 9, clause 4.1 as amended reads as follows:

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) the Civic Administration BE DIRECTED 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; it being noted that Phase 2 will be forwarded to the 2024-2027 Multi-Year Budget process;
- c) the Civic Administration BE DIRECTED to confirm concurrence in writing, pending a future Corporate Services Committee report, for the contract extension with Ovations Food Services;
- d) the Civic Administration BE DIRECTED to bring forward a review of the financial case for the proposed expansion including, but not limited to, an overview of the City of London's return on investment (ROI) expected from the proposed phases of the expansion and a comparison with the ROI in the current agreement to a future meeting of the Corporate Services Committee; and
- e) in support of our Climate Emergency Action Plan and net zero goal, Civic Administration BE DIRECTED to work with OVG360 to bring forward existing and contemplated plans for energy efficiency retrofits to Budweiser Gardens and offer support for any applications to financial grant program for the contemplated upgrades.

it being noted that sources of grant applications for energy retrofits could include: Federal/Provincial Grants and Grants from the FCM Green Municipal Fund.

it being further noted that Corporate Services Committee heard a delegation from P. Luukko, Co-Chairman OVG360, B. Ohi, General Manager, Budweiser Gardens and C. Finn, Tourism London with respect to this matter; and

it being further noted that the amending agreement and source of financing will be brought forward to a future Corporate Services Committee meeting.

Motion made by: A. Hopkins

Seconded by: S. Franke

That Council recess at this time.

**Motion Passed**

The Council recesses at 3:38 PM and reconvenes at 3:48 PM.

11. (4.3) Application - Issuance of Proclamation - Action Anxiety Day

Motion made by: S. Lewis

That based on the application dated April 7, 2023 from Anxiety Canada, BE REFERRED back to the Civic Administration for further information regarding the organization's connection to London.

Nays: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Failed (0 to 13)**

Motion made by: S. Lewis

Seconded by: A. Hopkins

That the application dated April 7, 2023 from Anxiety Canada with respect to Action Anxiety Day BE RECEIVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

12. (4.4) Application - Issuance of Proclamation - World Sickle Cell Day 2023

Motion made by: S. Lewis

That based on the application dated May 10, 2023 from Sickle Cell Awareness Group of Ontario, BE REFERRED back to the Civic Administration for further information regarding the organization's connection to London.

Yeas: (2): S. Lehman, and A. Hopkins

Nays: (11): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Failed (2 to 11)**

Motion made by: S. Lewis

Seconded by: D. Ferreira

That the application dated May 10, 2023 from Sickle Cell Awareness Group of Ontario with respect to World Sickle Cell Day 2023 BE RECEIVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

8.6 11th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 11th Report of the Corporate Services Committee BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelosa

**Motion Passed (13 to 0)**

**9. Added Reports**

9.1 9th Report of Council in Closed Session

Motion made by: D. Ferreira

1. Lease Agreement – Upper Thames River Conservation Authority Fanshawe Golf Course

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of Deputy City Manager, Neighbourhood and Community-Wide Service, on the advice of the Director, Realty Services, with respect to the Lease Agreement for the lease of Ground Space at the Fanshawe Golf Course, the Lease Agreement between the City and the Upper Thames River Conservation Authority (the “Landlord”) attached as Appendix “A”, for the lease of the Fanshawe Golf Course lands, for a term of 10 years, at an annual rent of \$40,500.00 prior to taxes payable, which is comprised of Part 1, Reference Plan 33R-14008, containing an area of approximately 7.07 acres (2.86 hectares) is attached as Appendix “B”, and Part 4, Reference Plan 33R-14008, containing an area of approximately 65.98 acres (26.70 hectares) BE APPROVED; it being noted that the rent payable is retroactive to June 1, 2022.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelosa

**Motion Passed (13 to 0)**

**10. Deferred Matters**

None.

**11. Enquiries**

Councillor P. Van Meerbergen enquiries with respect to the Bell Fibre Internet installation project and restoration of boulevards. Deputy City Manager, Environment and Infrastructure provides information to the Council with respect to the matter.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: A. Hopkins  
Seconded by: S. Trosow

That Introduction and First Reading of Bill No.'s 164 to Bill No. 183, including revised Bill No.'s 166, 177, 181 and Added Bill No. 184, BE APPROVED, excluding Bill No.'s 170 and 171.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

Motion made by: D. Ferreira  
Seconded by: C. Rahman

That Second Reading of Bill No.'s 164 to Bill No. 183, including revised Bill No.'s 166, 177, 181 and Added Bill No. 184, BE APPROVED, excluding Bill No.'s 170 and 171.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

Motion made by: D. Ferreira  
Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.'s 164 to Bill No. 183, including revised Bill No.'s 166, 177, 181 and Added Bill No. 184, BE APPROVED, excluding Bill No.'s 170 and 171.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (13 to 0)**

Motion made by: A. Hopkins  
Seconded by: S. Trosow

That Introduction and First Reading of Bill No.'s 170 and 171 BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (2): S. Stevenson, and E. Pelozza



**Motion Passed (12 to 1)**

Motion made by: D. Ferreira  
Seconded by: S. Hillier

That Second Reading of Bill No.'s 170 and 171 BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (12 to 1)**

Motion made by: H. McAlister  
Seconded by: S. Lehman

That Third Reading and Enactment of Bill No.'s 170 and 171 BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (2): S. Stevenson, and E. Pelozza

**Motion Passed (12 to 1)**

The following Bills are enacted as By-laws of The Corporation of the City of London:

Bill No. 164	By-law No. A.-8369-118 - A by-law to confirm the proceedings of the Council Meeting held on the 6th day of June, 2023. (City Clerk)
Bill No. 165	By-law No. A.-8370-119 - A by-law to delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or designate to negotiate, approve, enter into, and execute Automatic Aid Agreements, Mutual Aid Agreements and other Fire Protection Agreements (2.2b/9/CPSC)
Bill No. 166	By-law No. C.P.-1512(cc)-120 - A by-law to amend the Official Plan for the City of London, 2016 relating to implementing of More Homes Built Faster Act, 2022 Additional Residential Unit Policies City-wide. (3.4a/9/PEC)
Bill No. 167	By-law No. C.P.-1512(cd)-121 - A by-law to amend The Official Plan for the City of London, 2016 relating to 644-646 Huron Street. (3.6a/9/PEC)
Bill No. 168	By-law No. C.P.-1581-122 - A by-law to exempt from Part Lot Control lands located at 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge; legally described as part of Blocks 1, 4 and 13 on Registered Plan 33M-603, and Parts 5, 6, 25, 26, 27, 28, 32 and 35 on Plan 33R-20017, in the City of London, County of Middlesex. (2.8/9/PEC)

Bill No. 169	By-law No. F.-169-123 - A by-law to regulate the London Fire Department and repeal By-law No. F-6. (2.2a/9/CPSC)
Bill No. 170	By-law No. L.S.P.-3508-124 - 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. (2.5/10/CSC)
Bill No. 171	By-law No. L.S.P.-3509-125 - 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. (2.6/10/CSC)
Bill No. 172	By-law No. PS-114-23009 - A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.3/9/CWC)
Bill No. 173	By-law No. PS-114-23010 - A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.4c/9/CWC)
Bill No. 174	By-law No. S.-6231-126 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Base Line Road East, east of Wellington Road; and as widening to Wellington Road, north of Base Line Road East) (Chief Surveyor – for road dedication purposes pursuant to SPA19-061)
Bill No. 175	By-law No. S.-6232-127 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Kennington Way; as part of Middleton Avenue; and as part of Knott Drive) (Chief Surveyor – registration of 33M-802 requires 0.3, reserved on abutting plans 33M-769 and 33M-785 to be dedicated as public highway for unobstructed legal access throughout the subdivision)
Bill No. 176	By-law No. W.-5694-128 - A by-law to authorize the North Lambeth Tributary 12 Complete Corridor (Project No. ES3023) (2.3/8/CWC)
Bill No. 177	By-law No. Z.-1-233109 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 340-390 Saskatoon Street. (3.1b/9/PEC)
Bill No. 178	By-law No. Z.-1-233110 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 847-851 Wonderland Road South. (3.2/9/PEC)
Bill No. 179	By-law No. Z.-1-233111 - A by-law to amend By-law No. Z.-1 to revise additional residential unit regulations and replace some regulations with new regulations for additional residential units. (3.4b/9/PEC)
Bill No. 180	By-law No. Z.-1-233112 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 327 Thompson Road. (3.5/9/PEC)
Bill No. 181	By-law No. Z.-1-233113 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 644-646 Huron Street. (3.6b/9/PEC)

Bill No. 182	By-law No. Z.-1-233114 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1120-1126 Oxford Street East and 2 & 6 Clemens Street. (3.7b/9/PEC)
Bill No. 183	By-law No. Z.-1-233115 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 129-131 Base Line Road West. (3.8a/9/PEC)
Bill No. 184	By-law No. A.-8371-129 - A by-law to authorize and approve a Lease Agreement between The Corporation of the City of London and Upper Thames River Conservation Authority for the lease agreement of the Fanshawe Golf Course lands being comprised of Part 1, Reference Plan 33R-14008, containing an area of approximately 7.07 acres (2.86 hectares) and Part 4, Reference Plan 33R-14008, containing an area of approximately 65.98 acres (26.70 hectares), in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/10/CSC)

**14. Adjournment**

Motion made by: S. Trosow

Seconded by: H. McAlister

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 4:09 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk