



Council Minutes

12th Meeting of City Council
June 27, 2023, 1:00 PM

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

Also Present: L. Livingstone, A. Barbon, G. Bridge, M. Butlin, S. Corman, D. Escobar, M. Feldberg, K. Gonyou, R. Hayes, M. Hepditch, A. Hunt, S. Mathers, H. McNeely, R. Morris, G. Mosburger, K. Powell, K. Scherr, M. Schulthess, C. Smith, B. Westlake-Power, J. Yanchula

Remote Attendance: E. Bennett, B. Card, K. Dickins, M. Goldrup, A. Hagan, K. Scott, A. Thompson, B. Warner

The meeting is called to order at 1:00 PM; it being noted that Councillors E. Pelozza and S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Recognitions

None.

At 1:07 PM, Councillor S. Trosow enters the meeting.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: P. Cuddy

Seconded by: S. Stevenson

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

4.1 Personal Matters/Identifiable Individuals

A matter pertaining to personal matters about an identifiable individuals, including communications necessary for that purpose, as it relates to interviews for nomination to the London Police Services Board of Directors. (6.1/17/SPPC)

4.2 Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition 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. (6.1/12/CSC)

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 building 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. (6.2/12/CSC)

4.4 Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice
A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions and advice which is subject to solicitor client privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation. (6.3/12/CSC)

4.5 Litigation/Potential Litigation/Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations
A matter pertaining to the security of the property of the municipality or local board; litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; 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 or local board. (6.4/12/CSC)

4.6 Personal Matters/Identifiable Individual
A matter pertaining to an identifiable individual; employment-related matters; advice or recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/13/CSC)

4.7 Litigation/Potential Litigation
A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/10/CPSC)

4.8 Solicitor-Client Privilege/Position, Plan, Procedure, Criteria or Instruction for Negotiation Purposes
A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees or the Corporation 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 or local board. (6.1/10/CPSC)

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

Motion Passed (15 to 0)

The Council convenes, In Closed Session, at 1:17 PM, and reconvenes in public session at 1:56 PM.

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

5.1 11th Meeting held on June 6, 2023

Motion made by: P. Cuddy
Seconded by: P. Van Meerbergen

That the Minutes of the 11th Meeting held on June 6, 2023, BE APPROVED.

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

Motion Passed (15 to 0)

6. Communications and Petitions

Motion made by: P. Van Meerbergen
Seconded by: S. Franke

That the communications BE RECEIVED and BE REFERRED as noted on the Council Added Agenda:

- 6.1 Blackfriars Bridge - Long Term Use, excluding item 4.
- 6.2 221 Queens Avenue
- 6.3 5 Year Review - Community Improvement Plans and Financial Incentive Programs
- 6.4 Building Division Staffing Enhancement: A Path to 47,000 Units by 2031
- 6.5 955 Gainsborough Road
- 6.6 755, 785 & 815 Wonderland Road South;

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

Motion Passed (15 to 0)

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

That NO ACTION BE TAKEN with respect to communication 6.1, item 4, as noted on the Council Agenda.

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

Nays: (1): A. Hopkins

Motion Passed (14 to 1)

7. Motions of Which Notice is Given

None.

8. Reports

- 8.1 10th Meeting of the Civic Works Committee

Motion made by: C. Rahman

That the 10th Report of the Civic Works Committee BE APPROVED, excluding items 8 (3.1) and 9 (4.1).

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

Motion Passed (15 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 Integrated Transportation Community Advisory Committee

Motion made by: C. Rahman

That the following actions be taken with respect to the 6th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on May 17th, 2023:

a) that the Municipal Council BE REQUESTED to consider the following actions arising from the Integrated Transportation Community Advisory Committee (ITCAC) review of the Neighbourhood Connectivity Plan Pilot Program:

i) to amend the Mobility Policy 349 to request that all city streets exempted from this policy be designated for parking on one side of the street only clearly defined exceptions such as cul-de-sacs;
ii) to direct the Civic Administration to investigate appropriate means to review the future draft of the Neighbourhood Connectivity Plans with ITCAC in advance of consideration by the Civic Works Committee; and
iii) to commend the Civic Administration for a very thorough and successful process which should now be formalized and applied;

b) clauses 1.1, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 4.1 and 5.2, BE RECEIVED.

it being further noted that the presentation and ~~attached~~ photos, from D. Foster, related to this matter, were received;

Motion Passed

3. (2.2) Contract Award - RFT-2023-083 - Traffic Signal Rebuilds for Wonderland Road South at Village Green Avenue and at Teeple Terrace- Irregular Result

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 June 13, 2023, related to the Traffic Signal Rebuilds for Wonderland Road South at Village Green Avenue and at Teeple Terrace – Irregular Result (RFT-2023-083):

a) the bid submitted by EARTH (Holdings) Inc., at its tendered price of \$941,478.00

(excluding HST), BE ACCEPTED as per Section 8.5 a) iii) of the Procurement of Goods and Services Policy; it being noted that the bid submitted by EARTH (Holdings) Inc., was the only compliant bid of two bids received and meets the City's specifications and requirements;

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

project;

d) 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 2023-083); and,

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-L04IT04)

Motion Passed

4. (2.3) Vauxhall WWTP Pilot Plant - Request to Negotiate and Execute Site Access Agreement (Relates to Bill No. 187)

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 June 13, 2023, related to the Vauxhall Wastewater Treatment Plan Pilot Plant Request to Negotiate and Execute Site Access Agreement:

a) the proposed by-law, as appended the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023, to:

i) authorize the Civic Administration to negotiate the terms of a site access agreement with Pall Water for the purposes of establishing a research test facility at Vauxhall Wastewater Treatment Plant; and,

ii) authorize the Mayor and the City Clerk to execute the above-noted Agreement;

b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2023-E07 2023-E03)

Motion Passed

5. (2.4) Appointment of Consulting Engineers for Contract Administration Services - Stormwater Infrastructure and Channel Remediation Projects

Motion made by: C. Rahman

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 13, 2023, related to the Appointment of Consulting Engineers for Contract Administration Services for the Stormwater Infrastructure and Channel Remediation Projects:

a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified stormwater infrastructure projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2(g) of the City of London's Procurement of Goods and Services Policy:

i) AECOM Canada Ltd. BE APPOINTED consulting engineers to complete the resident inspection and contract administration of Mud Creek Phase 2A Culvert replacement on Oxford Street West in the total amount of \$127,098.00, including contingency (excluding HST);

ii) the engineering design fees for AECOM Canada Ltd. BE INCREASED to recognize the additional design scope of work for the project, in accordance with the estimate on file, by \$196,758.61

(excluding HST), from \$746,074.00 to a total upset amount of \$942,832.61;

- iii) Stantec Consulting Limited BE APPOINTED consulting engineers to complete the resident inspection and contract administration of Hyde Park Assignment 'A' Project, in the total amount of \$188,054.50, including contingency (excluding HST);
- iv) the engineering design fees for Stantec Consulting Limited BE INCREASED to recognize the additional design scope of work for the project in accordance with the estimate on file, by \$15,534.00 (excluding HST), from \$301,032.57 to a total upset amount of \$316,566.57; and,
- v) Matrix Solutions Inc. BE APPOINTED consulting engineers to complete the resident inspection and contract administration of Hyde Park Assignment 'B', in the total amount of \$159,815.03, including contingency (excluding HST);
- 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 Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-E01)

Motion Passed

6. (2.5) Funding to Support UTRCA Capital/Maintenance Projects and City Watercourse Monitoring Program

Motion made by: C. Rahman

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 13, 2023, related to the Funding to Support UTRCA Capital Maintenance Projects and City Watercourse Monitoring Program:

- a) the Upper Thames River Conservation Authority BE AUTHORIZED to carry out the following projects with the City share in the total amount of \$85,000.00, including contingency (excluding HST); it being noted that the requirements of this provincial funding program are unique, in that only Conservation Authorities can apply, requiring the use of clause 14.3. (a) of the Procurement of Goods and Service Policy:
 - i) Fanshawe Dam – Safety Boom Design;
 - ii) Fanshawe Dam – Monitoring Upgrades;
 - iii) Fanshawe Dam – Drainage Gallery & Pressure Relief Well Repairs; and,
 - iv) West London Dyke – Supplemental Hand Railing Design and Installation.
- b) the Upper Thames River Conservation Authority BE APPOINTED to complete the 2023 Dingman Creek Surface Monitoring Program, in accordance with the estimate, on file, at an upset amount of \$243,701.00, including 10% contingency (excluding HST); it being noted that this is a unique program for which the UTRCA offers licences as well as full services to complete this work in accordance with Section 14.4 (d), (e) & (h) of the City of London's Procurement of Goods and Services Policy;
- c) the financing for this project BE APPROVED as set out in the

Sources of Financing Report, as appended to the above-noted staff report;
d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
e) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,
f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-E13)

Motion Passed

7. (2.6) Contract Price Increase - Springbank Reservoirs 1 & 3 Roof Membrane Replacement and Repairs Project

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 June 13, 2023, related to the Contract Price Increase for the Springbank Reservoirs 1 & 3 Roof Membrane Replacement and Repairs Project:

- a) Springbank Reservoirs 1 & 3 Roof Membrane Replacement and Repairs (Tender RFT 2022-016) construction contract value with Stone Town Construction Limited BE INCREASED by \$1,499,636.96 for a total contract value of \$10,768,014.71 (excluding HST), in accordance with Section 20.3 (e) of the Procurement of Goods and Services Policy;
b) the financing for these projects BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these projects; and,
d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-L04/E08)

Motion Passed

10. (5.1) Deferred Matters List

Motion made by: C. Rahman

That the Deferred Matters List for the Civic Works Committee, as of May 9, 2023, BE RECEIVED.

Motion Passed

11. (5.2) Community Advisory Committee Vacancies

Motion made by: C. Rahman

That the communication as appended to the Added Agenda, from B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee, BE RECEIVED. (2023-C04)

Motion Passed

8. (3.1) Blackfriars Bridge - Long Term Use

Motion made by: C. Rahman

That the following actions be taken with respect to the long-term use of the Blackfriars Bridge:

a) the Option 1 – to continue with the current bridge configuration – as outlined in the staff report dated June 13, 2023 BE

APPROVED;

b) the above-noted recommendation from the Long Term Use Study BE SUBMITTED to the Director of the Environmental Approvals Branch, Ontario Ministry of Environment, Conservation and Parks, as required by the previous environmental assessment review; and,

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

- T. Loubani
- D. Guccuado
- R. Andary
- L. Durham
- K. Bice
- J. Culbert
- M. Wallace
- J. Harris
- A. Loewan-Nair
- M. Miksa
- J. Necktal
- Q. Flemming
- G. Brown
- A. Lee;

it being noted that the staff presentation from G. Dales, Manager Transportation Planning and Design, as appended to the Agenda, with respect to this matter, was received; and,

it being further noted that the communications, as appended to the Added Agenda, from J. Fyfe-Miller, N. Sproule, H. Tallman and L. Durham, with respect to this matter, were received. (2023-T04)

Yeas: (8): S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (7): Mayor J. Morgan, H. McAlister, S. Trosow, A. Hopkins, S. Franke, E. Pelosa, and D. Ferreira

Motion Passed (8 to 7)

9. (4.1) Core Area Parking Initiatives

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report dated June 13, 2023, related to the Core Area Parking Initiatives:

a) the Civic Administration BE DIRECTED to bring forward a business case as part of the 2024-2027 Multi-Year Budget that provides funding to undertake a Downtown Parking Strategy Update;

b) the Civic Administration BE DIRECTED to undertake a procurement process to redevelop the parking lot at 185 Queens

- Avenue for the purposes of a mixed-use development including affordable and market units and a privately owned and operated parking garage that provides both public and reserve parking;
- c) the Civic Administration BE DIRECTED to extend the current temporary free parking promotion in the Core Area to the first quarter of 2024;
- d) the Civic Administration BE DIRECTED to bring forward a by-law amendment that would allow reserved parking in City parking lots at a bulk discounted monthly rate; and,
- e) the above-noted staff report BE RECEIVED. (2023-T02)

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

Motion Passed (15 to 0)

8.2 17th Meeting of the Strategic Priorities and Policy Committee

Motion made by: C. Rahman
 Seconded by: S. Franke

That pursuant to section 2.3 of the Council Procedure By-law, the rules of the by-law BE SUSPENDED for the purpose of permitting members to speak more than once to this matter.

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

Nays: (3): S. Lehman, E. Pelozza, and S. Hillier

Motion Passed (12 to 3)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

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

Absent: (1): D. Ferreira

Motion Passed (14 to 0)

2. (5.1) Consideration of Appointment to the London Police Services Board

At 3:06 PM, His Worship Mayor J. Morgan places Councillor S. Lehman in the Chair.

At 3:11 PM, His Worship Mayor J. Morgan resumes the Chair.

Election

Consideration of appointment to the London Police Services Board

Michele Anderson (0.00 %):None
Gita Canaran (0.00 %):None

Stephen D Amelio (40.00 %): Mayor J. Morgan, S. Lewis, H. McAlister, S. Trosow, S. Franke, C. Rahman

Ryan Gauss (46.67 %): S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, P. Cuddy, S. Stevenson, J. Pribil

Joseph Wabegijig (13.33 %): A. Hopkins, D. Ferreira

Conflict (0): None

Majority Winner: No majority

Election

Consideration of Selection to the London Police Services Board - run off (round 2)

Stephen D'Amelio (50.00 %): Mayor J. Morgan, S. Lewis, S. Hillier, H. McAlister, S. Trosow, S. Franke, C. Rahman

Ryan Gauss (50.00 %): E. Pelozza, P. Van Meerbergen, S. Lehman, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira

Conflict (0): None

Majority Winner: No majority

Election

Consideration of Selection to the London Police Services Board - run off (round 2)

Stephen D'Amelio (42.86 %): Mayor J. Morgan, S. Lewis, H. McAlister, S. Trosow, S. Franke, C. Rahman

Ryan Gauss (57.14 %): S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira

Conflict (0): None

Majority Winner: Ryan Gauss

Motion made by: S. Lewis

Seconded by: S. Lehman

That Ryan Gauss BE APPOINTED to the London Police Services Board for the term ending November 14, 2026.

Yeas: (12): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (3): H. McAlister, S. Trosow, and S. Franke

Motion Passed (12 to 3)

Motion made by: P. Cuddy

Seconded by: S. Trosow

That the Council recess at this time.

Motion Passed

At 3:58 PM, Councillor C. Rahman leaves the meeting.

The Council recesses at 3:58 PM and resumes at 4:22 PM.

8.3 18th Meeting of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That Items 1 to 10 (3.4) the 18th Report of the Strategic Priorities and Policy Committee BE APPROVED.

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

Absent: (1): C. Rahman

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. (2.3) London Economic Development Corporation (LEDC) Activity Report Update 2022

Motion made by: S. Lewis

That the London Economic Development Corporation Activity Update 2022 BE RECEIVED for information.

Motion Passed

3. (2.4) London Community Recovery Network - Update Report 2020-2022

Motion made by: S. Lewis

That, on the recommendation of the City Manager the report dated June 20, 2023, with respect to the London Community Recovery Network – Update Report 2020-2022 BE RECEIVED.

Motion Passed

4. (2.5) London Community Grants Program Innovation and Capital Funding Allocations (2023)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the report dated June 20, 2023, titled “London Community Grants Program Innovation and Capital Funding Allocations (2023)”, BE RECEIVED for information.

Motion Passed

5. (2.6) Anti-Hate Response Pilot Agreement with Ontario Ministry of Citizenship and Multiculturalism (Relates to Bill No. 190)

Motion made by: S. Lewis

That, on the recommendation of the City Manager, the following actions be taken:

- a) the City of London's Anti-Hate Response Pilot BE ENDORSED;
- b) the proposed by-law as appended to the staff report dated June 20, 2023, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023, to:
 - i) approve the Ontario Transfer Payment Agreement, ~~attached as~~ Schedule A to the proposed by-law, for the Anti-Hate Pilot Project ("Ontario Transfer Payment Agreement") between His Majesty the King in Right of Ontario, as represented by the Minister of Citizenship and Multiculturalism and The Corporation of the City of London;
 - ii) authorize the Mayor and the City Clerk to execute the Ontario Transfer Payment Agreement approved in paragraph i) above;
 - ii) delegate authority to the City Manager, or their written delegate, to approve and execute further amending agreements to the Ontario Transfer Payment Agreement if they are consistent with the requirements of the Ontario Transfer Payment Agreement approved in paragraph i) above and do not require additional funding or are provided for in the City's current budget and do not increase the indebtedness or contingent liabilities of The Corporation of the City of London;
 - ii) delegate authority to the City Manager, or their written delegate, to undertake all administrative, financial and reporting acts, including signing authority regarding: application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of the Funds specified in the Ontario Transfer Payment Agreement that are necessary in connection with the Transfer Payment Agreement approved in paragraph i) above; and,
 - iii) delegate authority to the City Manager, or their written delegate, to make the necessary inquiries of all internal Service Areas and, if appropriate based on those inquiries, to execute the Attestation as appended to the staff report as Appendix "B" from the City of London regarding compliance with the Ontario Human Rights Code as required by the Province for the purposes of the Transfer Payment Agreement;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this matter.

Motion Passed

6. (2.7) 5th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the 5th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on May 29, 2023 BE RECEIVED.

Motion Passed

7. (3.1) London Hydro Inc. - 2022 Annual General Meeting of the Shareholder Annual Resolutions (Relates to Bill No. 191)

Motion made by: S. Lewis

That the following actions be taken with respect to London Hydro Inc.:

- a) the proposed by-law as appended to the staff report dated June 20, 2023 as Appendix "A" entitled "A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc." BE INTRODUCED at the Municipal Council meeting to be held June 27, 2023;
- b) the proposed "Recruitment Process for Director Appointments", as appended to the staff report dated June 20, 2023 as Appendix 'B', BE APPROVED;
- c) the presentation by V. Sharma, CEO and C. Graham, Board Chair, London Hydro Inc., BE RECEIVED;
- d) the 2022 Annual Report on Finance BE RECEIVED;
- e) the communication from London Hydro Inc. regarding the Election of Directors BE RECEIVED; and,
- f) London Hydro Inc. BE REQUESTED to bring forward 2 names for consideration for appointment to the August 16, 2023 Strategic Priorities and Policy Committee meeting.

Motion Passed

8. (3.2) London and Middlesex Community Housing - 2022 Annual General Meeting of the Shareholder Annual Resolutions (Relates to Bill No. 192)

Motion made by: S. Lewis

That the following actions be taken with respect to the London & Middlesex Community Housing (LMCH):

- a) on the recommendation of the City Manager, the proposed by-law as appended to the staff report dated June 2023 as Appendix "A" entitled "A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing", BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023;
- b) the presentation by P. Squire, Chair and P. Chisholm, CEO, London & Middlesex Community Housing BE RECEIVED;
- c) the 2022 Financial Statements BE RECEIVED;
- d) the 2022 Annual Report - Building for the Future BE RECEIVED;

and,

e) the London and Middlesex Community Housing Board of Directors BE REQUESTED to bring forward a tenant's name for consideration to the Strategic Priorities and Policy Committee meeting on September 19, 2023;

it being noted that for the current tenant vacancy on the LMCH Board the City Clerk will circulate to all members of Council all of the applications received at the same time that these are provided to the LMCH Board in accordance with the current Recruitment Process for Director Appointments.

Motion Passed

9. (3.3) Housing Development Corporation, London (HDC) - 2022 Annual General Meeting of the Shareholder Annual Resolutions

Motion made by: S. Lewis

That the following actions be taken with respect to the Housing Development Corporation, London:

a) the recommendation of the City Manager, the Independent Auditor's Report of KPMG LLP for the Shareholder of Housing Development Corporation, London, dated December 31, 2022, BE RECEIVED;

b) the 2022 Financial Statements BE RECEIVED;

c) the 2022 Year End Report to the Shareholder BE RECEIVED; and,

d) the verbal presentation from C. Cooper and added presentation from M. Feldberg, CEO, Housing Development Corporation BE RECEIVED.

Motion Passed

10. (3.4) 2024 Growth Management Implementation Strategy (GMIS) Update

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development regarding the implementation of the London Plan growth management policies applicable to the financing of growth-related infrastructure works, the following actions be taken:

a) the 2024 Growth Management Implementation Strategy Update BE APPROVED as appended to the staff report dated June 20, 2023 as Appendix "B"; it being noted that:

i) Sunningdale SWMF E1 will be rescheduled from 2022 to 2024;

ii) White Oaks SWMF 3 – West will be rescheduled from 2022 to 2024;

iii) Stoney Creek SWM 10 will be rescheduled from 2027 to 2028;

iv) Kilally (A30) Growth Area – Kilally Water (Phase 2, Webster St. to Clarke Rd.) will be rescheduled from 2023 to 2024; and

v) it being further noted that further review with the development industry will take place to address housing supply opportunities in the Northeast GMIS Area/Kilally Road area;

b) the Capital Budget BE ADJUSTED to reflect the timing changes associated with the projects noted in clause (a) above;

it being pointed out that the public participation meeting associated with this matter, the following individuals made oral submissions regarding this matter:

- A. Beaton, Urban League;
- J. Dionne, Sifton Properties;
- M. Wallace, London Development Institute;

it being further pointed out that the Strategic Priorities and Policy Committee received the following communications with respect to this matter:

- a communication dated June 9, 2023 from A. Beaton and S. Levin, Urban League of London;
- a communication dated June 9, 2023 from P. Masschelein, Senior Vice President and J. Diotte, Manager, Engineering, Sifton;
- a communication dated June 19, 2023 from P. Masschelein, Senior Vice President, Sifton.

Motion Passed

11. (4.1) Lower Thames Valley Conservation Authority (LTVCA) and Kettle Creek Conservation Authority (KCCA) - Ministry of Natural Resources and Forestry

Motion made by: S. Lewis

Lower Thames Valley Conservation Authority (LTVCA) and Kettle Creek Conservation Authority (KCCA) - Ministry of Natural Resources and Forestry

That the following actions be taken with respect to the Lower Thames Valley Conservation Authority and Kettle Creek Conservation Authority:

- a) the communication dated May 30, 2023 from The Honourable Graydon Smith, Minister of Natural Resources and Forestry BE RECEIVED;
- b) Councillor H. McAlister BE APPOINTED to the Lower Thames Valley Conservation Authority for the term ending November 14, 2026; and,
- c) Councillors J. Pribil and P. Van Meerbergen BE APPOINTED to the Kettle Creek Conservation Authority for the term ending November 14, 2026.

Motion made by: S. Lewis

Motion to approve parts a) and b):

Lower Thames Valley Conservation Authority (LTVCA) and Kettle Creek Conservation Authority (KCCA) - Ministry of Natural Resources and Forestry

That the following actions be taken with respect to the Lower Thames Valley Conservation Authority and Kettle Creek Conservation Authority:

- a) the communication dated May 30, 2023 from The Honourable Graydon Smith, Minister of Natural Resources and Forestry BE RECEIVED;

b) Councillor H. McAlister BE APPOINTED to the Lower Thames Valley Conservation Authority for the term ending November 14, 2026; and,

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

Absent: (1): C. Rahman

Motion Passed (14 to 0)

Motion made by: S. Lewis

Motion to approve part c)

c) Councillors J. Pribil and P. Van Meerbergen BE APPOINTED to the Kettle Creek Conservation Authority for the term ending November 14, 2026.

Yeas: (1): D. Ferreira

Nays: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, and S. Hillier

Absent: (1): C. Rahman

Motion Failed (1 to 13)

Motion made by: S. Lewis

Seconded by: S. Trosow

That Councillor J. Pribil BE APPOINTED to the Kettle Creek Conservation Authority for the term ending November 14, 2026.

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

Absent: (1): C. Rahman

Motion Passed (14 to 0)

Motion made by: S. Trosow

Seconded by: P. Cuddy

That part b) of the motion approving the appointment of Councillor H. McAlister to the Lower Thames Valley Conservation Authority for the term ending November 14, 2023 BE RECONSIDERED.

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

Absent: (1): C. Rahman

Motion Passed (14 to 0)

Motion made by: S. Lewis

Following the approval of reconsideration, the following motion is put

b) Councillor H. McAlister BE APPOINTED to the Lower Thames Valley Conservation Authority for the term ending November 14, 2026; and,

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

Absent: (2): C. Rahman, and S. Hillier

Motion Failed (0 to 13)

Motion made by: A. Hopkins

Seconded by: P. Cuddy

That Councillor P. Van Meerbergen BE APPOINTED to the Lower Thames Valley Conservation Authority for the term ending November 14, 2026

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

Absent: (1): C. Rahman

Motion Passed (14 to 0)

Motion made by: S. Stevenson

Seconded by: P. Cuddy

That the Minister of Natural Resources and Forestry BE PETITIONED to provide for the appointment of one citizen for the final vacancy for membership on the Kettle Creek Conservation Authority Board of Directors; it being noted that two Council members are appointed as members of the Board of Directors.

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

Absent: (1): C. Rahman

Motion Passed (14 to 0)

12. (2.1) June Progress Update - Health and Homelessness Whole of Community System Response

At 5:08 PM, His Worship Mayor J. Morgan places Councillor S. Lehman in the Chair.

At 5:3 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Social and Health Development, the June Progress Update – Health &

Homelessness Whole of Community System Response report BE RECEIVED for information.

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

Nays: (1): S. Stevenson

Absent: (1): C. Rahman

Motion Passed (13 to 1)

13. (2.2) Core Area Action Plan 2022 Review

At 5:20 PM, Councillor E. Pelozo leaves the meeting.

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the Deputy City Manager, Planning & Economic Development, and the Deputy City Manager, Social & Health Development, the following actions be taken:

a) the staff report dated June 20, 2023 entitled "Core Area Action Plan 2022 Review", including its appendices, BE RECEIVED;

b) one-time funding of \$100,000 in support of the Holly Jolly Market and Downtown for the Holidays events BE APPROVED from the Operating Budget Contingency Reserve; and,

c) a one-time funding increase of \$50,000 to support 2023 Summer, Fall and Winter Core Area events and activations BE APPROVED from the Operating Budget Contingency Reserve;

it being noted that the Strategic Priorities and Policy Committee received a communication dated June 18, 2023 from D. Brown, Coordinator, Midtown Community Organization with respect to this matter.

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

Nays: (1): S. Stevenson

Absent: (2): C. Rahman, and E. Pelozo

Motion Passed (12 to 1)

8.4 10th Meeting of the Planning and Environment Committee

Motion made by: S. Lehman

That the 10th Report of the Planning and Environment Committee BE APPROVED, excluding items 4 (3.1) and 5 (3.2); it being noted that any and all oral and written submissions from the public related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters

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

Absent: (2): C. Rahman, and E. Pelozo

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 Ecological Community Advisory Committee

Motion made by: S. Lehman

That the 6th Report of the Ecological Community Advisory Committee, from its meeting held on May 18, 2023, BE RECEIVED for information.

Motion Passed

3. (2.2) ESA Lands Asset Plan and Data Management Tool - Contract Award (RFP-2023-018)

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Planning and Development, the following actions be taken with respect to the appointment of consulting services for the completion of an Environmentally Significant Area (ESA) Lands Asset Plan and Data Management Tool:

a) North South Environmental Inc. BE APPOINTED project consultants to prepare an Environmentally Significant Area (ESA) Asset Plan and Data Management Tool, in the total amount of \$179,394.00 (including contingency), excluding HST;

b) the financing for the project BE APPROVED in accordance with the Source of Financing Report appended to the staff report dated June 12, 2023 as Appendix 'A';

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

d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,

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

Motion Passed

6. (5.1) Deferred Matters

Motion made by: S. Lehman

That the Deferred Matters List for the Planning and Environment Committee, as at May 31, 2023, BE RECEIVED.

Motion Passed

4. (3.1) 221 Queens Avenue (TZ-9598) (Relates to Bill No. 201)

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 Sifton Properties Limited, relating to the property located at 221 Queens Avenue:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property by extending the Temporary Use (T-69) Zone for a temporary period of three (3) years, BE REFUSED for the following reasons:

- i) the request is not consistent with the policies of the Provincial Policy Statement, 2020;
- ii) the request does not conform to the established policies of The London Plan regarding temporary commercial parking lots;
- iii) the request does not implement the goals of Our Move Forward: London's Downtown Plan; and,
- iv) the request does not implement the recommendations of the Downtown Parking Strategy;

b) the proposed by-law appended to the staff report dated June 12, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), by extending the Temporary Use (T-69) Zone for a period not exceeding one (1) year;

it being noted that the purpose of the recommended short-term one (1) year extension of the temporary zone is to allow the applicant an opportunity to provide a detailed strategy for the subject site in line with the Downtown Plan policies;

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

- A. Haasen, Sifton Properties Limited;

it being further noted that the Municipal Council refuses the three-year extension for this application for the following reasons:

- the request is not consistent with the policies of the Provincial Policy Statement, 2020;
- the request does not conform to the established policies of The London Plan regarding temporary commercial parking lots;
- the request does not implement the goals of Our Move Forward: London's Downtown Plan; and,
- the request does not implement the recommendations of the Downtown Parking Strategy;

it being further noted that the Municipal Council approves the one-year extension for this application for the following reasons:

- the request to extend the temporary zone for a period of three (3) years, representing the maximum extension permitted, does not encourage long-term redevelopment of the site in support of achieving London's Housing Pledge target of 47,000 units by 2031; and,
- the recommended one (1) year extension is a balanced approach that allows existing users of the surface commercial parking lot to make alternative parking arrangements while

encouraging long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement, and The London Plan. The additional year will also provide an opportunity for Civic Administration to collaborate with the landowner to facilitate a strategy that generates new housing units in the Downtown Core and work towards achieving London's Housing Pledge target of 47,000 units;

It being noted that any and all oral and written submissions from the public related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters

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

That the application related to 221 Queens Avenue, BE REFERRED back to the Planning and Environment for additional discussion with the applicant including the incorporation of an enhanced landscaping plan and the consideration of a three (3) year extension for the temporary use.

Yeas: (10): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, A. Hopkins, P. Van Meerbergen, and S. Hillier

Nays: (3): S. Trosow, S. Franke, and D. Ferreira

Absent: (2): C. Rahman, and E. Pelosa

Motion Passed (10 to 3)

5. (3.2) 5 Year Review - Community Improvement Plans and Financial Incentive Programs (Final)

That Item 5 (clause 3.2) of the 10th Report of the Planning and Environment Committee BE FURTHER AMENDED by adding a new part d) xxi):

"xxi) that 206 Piccadilly be added to the Downtown Community Improvement Plan Project Area"

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 Incentives Programs:

a) the recommendations identified through the 5-Year Community Improvement Plans and Financial Incentives Programs Review that can be addressed through existing budgets BE IMPLEMENTED:

i) the Civic Administration BE DIRECTED to revise the City of London Community Improvement Plan for Brownfield Incentives to update references to The London Plan, Provincial planning legislation, and Provincial financing tools;

ii) the Community Improvement Plan for Industrial Land Uses BE AMENDED to remove 'businesses that develop computer software or hardware for license or sale to end users that are on land zoned for industrial uses' and to remove 'enhanced transportation and logistics', it being noted that 'enhanced transportation and logistics' is not defined as targeted in Schedule 3 of the Community

Improvement Plan;

iii) the Civic Administration BE DIRECTED to remove references to the former 1989 Official Plan and Provincial Policy Statement and to replace them with The London Plan and the 2020 Provincial Policy Statement in all Community Improvement Plans;

iv) that the Upgrade to Building Code Loan Program and the Façade Improvement Loan Program BE AMENDED to modify the repayment schedules to reduce the term length for loan amounts that are equal to or less than \$5,000 from 114 monthly payments to 54 monthly payments instead;

v) the Airport Area Community Improvement Plan (CIP) BE AMENDED to revise the eligibility criteria and requirements for retroactive applications, it being noted the Airport Area CIP requirements are inconsistent compared to other City of London CIPs;

vi) the goals and objectives of the Downtown and Old East Village Community Improvement Plans BE AMENDED to introduce measurable objectives to inform when the CIPs' identified Community Improvement goals have been achieved;

vii) the Heritage Community Improvement Plan, City of London Community Improvement Plan for Brownfield Incentives, and Community Improvement Plan for Industrial Land Uses BE AMENDED to include performance measures, indicators of success, and targets to align with current City policies and Municipal Council Strategic Directions;

viii) the Civic Administration BE DIRECTED to review the effectiveness of the Financial Incentive Programs supporting the City of London Community Improvement Plan for Brownfield Incentives; and,

ix) the Development Charges Grant and the Tax Increment Equivalent Grant Programs in the City of London Community Improvement Plan for Brownfield Incentives BE AMENDED to limit the duration of Municipal Council's commitment, it being noted that the Program does not define a time limit for holding City funds committed in future budgets;

b) the recommendations identified through the 5-Year Community Improvement Plans and Financial Incentives Programs Review that result in a funding reduction, or a program being suspended, BE IMPLEMENTED:

i) the Industrial Land Corridor Enhancement Grant Program BE DELETED from the Community Improvement Plan for Industrial Land Uses;

ii) the funding for the Property Tax Assistance Grant Program in the London Community Improvement Plan for Brownfield Incentives BE SUSPENDED in the next Multi-Year Budget pending review of the impact of 2023 changes made to the Provincial Brownfield Financial Tax Incentive Program; and,

iii) that funding for the Wharncliffe Road Corridor Sign Loan Program in the Lambeth Area Community Improvement Plan BE SUSPENDED in the 2024-2027 Multi-Year Budget, it being noted that this program will continue to be approved as part of the Lambeth Area Community Improvement Plan;

c) the recommendation identified through the 5-Year Community Improvement Plans and Financial Incentives Programs Review that continues existing financial incentive programs with an existing budget BE IMPLEMENTED:

i) that, based on results from the review of the City's current Community Improvement Plans and the associated Incentive Programs, the following Programs, BE CONTINUED, noting that funding for these Programs was set to expire December 31, 2023:

- A) Residential Development Charges Grant Programs offered in the Downtown and Old East Village Community Improvement Project Areas;
- B) Downtown, Old East Village, and SoHo Rehabilitation and Redevelopment Tax Grant Programs;
- C) Downtown, Old East Village, Hamilton Road, and SoHo Upgrade to Building Code Loan Programs;
- D) Downtown, Old East Village, and Hamilton Road Upgrade to Building Code Loan Programs, including existing provisions for forgivable loans;
- E) Downtown, Hamilton Road, Old East Village, Lambeth and SoHo Façade Improvement Loan Programs;
- F) Downtown and Old East Village Façade Improvement Loan Programs, including existing provisions for forgivable loans; and,
- G) City-wide Industrial Development Charge Program that continues to distinguish between targeted and non-targeted industrial uses;

d) the Civic Administration BE DIRECTED to submit business cases for all recommendations requiring additional investment through the 2024-2027 Multi-Year Budget process:

Enhancing an Existing Financial Incentive Program

- i) the Core Area Community Improvement Plan BE AMENDED to make available to properties facing Dundas Street in the Midtown Area, the Façade Improvement Loan, Upgrade to Building Code Loan, and the Rehabilitation and Redevelopment Tax Grant Programs;
- ii) the Civic Administration BE DIRECTED to investigate the feasibility of funding the Upgrade to Building Code Loan, the Façade Improvement Loan, and the Rehabilitation and Redevelopment Tax Grant Programs approved in 2021 for the Argyle Core Area CIP, including consideration of a forgivable loan component for properties facing Dundas Street between Clarke Road and Hale Street;
- iii) the Civic Administration BE DIRECTED to investigate the feasibility of amending the Upgrade to Building Code Loan Program offered in the Downtown and Old East Village Community Improvement Project Plans to increase the amount of the forgivable portion from 12.5% to 75% for residential units created in building levels above the ground floor and from 12.5% to 50% for commercial units created in building levels above the ground floor;
- iv) the Civic Administration BE DIRECTED to review the feasibility of including a Safety Audit Grant Program in the Hamilton Road Area and Argyle Core Area Community Improvement Plans;
- v) the Civic Administration BE DIRECTED to report back to Municipal Council with recommendations for eligible property security improvements under the Core Area Safety Audit Grant Program to supplement recommended improvements from safety audits which also consider community visual impact;
- vi) the Civic Administration BE DIRECTED to investigate the feasibility of amending the Rehabilitation and Redevelopment Tax Grant Program offered in the Downtown and Old East Village Community Improvement Plans to increase the grant value for Level 2 properties to promote occupancy in above ground floors;
- vii) the Civic Administration BE DIRECTED to investigate improving the functionality of the existing Additional Residential Unit Loan Program to encourage the construction of Additional Residential Units in alignment with the multi-year budget process;

Creating a New Financial Incentive Program or Community Improvement Plan

- viii) that, following Council's adoption of the 2024-2027 Multi-Year Budget setting funding for Financial Incentive Programs in existing Community Improvement Plan, Civic Administration TO REPORT BACK on the policy and financial impacts of introducing a new Community Improvement Plan for the Hyde Park Hamlet on Gainsborough Road;
- ix) the Heritage Community Improvement Plan BE AMENDED to add a new Heritage Grant Program to incentivize the rehabilitation of Heritage properties up to \$5,000 capped at 50% of completed eligible improvements;
- x) the Civic Administration BE DIRECTED to investigate the feasibility of adding energy upgrades and climate change adaptation measures into London's Community Improvement Plans;
- xi) the Civic Administration BE DIRECTED to review the Affordable Housing Community Improvement Plan and report back to Municipal Council on how to improve the Plan to incentivize affordable housing developments;
- xii) the Civic Administration BE DIRECTED to prepare new Community Improvement Plans and programs to support low-cost housing within primary transit areas;
- xiii) the Civic Administration BE DIRECTED to investigate the feasibility of introducing a new grant program in the Downtown, Old East Village, SoHo, Argyle Core Area, Lambeth, and Hamilton Road Area Community Improvement Plans for funding 100% of eligible interior and exterior building improvements undertaken by business tenants, up to a maximum of \$5,000;
- xiv) the Civic Administration BE DIRECTED to investigate the feasibility of a new community improvement financial incentive program to support conversion of vacant commercial buildings with a low potential for continued commercial use to residential units in alignment with the multi-year budget process;
- xv) the Civic Administration BE DIRECTED to investigate the feasibility of introducing a new community improvement financial incentive program to support attainable housing within primary transit areas in alignment with the multi-year budget process; and,
- xvi) the Civic Administration BE DIRECTED to review the Core Area Community Improvement Plan to consider amendments addressing property acquisition options and financial incentive programs aimed at identifying and encouraging commercial occupancy options identified through the Core Area Land and Building Vacancy Reduction Strategy;
- Boundary Changes to a Community Improvement Project Area
- xvii) the Civic Administration BE DIRECTED to investigate the feasibility of consolidating the Core Area, Downtown, and Old East Village Community Improvement Plans, it being noted that the Core Area comprises of three distinct areas: Downtown, Midtown, and Old East Village;
- xviii) the Old East Village Community Improvement Plan Project Area BE AMENDED to include the properties located at 425 Rectory Street, 419 Rectory Street, 417 Rectory Street, 415 Rectory Street, 800 King Street, 796 King Street, 794 King Street, 790 King Street, 786 King Street, 784 King Street, 774 King Street, 768 King Street, 764 King Street, 762 King Street, 758 King Street, 754 King Street, 748 King Street, 376 Hewitt Street, 378 Hewitt Street, 380 Hewitt Street, 382 Hewitt Street, 386 Hewitt Street, and 390 Hewitt Street; and,
- xix) the Hamilton Road Community Improvement Plan Project Area BE AMENDED to include the property located at 512 Horton Street East; and,
- xx) the comments and communications received as part of the associated public participation meeting relating to affordable

housing BE FORWARDED to the appropriate external reference group(s) for consideration;

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

- a communication dated June 5, 2023 from K. Duever, VP, Public Affairs, London Chamber of Commerce; and,
- the revised staff report;
- the staff presentation;
- a communication dated June 12, 2023 from Councillor S. Franke;
- a communication dated June 8, 2023 from B. Maly, Downtown London Executive Director and S. . Collyer, LDBA Board Chair;
- a communication dated June 8, 2023 from A. McClenaghan, Chair, Mainstreet London; and,
- a communication dated June 9 2023 from S. Levin;

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

- S. Levin;
- M. Wallace, London Development Institute;
- D. Bellrose;
- B. Maly, Executive Director, Downtown London Business Improvement Area;
- K. Duever, London Chamber of Commerce;
- J. Ryan, Indwell;
- Sister J. Atkinson, Sister of St. Joseph and Vision SoHo Alliance Group;
- J. Pastorius, Old East Village Business Improvement Area; and,
- J. A. John, Partner Housing.

Motion made by: S. Franke

Seconded by: Mayor J. Morgan

That Item 5 (clause 3.2) of the 10th Report of the Planning and Environment Committee BE AMENDED by adding a new part e), as follows:

“e) that the Civic Administration BE DIRECTED to review existing (and consider in future) housing-related CIPs opportunities to include and incentivize the creation of affordable housing units, and report back no later than Q2 of 2024, including but not limited to:

- i) the introduction of mandatory minimums to access CIP funds; and
- ii) options to include affordable housing units in existing buildings;

it being noted that changes to provincial legislation on affordable housing necessitates a review of the existing financial incentive programs;”

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

Absent: (2): C. Rahman, and E. Pelosa

Motion Passed (13 to 0)

Motion made by: S. Lehman

Seconded by: A. Hopkins

That the motion, as amended, BE APPROVED.

Motion made by: D. Ferreira

Seconded by: S. Lewis

That Item 5 (clause 3.2) of the 10th Report of the Planning and Environment Committee BE FURTHER AMENDED by adding a new part d) xxi):

"xxi) that 206 Piccadilly be added to the Downtown Community Improvement Plan Project Area"

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

Absent: (2): C. Rahman, and E. Pelosa

Motion Passed (13 to 0)

Motion made by: S. Lehman

Seconded by: H. McAlister

That the motion as further amended, BE APPROVED.

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

Absent: (2): C. Rahman, and E. Pelosa

Motion Passed (13 to 0)

Item 5, clause 3.2, as amended, reads as follows:

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 Incentives Programs:

a) the recommendations identified through the 5-Year Community Improvement Plans and Financial Incentives Programs Review that can be addressed through existing budgets BE IMPLEMENTED:

i) the Civic Administration BE DIRECTED to revise the City of London Community Improvement Plan for Brownfield Incentives to update references to The London Plan, Provincial planning legislation, and Provincial financing tools;

ii) the Community Improvement Plan for Industrial Land Uses BE AMENDED to remove 'businesses that develop computer software or hardware for license or sale to end users that are on land zoned for industrial uses' and to remove 'enhanced transportation and logistics', it being noted that 'enhanced transportation and logistics' is not defined as targeted in Schedule 3 of the Community Improvement Plan;

iii) the Civic Administration BE DIRECTED to remove references to the former 1989 Official Plan and Provincial Policy Statement and to replace them with The London Plan and the 2020 Provincial Policy Statement in all Community Improvement Plans;

- iv) that the Upgrade to Building Code Loan Program and the Façade Improvement Loan Program BE AMENDED to modify the repayment schedules to reduce the term length for loan amounts that are equal to or less than \$5,000 from 114 monthly payments to 54 monthly payments instead;
- v) the Airport Area Community Improvement Plan (CIP) BE AMENDED to revise the eligibility criteria and requirements for retroactive applications, it being noted the Airport Area CIP requirements are inconsistent compared to other City of London CIPs;
- vi) the goals and objectives of the Downtown and Old East Village Community Improvement Plans BE AMENDED to introduce measurable objectives to inform when the CIPs' identified Community Improvement goals have been achieved;
- vii) the Heritage Community Improvement Plan, City of London Community Improvement Plan for Brownfield Incentives, and Community Improvement Plan for Industrial Land Uses BE AMENDED to include performance measures, indicators of success, and targets to align with current City policies and Municipal Council Strategic Directions;
- viii) the Civic Administration BE DIRECTED to review the effectiveness of the Financial Incentive Programs supporting the City of London Community Improvement Plan for Brownfield Incentives; and,
- ix) the Development Charges Grant and the Tax Increment Equivalent Grant Programs in the City of London Community Improvement Plan for Brownfield Incentives BE AMENDED to limit the duration of Municipal Council's commitment, it being noted that the Program does not define a time limit for holding City funds committed in future budgets;

b) the recommendations identified through the 5-Year Community Improvement Plans and Financial Incentives Programs Review that result in a funding reduction, or a program being suspended, BE IMPLEMENTED:

- i) the Industrial Land Corridor Enhancement Grant Program BE DELETED from the Community Improvement Plan for Industrial Land Uses;
- ii) the funding for the Property Tax Assistance Grant Program in the London Community Improvement Plan for Brownfield Incentives BE SUSPENDED in the next Multi-Year Budget pending review of the impact of 2023 changes made to the Provincial Brownfield Financial Tax Incentive Program; and,
- iii) that funding for the Wharncliffe Road Corridor Sign Loan Program in the Lambeth Area Community Improvement Plan BE SUSPENDED in the 2024-2027 Multi-Year Budget, it being noted that this program will continue to be approved as part of the Lambeth Area Community Improvement Plan;

c) the recommendation identified through the 5-Year Community Improvement Plans and Financial Incentives Programs Review that continues existing financial incentive programs with an existing budget BE IMPLEMENTED:

- i) that, based on results from the review of the City's current Community Improvement Plans and the associated Incentive Programs, the following Programs, BE CONTINUED, noting that funding for these Programs was set to expire December 31, 2023:

A) Residential Development Charges Grant Programs offered in the Downtown and Old East Village Community Improvement

Project Areas;

B) Downtown, Old East Village, and SoHo Rehabilitation and Redevelopment Tax Grant Programs;

C) Downtown, Old East Village, Hamilton Road, and SoHo Upgrade to Building Code Loan Programs;

D) Downtown, Old East Village, and Hamilton Road Upgrade to Building Code Loan Programs, including existing provisions for forgivable loans;

E) Downtown, Hamilton Road, Old East Village, Lambeth and SoHo Façade Improvement Loan Programs;

F) Downtown and Old East Village Façade Improvement Loan Programs, including existing provisions for forgivable loans; and,

G) City-wide Industrial Development Charge Program that continues to distinguish between targeted and non-targeted industrial uses;

d) the Civic Administration BE DIRECTED to submit business cases for all recommendations requiring additional investment through the 2024-2027 Multi-Year Budget process:

Enhancing an Existing Financial Incentive Program

i) the Core Area Community Improvement Plan BE AMENDED to make available to properties facing Dundas Street in the Midtown Area, the Façade Improvement Loan, Upgrade to Building Code Loan, and the Rehabilitation and Redevelopment Tax Grant Programs;

ii) the Civic Administration BE DIRECTED to investigate the feasibility of funding the Upgrade to Building Code Loan, the Façade Improvement Loan, and the Rehabilitation and Redevelopment Tax Grant Programs approved in 2021 for the Argyle Core Area CIP, including consideration of a forgivable loan component for properties facing Dundas Street between Clarke Road and Hale Street;

iii) the Civic Administration BE DIRECTED to investigate the feasibility of amending the Upgrade to Building Code Loan Program offered in the Downtown and Old East Village Community Improvement Project Plans to increase the amount of the forgivable portion from 12.5% to 75% for residential units created in building levels above the ground floor and from 12.5% to 50% for commercial units created in building levels above the ground floor;

iv) the Civic Administration BE DIRECTED to review the feasibility of including a Safety Audit Grant Program in the Hamilton Road Area and Argyle Core Area Community Improvement Plans;

v) the Civic Administration BE DIRECTED to report back to Municipal Council with recommendations for eligible property security improvements under the Core Area Safety Audit Grant Program to supplement recommended improvements from safety audits which also consider community visual impact;

vi) the Civic Administration BE DIRECTED to investigate the feasibility of amending the Rehabilitation and Redevelopment Tax Grant Program offered in the Downtown and Old East Village Community Improvement Plans to increase the grant value for Level 2 properties to promote occupancy in above ground floors;

vii) the Civic Administration BE DIRECTED to investigate improving the functionality of the existing Additional Residential Unit Loan Program to encourage the construction of Additional Residential Units in alignment with the multi-year budget process;

Creating a New Financial Incentive Program or Community Improvement Plan

viii) that, following Council's adoption of the 2024-2027 Multi-Year Budget setting funding for Financial Incentive Programs in existing Community Improvement Plan, Civic Administration TO REPORT BACK on the policy and financial impacts of introducing a new Community Improvement Plan for the Hyde Park Hamlet on Gainsborough Road;

ix) the Heritage Community Improvement Plan BE AMENDED to add a new Heritage Grant Program to incentivize the rehabilitation of Heritage properties up to \$5,000 capped at 50% of completed eligible improvements;

x) the Civic Administration BE DIRECTED to investigate the feasibility of adding energy upgrades and climate change adaptation measures into London's Community Improvement Plans;

xi) the Civic Administration BE DIRECTED to review the Affordable Housing Community Improvement Plan and report back to Municipal Council on how to improve the Plan to incentivize affordable housing developments;

xii) the Civic Administration BE DIRECTED to prepare new Community Improvement Plans and programs to support low-cost housing within primary transit areas;

xiii) the Civic Administration BE DIRECTED to investigate the feasibility of introducing a new grant program in the Downtown, Old East Village, SoHo, Argyle Core Area, Lambeth, and Hamilton Road Area Community Improvement Plans for funding 100% of eligible interior and exterior building improvements undertaken by business tenants, up to a maximum of \$5,000;

xiv) the Civic Administration BE DIRECTED to investigate the feasibility of a new community improvement financial incentive program to support conversion of vacant commercial buildings with a low potential for continued commercial use to residential units in alignment with the multi-year budget process;

xv) the Civic Administration BE DIRECTED to investigate the feasibility of introducing a new community improvement financial incentive program to support attainable housing within primary transit areas in alignment with the multi-year budget process; and,

xvi) the Civic Administration BE DIRECTED to review the Core Area Community Improvement Plan to consider amendments addressing property acquisition options and financial incentive programs aimed at identifying and encouraging commercial occupancy options identified through the Core Area Land and Building Vacancy Reduction Strategy;

Boundary Changes to a Community Improvement Project Area

xvii) the Civic Administration BE DIRECTED to investigate the feasibility of consolidating the Core Area, Downtown, and Old East Village Community Improvement Plans, it being noted that the Core Area comprises of three distinct areas: Downtown, Midtown, and Old East Village;

xviii) the Old East Village Community Improvement Plan Project Area BE AMENDED to include the properties located at 425 Rectory Street, 419 Rectory Street, 417 Rectory Street, 415 Rectory Street, 800 King Street, 796 King Street, 794 King Street, 790 King Street, 786 King Street, 784 King Street, 774 King Street, 768 King Street, 764 King Street, 762 King Street, 758 King Street, 754 King Street, 748 King Street, 376 Hewitt Street, 378 Hewitt Street, 380 Hewitt Street, 382 Hewitt Street, 386 Hewitt Street, and 390 Hewitt Street; and,

xix) the Hamilton Road Community Improvement Plan Project Area BE AMENDED to include the property located at 512 Horton

Street East; and,

xx) the comments and communications received as part of the associated public participation meeting relating to affordable housing BE FORWARDED to the appropriate external reference group(s) for consideration;

xxi) that 206 Piccadilly be added to the Downtown Community Improvement Plan Project Area

e) that the Civic Administration BE DIRECTED to review existing (and consider in future) housing-related CIPs opportunities to include and incentivize the creation of affordable housing units, and report back no later than Q2 of 2024, including but not limited to:

i) the introduction of mandatory minimums to access CIP funds; and

ii) options to include affordable housing units in existing buildings;

it being noted that changes to provincial legislation on affordable housing necessitates a review of the existing financial incentive programs;

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

- a communication dated June 5, 2023 from K. Duever, VP, Public Affairs, London Chamber of Commerce; and,
- the revised staff report;
- the staff presentation;
- a communication dated June 12, 2023 from Councillor S. Franke;
- a communication dated June 8, 2023 from B. Maly, Downtown London Executive Director and S. Collyer, LDBA Board Chair;
- a communication dated June 8, 2023 from A. McClenaghan, Chair, Mainstreet London; and,
- a communication dated June 9 2023 from S. Levin;

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

- S. Levin;
- M. Wallace, London Development Institute;
- D. Bellrose;
- B. Maly, Executive Director, Downtown London Business Improvement Area;
- K. Duever, London Chamber of Commerce;
- J. Ryan, Indwell;
- Sister J. Atkinson, Sister of St. Joseph and Vision SoHo Alliance Group;
- J. Pastorius, Old East Village Business Improvement Area; and,
- J. A. John, Partner Housing.

8.5 11th Meeting of the Planning and Environment Committee

Motion made by: S. Lehman

That the 11th Report of the Planning and Environment Committee BE APPROVED, excluding items 6 (2.3), 7 (3.1) and 10 (3.4);

it being noted that any and all oral and written submissions from the public related to this application have been, on balance, taken into consideration

by Council as part of its deliberations and final decision regarding these matters

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

Absent: (2): C. Rahman, and E. Pelosa

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) ReThink Zoning Progress Update

Motion made by: S. Lehman

That the staff report dated June 19, 2023 entitled "ReThink Zoning - progress update" BE RECEIVED for information. (2023-D14)

Motion Passed

3. (2.2) Request for Heritage Designation - 81 Wilson Avenue

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the request for designation of the property located at 81 Wilson Avenue:

a) Notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons appended to the staff report dated June 19, 2023 as Appendix E; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 81 Wilson Avenue to be of cultural heritage value or interest for the reasons outlined in Appendix E appended to the staff report dated June 19, 2023 BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal. (2023-R01)

Motion Passed

4. (2.4) Heritage Alteration Permit - 1 Cathcart Street and 115 Bruce Street - Wortley Village-Old South Heritage Conservation District (HAP23-036-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 approval for alterations to the existing heritage house on the subject property located at 1 Cathcart Street and 115 Bruce Street, and to also construct two, new 2-storey houses on the subject property (specifically on Lot 1 – Bruce Street and Lot 3 – Cathcart Street as appended to the staff report dated June 19, 2023 as Appendix C) within the Wortley Village-Old South Heritage Conservation District BE PERMITTED as described in the staff report dated June 19, 2023 and as shown the aforementioned staff report as Appendix C, subject to the following terms and conditions:

- i) the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit;
- ii) detached, single garages proposed on Lot 1 – Bruce Street and on Lot 3 – Cathcart Street to be clad with a painted wood siding or fiber cement board with a smooth finish, in a colour to match the brick of the respective houses; and,
- iii) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed. (2023-R01)

Motion Passed

5. (2.5) Building Division Staffing Enhancements: A Path to 47,000 Units by 2031

Motion made by: S. Lehman

That the staff report dated June 19, 2023 entitled "Building Division Staffing Enhancements: A Path to 47,000 Units by 2031" with respect to staffing enhancements for the Building Division to accommodate the requirements of Bill 23 (More Homes Built Faster Act, 2022) related to the creation of 47,000 residential units by 2031, BE RECEIVED for information. (2023-H05)

Motion Passed

8. (3.2) 1176, 1180, 1182 and 1186 Huron Street and 294 Briarhill Avenue Official Plan and Zoning By-law Amendment (OZ-9596) (Relates to Bill No.'s 195 and 203)

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 2864876 Ontario Inc., relating to the properties located at 1176, 1180, 1182 and 1186 Huron Street & 294 Briarhill Avenue:

- a) the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023 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;

b) the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 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 R1 (R1-6) Zone TO a Holding Residential R9 Special Provision (h-18*R9-7()*H27) 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) provision of adequate outdoor amenity space;
- ii) differentiate the main building entrance from ground floor units;
- iii) no portions of the building or landscaping features (i.e.: planting boxes or privacy screens) are permitted to encroach into the City right-of-way;
- iv) consent to remove any boundary trees is required prior to final Site Plan Approval; and,
- v) at the time of Site Plan Approval, the building design is to be similar to that which was considered at the time of the Official Plan/Zoning By-law Amendment application;

c) pursuant to Section 34(17) of the Planning Act, 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:

- the project fact sheet;

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

- M. Davis, Siv-ik Planning and Design;

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, the Neighbourhoods Place Type policies, the Zoning to the Upper Maximum policies, and the Evaluation Criteria for Planning and Development Applications 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. (2023-D04)

Motion Passed

9. (3.3) 954 Gainsborough Road - Draft Plan of Subdivision and Zoning By-law Amendment (OZ-9502) (Relates to Bill No. 204)

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 Royal Premier Homes, relating to the property located at 954 Gainsborough Road:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone TO a Residential R4 Special Provision (R4-5(_)) Zone, Residential R5 (R5-5) Zone and a Residential R9 Special Provision Zone (R9-7(_)), BE REFUSED for the following reason:

i) the Application did not include Holding Provisions, a number of holding provisions are considered necessary to address a range of planning and servicing issues associated with the proposed development.

b) the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 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 Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone TO a Holding Residential Special Provision R4 (h*h-100*R4-5(_)) Zone, Holding Residential R5 (h*h-100*R5-5) Zone and a Holding Residential R9 Special Provision Zone (h*h-100*R9-7(_)); and,

c) the Approval Authority BE ADVISED that the following issues were raised through the application review process for the property located at 954 Gainsborough Road:

i) enquiring if a Transportation Impact Assessment has been completed;

ii) enquiring if a Shadow Study has been completed;

iii) enquiring about the amount of green space and community space as the area feels enclosed;

iv) enquiring about the proximity of the proposed building to the fence of a neighbouring property in terms of privacy and open space as they will have a big wall built close to them; and,

v) privacy concerns;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed Plan of Subdivision as submitted by Royal Premier Homes. (File No. 39T-22501), prepared by ENG PLUS (Project No. 20.221), certified by Jake Surgenor O.L.S., dated April 13, 2022, as red-line revised, which shows a total of three (3) medium density blocks and five road allowance blocks served by one Neighbourhood Street (Sophia Crescent) and one Neighbourhood Connector (Coronation Drive), SUBJECT TO the conditions appended to the staff report dated June 19, 2023 as Appendix "B";

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

- a communication from M. Al Ashkar;

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

- K. Crowley, Zelinka Priamo Ltd.;
- B. Chohan;
- F. Briceno;
- D. Pencilo; and,
- T. Raphael;

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

- the recommended zoning by-law amendment is consistent with the Provincial Policy Statement;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Shopping Area Place Type, City Building and Design, Our Tools, and all other applicable The London Plan policies;
- the zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands;
- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan; and,
- the recommended draft plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, mid-rise apartments along Gainsborough Road. The Draft Plan has been designed to support these uses and to achieve a visually pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community. (2023-D12)

Motion Passed

11. (5.1) 7th Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That, the following actions be taken with respect to the 7th Report of the Community Advisory Committee on Planning, from its meeting held on June 14, 2023:

- a) the communication, from B. Boughner, London Majors Alumni Association, as appended to the June 14, 2023 Community Advisory Committee on Planning Agenda, BE REFERRED to the Culture Office in order for additional consideration in conjunction with the Education Sub-committee and a report back to a future meeting of the Community Advisory Committee on Planning for further discussion; it being noted that a verbal delegation from B. Boughner, with respect this matter, was received;
- b) the appointments of S. Ashman and J. Wabegijig BE RESCINDED from the Community Advisory Committee on Planning due to lack of attendance and,
- c) clauses 1.1, 1.2, 3.1 to 3.4, inclusive, 4.1 and 4.2, inclusive, 5.1 to 5.3, inclusive, 5.5 and 5.6 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal presentation from S. Bergman, Chair, Community Advisory Committee on Planning, with respect to these matters.

Motion Passed

6. (2.3) Request for Heritage Designation - 599-601 Richmond Street

Motion made by: S. Lehman

That notwithstanding the recommendation of the Director, Planning and Development, the staff report dated June 19, 2023 entitled "Designation of the Property at 599-601 Richmond street pursuant to Part IV, Ontario Heritage Act, Ward 13" BE RECEIVED for information. (2023-R01)

Yeas: (8): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, and P. Van Meerbergen

Nays: (5): S. Trosow, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): C. Rahman, and E. Pelozza

Motion Passed (8 to 5)

Motion made by: D. Ferreira

Seconded by: S. Trosow

That notwithstanding the Council Procedure By-law, Councillor A. Hopkins BE PERMITTED to speak twice with respect to this matter.

Yeas: (8): Mayor J. Morgan, H. McAlister, J. Pribil, S. Trosow, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Nays: (5): S. Lewis, P. Cuddy, S. Stevenson, S. Lehman, and S. Hillier

Absent: (2): C. Rahman, and E. Pelozza

Motion Passed (8 to 5)

7. (3.1) 568 Second Street Zoning By-law Amendment (Z-9522)
(Relates to Bill No. 202)

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 of Parkit Enterprises relating to the property located at 568 Second Street:

a) the revised, ~~attached~~, proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 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 Light Industrial (LI1) Zone TO a Holding Residential R9 Special Provision (h*R9-7()*H41) Zone AND a Holding Residential R9 Special Provision/Temporary (h*R9-7()*H41/T-) Zone,

b) 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 seven (7) 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;

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

- i) any required amenity space be constructed as part of Phase 1 of the project;
- ii) limit parking between the buildings and Second Street to one row of parking spaces on the subject site;
- iii) provide direct and convenient walkway access from the main building entrances to the public sidewalk;
- iv) ensure pedestrian connections are included throughout the site to provide for safe, direct and convenient pedestrian connectivity between sidewalks, building entrances and parking and amenity areas;
- v) consolidate long-term indoor bicycle storage on the ground floor;
- vi) consider the feasibility of providing access to the rear of the neighbouring property;
- vii) consider moving the garbage area away from the centralized outdoor amenity area; and,
- viii) provide all-season landscaping within and surrounding parking areas to screen parking from the public streets as much as possible;

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

- the staff presentation; and,
- the applicant's presentation;

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

- D. Hannam, Zelinka Priamo Ltd.; and,
- J. Flynn, MTE;

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

- the recommended alternative Zoning By-law amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended alternative Zoning By-law amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, the Rapid Transit Corridor Place Type, and the Zoning to the Upper Maximum policies contained in Our Tools part of the Plan; and,
- the recommended alternative Zoning By-law amendment facilitates the development of an underutilized site within the Built-Area Boundary with an appropriate form of infill development and the interim temporary use of the land until servicing capacity can be confirmed. (2023-D04)

Motion made by: S. Lehman

Seconded by: P. Cuddy

That Item 7 (3.1) 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 of Parkit Enterprises relating to the property located at 568 Second Street:

a) the revised, attached, proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 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 Light Industrial (LI1) Zone TO a Holding Residential R9 Special Provision (h*R9-7()*H41) Zone AND a Holding Residential R9 Special Provision/Temporary (h*R9-7()*H41/T-) Zone,

b) 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 seven (7) 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;

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

- i) any required amenity space be constructed as part of Phase 1 of the project;
- ii) limit parking between the buildings and Second Street to one row of parking spaces on the subject site;
- iii) provide direct and convenient walkway access from the main building entrances to the public sidewalk;
- iv) ensure pedestrian connections are included throughout the site to provide for safe, direct and convenient pedestrian connectivity between sidewalks, building entrances and parking and amenity areas;
- v) consolidate long-term indoor bicycle storage on the ground floor;
- vi) consider the feasibility of providing access to the rear of the neighbouring property;
- vii) consider moving the garbage area away from the centralized outdoor amenity area; and,
- viii) provide all-season landscaping within and surrounding parking areas to screen parking from the public streets as much as possible;

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

- the staff presentation; and,
- the applicant's presentation;

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

- D. Hannam, Zelinka Priamo Ltd.; and,
- J. Flynn, MTE;

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

- the recommended alternative Zoning By-law amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended alternative Zoning By-law amendment conforms to the policies of The London Plan, including but not

limited to the Key Directions, the Rapid Transit Corridor Place Type, and the Zoning to the Upper Maximum policies contained in Our Tools part of the Plan; and,

- the recommended alternative Zoning By-law amendment facilitates the development of an underutilized site within the Built-Area Boundary with an appropriate form of infill development and the interim temporary use of the land until servicing capacity can be confirmed.

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

Absent: (2): C. Rahman, and E. Pelosa

Motion Passed (13 to 0)

Motion made by: S. Lehman

Seconded by: D. Ferreira

Item 7 clause 3.1, as amended, BE APPROVED.

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

Absent: (2): C. Rahman, and E. Pelosa

Motion Passed (13 to 0)

10. (3.4) 755, 785 & 815 Wonderland Road South (OZ-9565)

Motion made by: S. Lehman

of the request to amend the Official Plan for the City of London, 2016, to ADD a Specific Area Policy in the Shopping Area Place Type applicable to the subject lands to permit a maximum building height of 16 storeys, and to permit an increased amount of office gross floor area of 30,000 square metres, for the following reasons:

- i) the total amount of office space is not consistent with the Provincial Policy Statement, 2020 (PPS) as the level of intensification proposed on the subject site would compete with the downtown and does maintain or enhance its vitality;
- ii) the increased height and office space does not conform to the policies of The London Plan, including but not limited to:
 - A) the Key Directions that ensure new development is a good fit within existing neighbourhoods;
 - B) the proposed intensity does not conform to the City Structure Plan and the intensity of office uses;
 - C) the design criteria contained in the City Design chapter for site layout and high-rise buildings;
 - D) the Evaluation Criteria for Planning and Development Applications in the Our Tools chapter of The London Plan;
 - E) the Shopping Area Place Type policies to complete a master plan on large commercial infill development sites;
- iii) the increased amount of office space is significantly over the 2,000 square metres contemplated for a suburban shopping area and undermines the role and future health of the Downtown as the primary office destination in the City; and,
- iv) the requested amendment does not provide a suitable

transition to the existing low density residential neighbourhood and represents an over-intensification of the site;

b) Municipal Council supports refusal of the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Regional Shopping Area Special Provision (RSA2(3)) Zone TO a Residential R5 (R5-7) Zone; Restricted Service Commercial Special Provision/Residential R9 Special Provision (RSC2(_)/R9-7(_)*H25*D120) zone; Restricted Service Commercial Special Provision/Residential R9 Special Provision (RSC2(_)/R9-7(_)*H40*D200) zone; Restricted Service Commercial Special Provision/Residential R9 Special Provision (RSC2(_)/R9-7(_)*H48*D200) zone; Restricted Service Commercial Special Provision/Residential R9 Special Provision (RSC2(_)/R9-7(_)*H55*D200) zone, for the following reasons:

i) the total amount of office space is not consistent with the Provincial Policy Statement, 2020 (PPS) as the level of intensification proposed on the subject site would compete with the downtown and does maintain or enhance its vitality;

ii) the increased height and office space does not conform to the policies of The London Plan, including but not limited to:

A) the Key Directions that ensure new development is a good fit within existing neighbourhoods;

B) the proposed intensity does not conform to the City Structure Plan and the intensity of office uses;

C) the design criteria contained in the City Design chapter for site layout and high-rise buildings;

D) the Evaluation Criteria for Planning and Development Applications in the Our Tools chapter of The London Plan;

E) the Shopping Area Place Type policies to complete a master plan on large commercial infill development sites;

F) the increased amount of office space is significantly over the 2,000 square metres contemplated for a suburban shopping area and undermines the role and future health of the Downtown as the primary office destination in the City; and,

G) the requested amendment does not provide a suitable transition to the existing low density residential neighbourhood and represents an over-intensification of the site;

c) Municipal Council supports the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "A" at the Municipal Council meeting to be held on June 27, 2023 to amend The Official Plan, The London Plan to ADD a Specific Area Policy in the Shopping Area Place Type applicable to the subject lands to permit a maximum building height of 12 storeys along Wonderland Road South and Viscount Road;

d) Municipal Council supports the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "B" at the Municipal Council meeting to be held on June 27, 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 Regional Shopping Area Special Provision (RSA2(3)) Zone TO a holding Residential R5 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-(_)R5-7(_)/RSA2(_)) Zone; a holding Residential R8 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-(_)R8-4(_)/RSA2(_)) Zone; and a holding R9 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-(_)R9-7(_)*H36/RSA2(_)) Zone;

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

- the staff presentation;

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

- C. Kulchycki, Zelinka Priamo Ltd.;
- G. Halle;
- T. Frederick;
- E. Slivinski and,
- W. Murray;

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

- the total amount of office space is not consistent with the Provincial Policy Statement, 2020 (PPS) as the level of intensification proposed on the subject site would compete with the downtown and does maintain or enhance its vitality;
- the increased height and office space does not conform to the policies of The London Plan, including but not limited to:
 - the Key Directions that ensure new development is a good fit within existing neighbourhoods.
- the proposed intensity does not conform to the City Structure Plan and the intensity of office uses;
- the design criteria contained in the City Design chapter for site layout and high-rise buildings;
- the Evaluation Criteria for Planning and Development Applications in the Our Tools chapter of The London Plan;
- the Shopping Area Place Type policies to complete a master plan on large commercial infill development sites;
- the increased amount of office space is significantly over the 2,000 square metres contemplated for a suburban shopping area and undermines the role and future health of the Downtown as the primary office destination in the City;
- the requested amendment does not provide a suitable transition to the existing low density residential neighbourhood and represents an over-intensification of the site;

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

- the recommended amendments are consistent with the Provincial Policy Statement;
 - the recommended amendments conform to the in-force policies of The London Plan, including, but not limited to, the City Structure policies, City Building and Design, Our Tools, and all other applicable The London Plan policies; and,
 - the zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands and broaden the use of the site.
- (2023-D04)

Motion made by: P. Van Meerbergen

Seconded by: S. Lehman

That Clause 3.4 BE AMENDED by adding the following at the end of the clause:

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:

- a) Submission of a noise and vibration study certified by an

accredited professional; and,
b) Submission of a shadow study.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (1): D. Ferreira

Absent: (2): C. Rahman, and E. Pelozza

Motion Passed (12 to 1)

Motion made by: S. Lehman
Seconded by: P. Van Meerbergen

That item 10, clause 3.4, as amended, BE APPROVED.

motion withdrawn with the consent of council

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

That item 10, clause 3.4, as amended, BE APPROVED.

Yeas: (6): Mayor J. Morgan, S. Trosow, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Nays: (7): H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, and P. Van Meerbergen

Absent: (2): C. Rahman, and E. Pelozza

Motion Failed (6 to 7)

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

That a recess of the Council BE APPROVED at this time.

Motion Passed

The Council recesses at 6:47 PM and reconvenes at 7:18 PM.

8.6 12th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 12th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (2): C. Rahman, and E. Pelozza

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. (2.2) Industrial Land Development Strategy Annual Monitoring and Pricing Report - City-Owned Industrial Land (Relates to Bill No. 186)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, with concurrence of the Director, Economic Services and Supports, on the advice of the Director, Realty Services, with respect to the City of London's Industrial Land Development Strategy, the following actions be taken with respect to the annual monitoring and pricing of City-owned industrial lands:

a) the proposed by-law as appended to the staff report dated June 12, 2023 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023 to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under Section 270(1) of the Municipal Act, 2001" by deleting Attachment "B" to Schedule "A" – Sale and other Disposition of Land Policy of the By-law and by replacing it with a new Attachment "B" to Schedule "A" to amend the current pricing for City owned serviced industrial land as follows:

The current pricing levels of all City owned industrial parks, established effective September 1, 2023, are as follows:

Innovation Park (Phases 1 to 4) and Huron Industrial Park (all phases):

- Lots up to 4.99 acres – price change from \$175,000 per acre to \$225,000 per acre

- 5.00 acres and up – price change from \$165,000 per acre to \$200,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park:

- All lot sizes – price change from \$165,000 per acre to \$200,000 per acre

Pricing for serviced industrial land in Innovation Park Phase V

- All lot sizes – price change from \$250,000 to \$300,000.00 per acre

Surcharges are as follows:

Highway 401 Exposure – 15%

Veteran's Memorial Parkway Exposure – 5%; and,

b) the staff report dated June 12, 2023 entitled "Industrial Land Development Strategy Annual Monitoring and Pricing Report – City-Owned Industrial Land", BE RECEIVED.

Motion Passed

3. (4.1) Application - Issuance of Proclamation - Terry Fox Week

Motion made by: S. Lewis

That based on the application dated May 19, 2023 from Terry Fox Run London, September 11-18, 2023 BE PROCLAIMED Terry Fox Week.

Motion Passed

4. (4.2) Application - Issuance of Proclamation - Emancipation Month

Motion made by: S. Lewis

That based on the application dated June 2, 2023 from W.E.A.N Community Centre, the month of August 2023 BE PROCLAIMED Emancipation Month.

Motion Passed

5. (4.3) Application - Issuance of Proclamation - Pride London Festival (Pride in London)

Motion made by: S. Lewis

That based on the application dated June 5, 2023 from Pride London Festival, July 13 to 23, 2023 BE PROCLAIMED Pride London Festival (Pride in London).

Motion Passed

6. (2.1) 2023-2027 Strategic Advocacy Framework

Motion made by: S. Lewis

That, on the recommendation of the City Manager, the following actions be taken with respect to the 2023-2027 Strategic Advocacy Framework:

a) that the ~~attached~~, revised, 2023-2027 Strategic Advocacy Framework BE ENDORSED, it being noted that specific notation has been included to specific reference to working with Indigenous organizations and the inclusion of the example of the existing Giwetashkad Indigenous Homelessness Strategy in the Framework document; and,

b) the Civic Administration BE DIRECTED to proceed with implementation of the Strategic Advocacy Framework; it being noted that specific notation was made by the Committee with respect to advocacy regarding the rent control regime and other actions which would be included in the advocacy outcomes identified in the Report.

Motion Passed

7. (2.3) Declare Surplus - City-Owned Property - 652 Elizabeth Street

Motion made by: S. Lewis

That the following actions be taken with respect to a City-owned property municipally known as 652 Elizabeth Street, being Part Lot 11, Concession 1, in the City of London, London Township, being part of PIN 08279-0210, and to be further described in a reference plan to be deposited (the "Subject Property"):

- a) the Civic Administration be AUTHORIZED to engage the Department of National Defence (DND) to release a restrictive covenant registered against the property, which limits the available uses with the property and complete any other duties as required by the Civic Administration in relation to the restrictive covenant; and,
- b) the declaring surplus the property located at 652 Elizabeth Street and potential associated sale BE DEFERRED to a future meeting the Corporate Services Committee, and upon the completion of part a), above.

Motion Passed

8. (5.1) Councillor Expense Approval Request

Motion made by: S. Lewis

That, notwithstanding current interpretations of the Council Members' Expense Account Policy, the expense request from Councillor S. Lewis for a Canada Day Event advertisement, including contact information, in flyers and an on-stage banner in the amount of \$300.00, BE APPROVED.

Motion Passed

8.7 13th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 13th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (2): C. Rahman, and E. Pelozo

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

8.8 10th Report of the Community and Protective Services Committee

Motion made by: D. Ferreira

That the 10th Report of the Community and Protective Services Committee BE APPROVED, excluding items 15 (4.3) and 16 (4.4).

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

Absent: (2): C. Rahman, and E. Pelosa

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: D. Ferreira

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 6th Report of the Animal Welfare Community Advisory Committee

Motion made by: D. Ferreira

That the following actions be taken with respect to the 6th Report of the Animal Welfare Community Advisory Committee, from the meeting held on June 1, 2023:

a) the following actions be taken with respect to the ~~attached~~ report from the Animal Welfare Community Advisory Committee Sub-Committee:

i) the above-noted report BE FORWARDED to the Environmental Stewardship and Action Community Advisory Committee (ESACAC); and,

ii) the ESACAC BE REQUESTED to consider the following actions from the above-noted report:

A) the recommendations;

B) the proposed language for the brochure;

C) the image from the Upper Thames River Conservation Authority signage; and,

D) the example from the Province of Alberta's Don't Let it Loose Campaign;

it being noted that the above-noted report from the Animal Welfare Community Advisory Committee Sub-Committee was received;

b) clauses 1.1, 3.1, 3.2, 5.1, 5.3 and 5.4 BE RECEIVED.

Motion Passed

3. (2.2) London's Newcomer Strategy - Choose London - Innovative, Vibrant and Global

Motion made by: D. Ferreira

That, on the recommendation of the City Manager, the staff report dated June 13, 2023, with respect to London's Newcomer Strategy: Choose London – Innovative, Vibrant and Global, BE RECEIVED. (2023-L08)

Motion Passed

4. (2.3) Completion of Downtown Camera Program and Code of Practice Information Report

Motion made by: D. Ferreira

That, on the recommendation of the City Manager, the following actions be taken with respect to the staff report dated June 13, 2023, related to the Completion of the Downtown Camera Program and Code of Practice Information Report:

- a) the information, as appended to the above-noted staff report, with respect to the Civic Administration's approach for the completion of the Downtown Camera Program, BE RECEIVED; and,
- b) the revised London Downtown Closed-Circuit Television (CCTV) Program Code of Practice, as appended to the above-noted staff report, BE APPROVED. (2023-C08/P15A)

Motion Passed

5. (2.5) Neighbourhood Decision Making Program Fairness and Equity Review

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the staff report dated June 13, 2023, with respect to the Neighbourhood Decision Making Program Fairness and Equity Review, BE RECEIVED. (2023-S12)

Motion Passed

6. (2.6) London Fire Department Single Source Traffic Management System Vehicle Monitoring Units

Motion made by: D. Ferreira

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 June 13, 2023, related to London Fire Department Single Source Traffic Management System Vehicle Monitoring Units:

- a) in accordance with Section 14.4(d) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with Applied Information Inc. of 510-4411 Suwanee Dam Road, Suwanee, Georgia, 30024, USA for pricing for a single source contract for one (1) year with three (3) option years for the provision of vehicle monitoring units 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 Applied Information Inc. to provide vehicle monitoring units to the London Fire Department; and,

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the above-noted authorizations. (2023-L04)

Motion Passed

7. (2.7) London Fire Department Single Source Request for Fire Apparatus - SS-2023-172

Motion made by: D. Ferreira

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 June 13, 2023, related to London Fire Department Single Source Request for Fire Apparatus (SS-2023-172):

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 City View Specialty Vehicles, 1213 Lorimar Drive, Mississauga, ON, L5S 1M9, for pricing for a single source contract for one (1) year (2023) with four (4) option years (2024-2027) for the provision of Fire Apparatus to the London Fire Department;

b) the London Fire Department BE AUTHORIZED to procure four (4) Fire Apparatus: 1 Pumper Rescue, 1 Tanker Pumper, 1 Heavy Rescue, and 1 Decontamination Response Vehicle from City View Specialty Vehicles, for \$7,895,136 (excluding HST), including a contingency for currency exchange rate; and,

c) the funding for this 2023 procurement BE APPROVED as set out in the Source of Financing Report, as appended to the above-noted staff report. (2023-V01)

Motion Passed

8. (2.8) London Fire Department Single Source Request for a Decontamination Pod Report - SS-2023-171

Motion made by: D. Ferreira

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 June 13, 2023, related to London Fire Department Single Source Request for a Decontamination Pod Report (SS-2023-171):

a) in accordance with Section 14.4(e) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with Advanced Containment Systems Inc, (ACSI) 8720 Lambright Rd., Houston, TX, 77075, for the purchase of one (1) Decontamination Pod;

b) the London Fire Department BE AUTHORIZED to procure one (1) Decontamination Pod that will replace the current Decontamination Trailer; it being noted that the Decontamination Pod will be procured from Advanced Containment Systems Inc, for \$362,731 CAD (\$251,168 USD at current exchange rate)

(excluding HST), including a contingency for currency exchange rate, and with a minimum 50% downpayment at time of order; and, c) the funding for this procurement BE APPROVED as set out in the Source of Finance Report, as appended to the above-noted staff report. (2023-V01)

Motion Passed

9. (2.9) Recreation Activity Management System Contract Extension (Relates to Bill No. 189)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed by-law, as appended to the staff report dated June 13, 2023, BE INTRODUCED at the Municipal Council meeting on June 27, 2023, to:

- a) approve the terms within the original 2018 PerfectMind Agreement, as appended to the above-noted by-law, between PerfectMind Inc. and The Corporation of the City of London for two additional five-year renewal periods;
- b) approve the PerfectMind Contract Extension Agreement between PerfectMind Inc. and The Corporation of the City of London, substantially in the form appended to the above-noted by-law;
- c) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services to execute the above-noted Contract Extension Agreement;
- d) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or written delegate, to execute further amending agreements;
- e) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or written delegate, to undertake all administrative acts that are necessary in regards to the above-noted Contract Extension Agreement. (2023-R06/L04)

Motion Passed

10. (2.10) 2019-2023 Multi-Sector Service Accountability Agreement - Dearness Home Adult Day Program and Ontario Health West - Declaration of Compliance – April 1, 2022 – March 31, 2023

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Social and Health Development, the Deputy City Manager, Social and Health Development BE AUTHORIZED to execute the Declaration of Compliance with respect to compliance with the terms of the 2019-2023 Multi-Sector Service Accountability Agreement Dearness Home Adult Day Program and Ontario Health West for the reporting period of April 1, 2022 to March 31, 2023, as appended to the staff report dated June 13, 2023. (2023-S03)

Motion Passed

11. (2.4) Delegation of Authority for Municipal Contribution Agreements for Affordable Housing (Relates to Bill No. 188)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Planning and Economic Development the following action be taken with respect to the staff report, dated June 13, 2023, related to the Delegation of Authority for Municipal Contribution Agreements for Affordable Housing:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on June 27, 2023, to:
- i) authorize the Deputy City Manager, Planning and Economic Development, or their written designate, to approve and execute an agreement of assignment and assumption related to a Contribution Agreement between an affordable housing provider and The Corporation of the City of London;
 - ii) authorize the Deputy City Manager, Planning and Economic Development, or their written designate, to approve and execute an amending agreement related to a Contribution Agreement between an affordable housing provider and The Corporation of the City of London to approve a rent increase for operations in financial difficulty; it being noted that no rent for affordable units in a building to which a Contribution Agreement between an affordable housing provider and The Corporation of the City of London applies shall exceed 80% of Average Market Rent or Median Market Rent for a rental unit, by unit type, as determined by the Canada Mortgage Housing Corporation;
 - iii) authorize the Deputy City Manager, Planning and Economic Development, or their written designate, to approve and execute an amendment to the Contribution Agreement to provide for additional permitted encumbrances, to consent to postponements of the City's security under a Contribution Agreement and to approve and execute priority, standstill and subordination agreements satisfactory to the City Solicitor's Office;
 - iv) authorize the Deputy City Manager, Planning and Economic Development, or their written designate, to amend a Contribution Agreement between an affordable housing provider and The Corporation of the City of London to add requirements related to the affordable housing units, to add further affordable housing units, to address approved changes to the development schedule, project information form or increases to the equity contribution made by the affordable housing provider;
 - v) authorize the Deputy City Manager, Planning and Economic Development, or their written designate, to amend a Contribution Agreement between an affordable housing provider and The Corporation of the City of London to attaching or detaching a property from/to the Contribution Agreement as long as it is not in the detriment or loss of the total number of affordable units;
- b) the Civic Administration BE DIRECTED to report, semi-annually, outlining the actions taken by the Deputy City Manager, Planning and Economic Development, under the delegations under the by-law along with an update on equity retention discussion; it being noted that this report will be included as an appendix to the semi-annual Roadmap 3000 update; it being noted that the communication, as appended to the Added Agenda, and the verbal delegation, from G. Playford, Devonshire Consulting, with respect to this matter, were received. (2023-S11)

Motion Passed

12. (3.1) Housekeeping Amendments -Administrative Monetary Penalty Systems and Business Licensing By-law (Relates to Bill No.'s 193 and 197)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report dated June 13, 2023, related to Housekeeping Amendments to the Administrative Monetary Penalty Systems and Business Licensing 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 27, 2023, to amend By-law No. A-54, as amended, being "A by-law to implement an Administrative Monetary Penalty System in London" to repeal and replace Schedules "A-2" through to "A-22" and "A-26" through to "A-27";
- b) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023, to amend By-law No. L.-131-16, being "A by-law to provide for the Licensing and Regulation of Various Businesses" in order to update processes and definitions, clean up grammar throughout, save and except for amendments to remove the Adult Entertainment Body Rub Parlour location at 609 Clarke Road (formerly operating as Sweet City) for which a public participation meeting be held in the future to provide for public comments for the removal of this location from the by-law; and,
- c) the Civic Administration BE DIRECTED to provide a Draft Terms of Reference in the fall of 2023 related to a thorough review of the Business Licensing By-law, which will outline the detail of public outreach and participation to occur throughout 2024. (2023-C01A)

Motion Passed

13. (4.1) Occupant Noise Enforcement - Partnered Pilot Project Update

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report, dated June 13, 2023, related to the Occupant Noise Enforcement Partnered Pilot Project:

- a) the above-noted staff report BE RECEIVED;
- b) the Civic Administration BE DIRECTED to continue the partnered Occupant Noise Enforcement program; and,
- c) the Civic Administration BE DIRECTED to bring forward as part of a multi-year budget, a business case that provides funding to continue and improve the intake of the partnered Occupant Noise Enforcement program or other service improvements. (2023-P01)

Motion Passed

14. (4.2) Fireworks By-Law Options Report

Motion made by: D. Ferreira

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 June 13, 2023, related to Fireworks By-law Options:

- a) the Civic administration BE DIRECTED to hold a public participation meeting at a future of the Community and Protective Services Committee (CPSC) in order to receive comments on proposed changes to the Fireworks By-law PW-11; it being noted that additional direction to the Civic Administration will be provided, following the consideration of comments and submissions at the public participation meeting;
 - b) the Civic Administration BE DIRECTED to report back at a future meeting of the CPSC summarizing public comments including the submission of a draft by-law amendment; and,
 - c) the requests for delegation, as appended to the Agenda and the Added Agenda, from V.R. Anber and A. Kanji BE DEFERRED to the above-noted future public participation meeting with respect to this matter;
- it being noted that the communications, as appended to the Agenda and the Added Agenda, from the following individuals, with respect to this matter, were received:
- V.R. Anber;
 - A. Kanji;
 - M. Luce;
 - Brandy;
 - D. Ronson and B. Amendola; and,
 - J. Morton and A. Haase. (2023-P01)

Motion Passed

17. (5.1) Deferred Matters List

Motion made by: D. Ferreira

That the Deferred Matters List for the Community and Protective Services Committee, as at May 16, 2023, BE RECEIVED.

Motion Passed

15. (4.3) Encampment Response Update

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report, dated June 13, 2023, related to the Encampment Response Update:

- a) the funding allocation, from the Social Services Reserve Fund, for the total municipal allocation amount of up to \$255,000.00 BE APPROVED to support a portion of the costs of the Phase 1 Encampment Response on a temporary basis as outlined in the above-noted report;
- b) a one-time contract amendment of existing agreements, in the total estimated cost of \$100,000, BE AUTHORIZED and BE APPROVED to support London Cares and Canadian Mental Health Association (CMHA);
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation amending a Purchase of Service Agreement, and;
- e) the Deputy City Manager, Social and Health Development, or written designate, BE DELEGATED authority to take all necessary action to implement Phase 1 of the Encampment Response. (2023-F11A)

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

Nays: (1): S. Stevenson

Absent: (2): C. Rahman, and E. Pelozo

Motion Passed (12 to 1)

16. (4.4) Councillor J. Pribil - Winter Response Program

Motion made by: D. Ferreira

That the Civic Administration BE DIRECTED to include a year over year comparison, for the past three years (2020-2021, 2021-2022, 2022-2023), on the number of bed days available/occupied, number of bed nights available/occupied, number of hours service bed facility, number of hours service non-bed facility and total expenses, with the Winter Response Program Outcome Report at the August meeting of the Community and Protective Services Committee. (2023-C04)

Yeas: (12): H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Nays: (1): Mayor J. Morgan

Absent: (2): C. Rahman, and E. Pelozo

Motion Passed (12 to 1)

8.9 (ADDED) 11th Meeting of the Community and Protective Services Committee

Motion made by: D. Ferreira

That the 11th Report of the Community and Protective Services Committee BE APPROVED.

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

Absent: (2): C. Rahman, and E. Pelozo

Motion Passed (13 to 0)

1. (ADDED) Disclosures of Pecuniary Interest

Motion made by: D. Ferreira

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (ADDED) (4.1) Building Safer Communities Fund (BSCF) Multi-Year Contribution

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed By-law, as appended to the staff report dated June 22, 2023, BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023, to:

- a) repeal Schedule "A" to By-law No. A.-8328-35, being "a by-law to approve and authorize the execution of the amended Building Safer Communities Fund (BSCF) Contribution Agreement between His Majesty the King in right of Canada, as represented by the Minister of Public Safety and Emergency Preparedness and The Corporation of the City of London" and replace with the new Schedule "A", as appended to the above-noted by-law;
- b) authorize the Deputy City Manager, Neighbourhood and Community-Wide Services to execute the above-noted Building Safer Communities Fund (BSCF) Contribution Agreement;
- c) authorize the Deputy City Manager, Neighbourhood and Community-Wide Services to approve and execute any future amendments to the above-noted Building Safer Communities Fund (BCFS) Contribution Agreement; and,
- d) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or written designate, to undertake all the administrative, financial and reporting acts that are necessary in connection with the above-noted Agreement. (2023-P03)

Motion Passed

8.10 2nd Report of the Audit Committee

Motion made by: S. Lewis

That the 2nd Report of the Audit Committee BE APPROVED.

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

Absent: (2): C. Rahman, 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. (4.1) 2022 Financial Audit

Motion made by: S. Lewis

That, the following actions be taken with respect to the 2022 Financial Audit:

a) the 2022 Financial Report of The Corporation of the City of London BE RECEIVED; it being noted that the Audit Committee received a presentation from the Director, Financial Services with respect to this matter; and,

b) the Audit Findings Report as prepared by KPMG for the year ending December 31, 2022, BE RECEIVED; it being noted that the Audit Committee received a presentation from KPMG with respect to this matter.

Motion Passed

3. (4.2) 2021 Old East Village Business Improvement Area Board of Management Audited Financial Statements

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the report along with Appendix 'A', as appended to the staff report dated June 14, 2023, entitled Financial Statements of Old East Village Business Improvement Area Board of Management for the year ending December 31, 2021, BE RECEIVED for information.

Motion Passed

4. (4.3) Briefing Note From Internal Auditor - MNP

Motion made by: S. Lewis

That the communication from MNP, with respect to the briefing note from the internal auditor, BE RECEIVED.

Motion Passed

5. (4.4) Internal Audit Follow Up Activities Dashboard - MNP

Motion made by: S. Lewis

That the communication from MNP, with respect to the internal audit follow up activities update dashboard, BE RECEIVED.

Motion Passed

6. (4.5) Recruitment and Selection Audit - Final Report - MNP

Motion made by: S. Lewis

That the communication dated June 2, 2023 from MNP, entitled Recruitment and Selection Audit - Final Report, BE RECEIVED.

Motion Passed

7. (4.6) PS 3280 - Asset Retirement Obligations (ARO) Audit - MNP

Motion made by: S. Lewis

That the communication dated June 1, 2023 from MNP, entitled PS 3280 - Asset Retirement Obligations (ARO) Audit, Final Report, BE RECEIVED.

Motion Passed

9. Added Reports

9.1 10th Report of Council in Closed Session

At 8:24 PM, Councillor S. Stevenson leaves the meeting.

Motion made by: H. McAlister

1. Partial Property Acquisition – 1080 Dundas Street – East London Link Project

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the property located at 1080 Dundas Street, further described as Part of Lots 1, 2, 3 and 4, Plan 471, in the City of London, being part of PIN 08288-0325, containing an area of approximately 1,513.08 square feet, as shown on the location map attached as Appendix “B”, for the purpose of future road improvements to accommodate the East London Link Project, the following actions be taken:

- a) the offer submitted by 1803299 Ontario Inc. (the Vendor), to sell the subject property to the City, for the sum of \$75,650.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix “C”;
- b) the additional sum of \$60,000.00 as full and final payment for the loss of parking spaces located within the subject property BE APPROVED;
- c) the Temporary Easement Agreement over the Easement Lands, for the sum of \$5,000.00 for the purposes described herein and the Vendor is agreeable to providing same BE ACCEPTED, subject to certain terms and conditions as set out in the agreement, and,
- d) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix “A”.

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

Nays: (1): P. Van Meerbergen

Absent: (3): S. Stevenson, C. Rahman, and E. Pelozza

Motion Passed (11 to 1)

Motion made by: H. McAlister

2. Commercial Lease – Materials Recovery Facility – 3438 Manning Drive

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure, on the advice of the Director, Realty Services, the Lease Agreement Sheet between the City and Miller Waste Systems Inc. attached as Appendix “A”, for the lease of approximately 88,358 square feet of Rentable Area, located at 3438 Manning Drive, for a term of ten (10) years commencing July 1, 2023 and ending on June 30, 2033 BE APPROVED, subject to four consecutive renewal options each with a five (5) year term.

3. Execution of Collective Agreement – Unifor Local 302, July 1, 2022 to June 30, 2025

That, on the recommendation of the Director, People Services, with the concurrence of the City Manager, Civic Administration BE DIRECTED to undertake all administrative acts that are necessary in order for the Mayor and the City Clerk to obtain the necessary authorization to execute the Collective Agreement for the years 2022-2025, appended as Schedule “C” to the staff report dated June 12, 2023, pursuant to Memorandum of Agreement dated September 27, 2022 (Schedule “A”), and the Agreed to Items dated June 21 and 22, 2022 (Schedule “B”) between The Corporation of the City of London and Unifor Local 302 (Unifor).

4. Contribution Agreement with Vision SOHO Alliance for the Housing Development Project at the Old Victoria Hospital Lands

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 the confidential staff report, dated June 13, 2023, related to a Contribution Agreement with Vision SOHO Alliance for the Housing Development Project at the Old Victoria Hospital Lands:

- a) the above-noted staff report BE RECEIVED;
- b) the Civic Administration BE DIRECTED to negotiate the Contribution Agreement with the Vision SOHO Alliance based on the terms and instructions outlined below:
 - i) continue with the approved \$13,876,000 grant given the recent increases in construction costs, mortgage rates and exemptions of Development Charge for non-profit corporations;
 - ii) the contribution period align with those of the Federal and / or Provincial governments;
 - iii) notwithstanding the Roadmap’s intent to have units filled from the City’s waitlist, staff be directed to work with Vision SOHO and their partner agencies to align their waitlists with the City’s to increase the number of affordable units filled by tenants from the City’s list(s);
 - iv) require the Tenant Placement Agreement be incorporated into the Contribution Agreement;
 - v) include a rental protocol and occupancy standards for the affordable units; and,
 - vi) include language in the Contribution Agreement that would require an initial report following occupancy and an annual occupancy report, and,

c) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee with a Contribution Agreement suitable to all parties.

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

Absent: (3): S. Stevenson, C. Rahman, and E. Pelozza

Motion Passed (12 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: S. Lewis

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No.'s 185 to 204, including the revised Bill No. 202 and excluding Bill No.'s 196 and 201, and the Added Bill No.'s 206 and 208 to 211, BE APPROVED.

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

Absent: (3): S. Stevenson, C. Rahman, and E. Pelozza

Motion Passed (12 to 0)

Motion made by: D. Ferreira

Seconded by: P. Van Meerbergen

That Second Reading of Bill No.'s 185 to 204, including the revised Bill No. 202 and excluding Bill No.'s 196 and 201, and the Added Bill No.'s 206 and 208 to 211, BE APPROVED.

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

Absent: (3): S. Stevenson, C. Rahman, and E. Pelozza

Motion Passed (12 to 0)

At 8:38 PM, His Worship Mayor J. Morgan places Councillor S. Lehman in the Chair.

At 8:40 PM, His Worship Mayor J. Morgan resumes the Chair.

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

That Third Reading and Enactment of Bill No.'s 185 to 204, including the revised Bill No. 202 and excluding Bill No.'s 196 and 201, and the Added Bill No.'s 206 and 208 to 211, BE APPROVED.

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

Absent: (3): S. Stevenson, C. Rahman, and E. Pelozza

Motion Passed (12 to 0)

Motion made by: D. Ferreira
Seconded by: H. McAlister

That Introduction and First Reading of Added Bill No. 207, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (3): S. Stevenson, C. Rahman, and E. Pelozza

Motion Passed (11 to 1)

Motion made by: A. Hopkins
Seconded by: D. Ferreira

That Second Reading of Added Bill No. 207, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (3): S. Stevenson, C. Rahman, and E. Pelozza

Motion Passed (11 to 1)

Motion made by: A. Hopkins
Seconded by: P. Cuddy

That Third Reading and Enactment of Added Bill No. 207, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (3): S. Stevenson, C. Rahman, and E. Pelozza

Motion Passed (11 to 1)

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

Bill No. 185	By-law No. A.-8372-130 - A by-law to confirm the proceedings of the Council Meeting held on the 27th day of June 2023. (City Clerk)
Bill No. 186	By-law No. A.-6151(ah)-131 - A by-law to amend By-law No. A.-6151-17, as amended, being “A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the Municipal Act, 2001” by deleting and replacing Attachment “B” to Schedule “A” – Sale and other Disposition of land Policy of the By-law to amend the current pricing for all City owned industrial parks. (2.2a/12/CSC)
Bill No. 187	By-law No. A.-8373-132 - A by-law to authorize the negotiation of a site access Agreement between The Corporation of the City of London and Pall Water and to authorize the Mayor and City Clerk to execute the Agreement when finalized. (2.3/10/CWC)
Bill No. 188	By-law No. A.-8374-133 - A by-law to authorize the Deputy City Manager, Planning and Economic Development to approve and execute certain agreements related to Contribution Agreements between affordable housing providers and The Corporation of the City of London. (2.4/10/CPSC)
Bill No. 189	By-law No. A.-8375-134 - A by-law to approve and authorize the execution of the PerfectMind Contract Extension Agreement between PerfectMind Inc. and The Corporation of the City of London. (2.9/10/CPSC)
Bill No. 190	By-law No. A.-8376-135 - A by-law to approve and authorize the execution of the Ontario Transfer Payment Agreement between His Majesty the King in right of the Province of Ontario, as represented by the Minister of Citizenship and Multiculturalism for the Province of Ontario and The Corporation of the City of London for the provision of funding for the Anti-Hate Response Pilot. (2.6/18/SPPC)
Bill No. 191	By-law No. A.-8377-136 - A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc. (3.1/18/SPPC)
Bill No. 192	By-law No. A.-8378-137 - A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. (3.2/18/SPPC)
Bill No. 193	By-law No. A-54-23013 - A by-law to amend By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to repeal and replace Schedules “A-2” through to “A-22” and “A-26” through to “A-27”. (3.1a/10/CPSC)
Bill No. 194	By-law No. C.P.-1512(ce)-138 - A by-law to amend the Official Plan for the City of London, 2016 relating to 340-390 Saskatoon Street. (3.1a/9/PEC)
Bill No. 195	By-law No. C.P.-1512(cf)-139 - A by-law to amend The Official Plan for the City of London, 2016 relating to 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue. (3.2a/11/PEC)

Bill No. 196	NO ACTION – A by-law to amend the Official Plan relating to 755, 785 & 815 Wonderland Road South. (3.4c/11/PEC)
Bill No. 197	By-law No. L.-131(h)-140 - A by-law to provide for the Licensing and Regulation of Various Businesses. (3.1b/10/CPSC)
Bill No. 198	By-law No. S.-6233-141 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wilton Grove Road, east of Sise Road) (Chief Surveyor – for road dedication purposes pursuant to SPA22-012)
Bill No. 199	By-law No. S.-6234-142 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Hyde Park Road, north of Gainsborough Road) (Chief Surveyor - for road dedication purposes pursuant to SPA20-043)
Bill No. 200	By-law No. W.-5669(a)-143 - A by-law to amend by-law No. W.-5669-63 being, “A by-law to authorize the Dingman Drive Road Improvements – HWY 401 to Wellington Road (Project No. TS1746).” (2.5/9/CWC)
Bill No. 201	REFERRED BACK – A by-law to amend By-law No. Z.-1 to extend a temporary zone located at 221 Queens Avenue. (3.1b/10/PEC)
Bill No. 202	By-law No. Z.-1-233120 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 568 Second Street (at Oxford Street East). (3.1a/11/PEC)
Bill No. 203	By-law No. Z.-1-233121 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue. (3.2b/11/PEC)
Bill No. 204	By-law No. Z.-1-233122 - A by-law to amend By-law No. Z.-1 to rezone lands located at 954 Gainsborough Road. (3.3b/11/PEC)
Bill No. 205	NO ACTION – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 755, 785 and 815 Wonderland Road South. (3.4d/11/PEC)
Bill No. 206	By-law No. A.-8328(a)-144 - A by-law to amend By-law No. A.-8328-35 being “a by-law to approve and authorize the execution of the amended Building Safer Communities Fund (BSCF) Contribution Agreement between His Majesty the King in right of Canada, as represented by the Minister of Public Safety and Emergency Preparedness and The Corporation of the City of London” to repeal and replace Schedule “A” to the by-law. (4.1/11/CPSC)
Bill No. 207	By-law No. A.-8379-145 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 1803299 Ontario Inc., for the partial acquisition of the property located at 1080 Dundas Street, in the City of London, for the East London Link Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/12/CSC)

Bill No. 208	By-law No. A.-8380-146 - A by-law to authorize and approve a Lease Agreement between The Corporation of the City of London and Miller Waste Systems Inc. for the lease of the Materials Recovery Facility, containing a rentable area of 88,358 square feet, located at 3438 Manning Drive in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/12/CSC)
Bill No. 209	By-law No. A.-8381-147 - A by-law to authorize the Mayor and City Clerk to execute the Collective Agreement between The Corporation of the City of London and Unifor Local 302. (6.3/12/CSC)
Bill No. 210	By-law No. A.-8382-148 - A by-law to appoint John Paradis as Deputy City Manager, Enterprise Supports and repeal By-law No. A.-8144-215 being "A by-law to appoint Jacqueline Davison as Deputy City Manager, Enterprise Supports." (6.1/13/CSC)
Bill No. 211	By-law No. S.-6235-149 - A by-law to assume certain works and services in the City of London. (Kent Subdivision – Phase 1, 33M-730) (Deputy City Manager, Environment and Infrastructure)

14. Adjournment

Motion made by: H. McAlister

Seconded by: P. Cuddy

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 8:44 PM

Josh Morgan, Mayor

Michael Schulthess, City Clerk