



# Council Agenda Including Addeds

2nd Meeting of City Council

January 23, 2024

1:00 PM

Council Chambers - Please check the City website for additional meeting detail information. Meetings can be viewed via live-streaming on YouTube and the City Website.

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact [councilagenda@london.ca](mailto:councilagenda@london.ca) or 519-661-2489 ext. 2425.

Pages

## 1. Disclosures of Pecuniary Interest

## 2. Recognitions

### 2.1 2024 Mayor's New Year's Honour List

His Worship the Mayor recognizes the contributions made to London by the following citizens who were named to the 2024 Mayor's New Year's Honour List in the following categories: Jennifer Williams (Accessibility); Don Pollock (Age Friendly); Audrey Cooper (Arts); Bill Brady (Distinguished Londoner); Evelyn Chertkow (Distinguished Londoner); Brian Harris (Distinguished Londoner); Sheilah Hogarth (Distinguished Londoner); Youth Coalition Combating Islamophobia (Distinguished Londoner); Rumina Morris (Diversity and Race Relations); Diane Szoller (Environment); Jason Hick (Heritage); Jenna Rose Sands (Humanitarianism); Jamie Walls (Safety and Crime Prevention); Vito Frijia (Sports).

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

## 4. Council, In Closed Session

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

A matter pertaining to the proposed or pending lease of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/2/CSC)

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. (6.2/2/CSC)

4.3 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. (6.3/2/CSC)

4.4 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. (6.4/2/CSC)

4.5 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. (6.5/2/CSC)

4.6 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. (6.6/2/CSC)

4.7 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. (6.7/2/CSC)

#### 4.8 Security of Property

A matter pertaining to the security of the property of the municipality or local board, including communications necessary for that purpose.

Disclosing information related to the locations of data centres and key telecommunication interconnection sites to the public could be misused by a bad actor as part of a cyber threat campaign against corporate systems, data, and public services. (6.8/2/CSC)

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

5.1 1st Meeting Held on December 19, 2023 10

### 6. Communications and Petitions

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6.2 Application - Issuance of Proclamation - World Thinking Day

(Refer to the Corporate Services Committee Stage for Consideration with Item #13 (4.1) of the 2nd Report of the Corporate Services Committee)

1. T. Palacio, Provincial Projects Administrative Assistant - Ontario, Girl Guides of Canada, Ontario Council 54

6.3 Deputy Mayor S. Lewis, Councillor P. Cuddy and Mayor J. Morgan - Municipal Options to Limit or Prevent Renovictions

(Refer to the Community and Protective Services Committee Stage for Consideration with Item #5 (4.2) of the 2nd Report of the Community and Protective Services Committee)

1. J. Thompson, Executive Director, Life Spin 55

6.4 Byron Legion Monument Donation to Springbank Park

(Refer to the Community and Protective Services Committee Stage for Consideration with Item #4 (4.1) of the 2nd Report of the Community and Protective Services Committee)

1. Deputy Mayor S. Lewis and Councillor A. Hopkins 56

6.5 150 King Edward Avenue (Z-9670)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #6 (3.4) of the 2nd Report of the Planning and Environment Committee)

Please note: A petition with approximately 1596 signatures is on file in the City Clerk's Office

1. Fr. P. Antony, Vicar, St. Mary's Catholic Church 57

2. R. Jose 58

## 6.6 Green Development Standards

(Refer to the Planning and Environment Committee Stage for Consideration with Item #11 (5.2) of the 2nd Report of the Planning and Environment Committee)

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5. A. Saad 64
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10. *(ADDED) D. Butler* 72
11. *(ADDED) S. Luisi, Bumble Bee Gardens* 73
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## 6.7 2598-2624 Woodhull Road (Z-9673) / 1982 Commissioners Road East (Z-9668) / 3810-3814 Colonel Talbot Road (Z-9671) / 3637 Colonel Talbot Road (Z-9664)

(Refer to the Planning and Environment Stage for Consideration with Items #4 (3.2), #5 (3.3), #7 (3.5) and #9 (3.7) of the 2nd Report of the Planning and Environment Committee)

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## 6.8 *(ADDED) Mayor J. Morgan - Deputy Mayor and Budget Chair Positions*

(Refer to the Strategic Priorities and Policy Committee Stage for Consideration with Item #8 (4.4) of the 3rd Report of the Strategic Priorities and Policy Committee)

1. *(ADDED) B. Brock* 82

## 7. Motions of Which Notice is Given

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  3. (2.2) Hamilton Road Business Improvement Area 2024

	Proposed Budget – Municipal Special Levy (Relates to Bill No. 23)	
	4. (2.3) Hyde Park Business Improvement Association 2024 Proposed Budget – Municipal Special Levy (Relates to Bill No. 24)	
	5. (2.4) London Downtown Business Association 2024 Proposed Budget – Municipal Special Levy (Relates to Bill No. 25)	
	6. (2.5) Old East Village Business Improvement Area 2024 Proposed Budget – Municipal Special Levy (Relates to Bill No. 26)	
	7. (2.6) Corporate Asset Management System Contract Amendment – Brightly Software Canada Inc. (Relates to Bill No. 27)	
	8. (2.7) Single Source SS-2023-350 City Hall Campus Cooling Tower and Controls Replacement	
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	10. (2.9) Assessment Growth for 2024, Changes in Taxable Phase-in Values, and Shifts in Taxation as a Result of Reassessments	
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	4. (4.1) Byron Legion Monument Donation to Springbank Park	
	5. (4.2) Deputy Mayor S. Lewis, Councillor P. Cuddy and Mayor J. Morgan - Municipal Options to Limit or Prevent Renovictions	
	6. (5.1) Deferred Matters List	
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Advisory Committee

3. (2.2) Sole Source Award: Acoustic Fibre Optic Monitoring Contract
4. (2.3) Appointment of Drainage Superintendent By-Law Update Under the Drainage Act (Relates to Bill No. 28)
5. (2.4) Municipal Waste and Resource Materials Collection By-law Amendments (Relates to Bill No. 32)
6. (2.5) Contract Amendment: RFP 19-02 Recycling Collection Garbage and Yard Waste Collection
7. (3.1) 1st and 2nd Reports of the Environmental Stewardship and Action Community Advisory Committee
8. (5.1) Deferred Matters List

8.4 3rd Report of the Strategic Priorities and Policy Committee

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3. (2.3) 1st Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee
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5. (4.1) RBC Place London Board By-law Recommendations
6. (4.2) London & Middlesex Community Housing
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8. (4.4) Mayor J. Morgan - Deputy Mayor and Budget Chair Positions

8.5 2nd Report of the Planning and Environment Committee

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1. Disclosures of Pecuniary Interest
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3. (3.1) 1544 Dundas Street (Z-9671) (Relates to Bill No. 33)
4. (3.2) 2598-2624 Woodhull Road (Z-9673)
5. (3.3) 1982 Commissioners Road East (Z-9668) (Relates to Bill No. 34)
6. (3.4) 150 King Edward Avenue (Z-9670)
7. (3.5) 3810-3814 Colonel Talbot Road (Z-9671)
8. (3.6) 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road (OZ-9665) (Relates to Bill No. 30)

- 9. (3.7) 3637 Colonel Talbot Road (Z-9664)
- 10. (5.1) Deferred Matters List
- 11. (5.2) Green Development Standards

**9. Added Reports**

- 9.1 2nd Report of Council in Closed Session

**10. Deferred Matters**

**11. Enquiries**

**12. Emergent Motions**

**13. By-laws**

By-laws to be read a first, second and third time:

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13.8	Bill No. 26 By-law No. A.- _____ - _____  A by-law to raise the amount required for the purposes of the Old East Village Business Improvement Area Board of Management for the year 2024 in accordance with section 208 of the Municipal Act, 2001 (2.5d/2/CSC)	167
13.9	Bill No. 27 By-law No. A.- _____ - _____  A by-law to approve an Amending Agreement between The Corporation of the City of London and Brightly Software Canada Inc. to provide for the ongoing license and support fees for the Corporate Asset Management Computer System. (2.6/2/CSC)	172
13.10	Bill No. 28 By-law No. A.- _____ - _____  A by-law to appoint a Drainage Superintendent pursuant to the Drainage Act, R.S.O. 1990, c. D.17, and to repeal By-law No. A.-8287-224 entitled “A by-law to appoint a Drainage Superintendent pursuant to the Drainage Act, R.S.O. 1990”. (2.3/2/CWC)	176
13.11	Bill No. 29 By-law No.  A by-law to approve a Service Agreement for case management software between The Corporation of the City of London and ESCASES INC. (2.2/2/CPSC)	177
13.12	Bill No. 30 By-law No. C.P.-1512( )-____  A by-law to amend the Official Plan the City of London, 2016 relating to 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South. (3.6a/2/PEC)	209
13.13	Bill No. 31 By-law No. W.-5689( )-____  A by-law to amend by-law No. W.-5689-65, entitled, “A by-law to authorize Project RT1430-1B – Wellington Gateway – Land Rapid Transit.” (Manager, Financial Planning and Policy)	212
13.14	Bill No. 32 By-law No. WM-12-24____  A by-law to amend the Municipal Waste & Resources Collection By-law WM-12. (2.4/2/CWC)	213
13.15	Bill No. 33 By-law No. Z.-1-24____  A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1544 Dundas Street. (3.1/2/PEC)	220
13.16	Bill No. 34 By-law No. Z.-1-24____  A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1982 Commissioners Road East. (3.3/2/PEC)	222
13.17	Bill No. 35 By-law No. Z.-1-24____  A by-law to amend By-law No. Z.-1 to rezone an area of land located at 150 King Edward Avenue. (3.4/2/PEC)	224
13.18	Bill No. 36 By-law No. Z.-1-24____  A by-law to amend By-law No. Z.-1 to rezone an area of land located at	226



3810-3814 Colonel Talbot Road. (3.5b/2/PEC)

13.19 Bill No. 37 By-law No. Z.-1-24 \_\_\_\_\_ 228

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road & 4313 Wellington Road South. (3.6b/2/PEC)

13.20 Bill No. 38 By-law No. Z.-1-24 \_\_\_\_\_ 230

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3637 Colonel Talbot Road. (3.7a/2/PEC)

**14. Adjournment**



## Council Minutes

1st Meeting of City Council  
December 19, 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, S. Corman, K. Dickins, A. Hovius, S. Mathers, H. McNeely, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, C. Smith, J. Taylor

Remote Attendance: M. Barnes, E. Bennett, A. Hagan, E. Hunt, A. Kaczmarczyk, A. Kircos, V. Morgado, K. Murray, J. Paradis, L. Stewart, S. Tatavarti, B. Warner

The meeting is called to order at 1:02 PM; it being noted that Councillor S. Hillier was in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED Councillor S. Franke discloses a pecuniary interest in item 3, clause 2.1 of the 1<sup>st</sup> Report of the Community and Protective Services Committee having to do with Farquharson Arena Amending Agreement, by indicating that her partner is employed by the Thames Valley District School Board.

### 2. Recognitions

None.

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

None.

### 4. Council, In Closed Session

Motion made by: H. McAlister

Seconded by: P. Cuddy

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

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

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to the Victoria Park Secondary Plan at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/1/PEC)

4.2 Solicitor-Client Privileged Advice / Litigation/Potential Litigation A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to 755, 765, 785, and 815 Wonderland Road at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.2/1/PEC)

4.3 Solicitor-Client Privileged Advice / Litigation/Potential Litigation A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to 3089 Singleton Avenue at the Ontario Land Tribunal (“OLT”), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.3/1/PEC)

4.4 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. (6.1/1/CSC)

4.5 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 acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; 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. (6.2/1/CSC)

4.6 Litigation/Potential Litigation/Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice A matter pertaining to litigation or potential litigation with respect to the expropriation of property located at 71 Wharncliffe Road South including matters before administrative tribunals, affecting the municipality or local board, Ontario Land Tribunal Case No.: OLT-OLT-22-002704; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of property located at 71 Wharncliffe Road South; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation or potential litigation in connection with the expropriation of a property located at 71 Wharncliffe Road South. (6.3/1/CSC)

4.7 Personal Matters/Identifiable Individual / Employee Negotiations A matter pertaining to personnel, financial, labour relations and potential employee negotiations in regard to the Corporation’s association or unions, advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose. (6.1/1/SPPC)

4.8 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 acquisition or disposition 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 (6.2/1/SPPC)

4.9 Personal Matter/Identifiable Individual  
A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2024 Mayor's New Year's Honour List. (6.3/1/SPPC)

4.10 Personal Matter/Identifiable Individual A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2024 Mayor's New Year's Honour List. (6.4/1/SPPC)

4.11 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 acquisition or disposition 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. (6.1/2/SPPC)

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

Absent: (1): S. Trosow

**Motion Passed (14 to 0)**

That Council convenes In Closed Session, from 1:11 PM to 1:32 PM.

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

Motion made by: P. Van Meerbergen

Seconded by: P. Cuddy

That the Minutes of the 19th and 20th Meetings of the Municipal Council, held on November 24, 2023 and November 28, 2023 respectively, BE APPROVED.

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

Absent: (1): S. Trosow

**Motion Passed (14 to 0)**

**6. Communications and Petitions**

6.1 Principles Integrity, City of London Integrity Commissioner - Recommendations Report to City Council: Complaints Against Councillor Stevenson

Motion made by: D. Ferreira

Seconded by: S. Franke

That, the Integrity Commissioner's Recommendation Report regarding Complaints against Councillor S. Stevenson, dated December 8, 2023, BE RECEIVED.

it being noted that the communication as appended to the Added Agenda, from Councillor S. Stevenson, with respect to this matter, was received.

Motion made by: S. Franke

Seconded by: E. Pelozza

Motion to amend by adding a part b) to read as follows:

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, that Councillor S. Stevenson formally BE REPRIMANDED.

Yeas: (9): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (6): S. Stevenson, J. Pribil, S. Trosow, S. Lehman, P. Van Meerbergen, and S. Hillier

**Motion Passed (9 to 6)**

Motion made by: E. Pelozza  
Seconded by: S. Franke

That item 6.1, as amended, BE APPROVED and read as follows:

That, with respect to the Integrity Commissioner's Recommendation Report regarding Complaints against Councillor S. Stevenson, the following actions be taken:

a) that the Integrity Commissioner's Recommendation Report dated December 8, 2023 BE RECEIVED; and

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, that Councillor S. Stevenson formally BE REPRIMANDED

it being noted that the communication as appended to the Added Agenda, from Councillor S. Stevenson, with respect to this matter, was received.

At 2:46 PM, His Worship Mayor J. Morgan, places Councillor S. Lewis in the Chair.

At 2:52 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: E. Pelozza  
Seconded by: S. Franke

That part a) and receipt of the communication from S. Stevenson BE APPROVED as follows:

a) that the Integrity Commissioner's Recommendation Report dated December 8, 2023 BE RECEIVED; and

it being noted that the communication as appended to the Added Agenda, from Councillor S. Stevenson, with respect to this matter, was received.

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: E. Pelozza  
Seconded by: S. Franke

That part b) and preamble BE APPROVED as follows:

That, with respect to the Integrity Commissioner's Recommendation Report regarding Complaints against Councillor S. Stevenson, the following actions be taken:

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, that Councillor S. Stevenson formally BE REPRIMANDED

Yeas: (9): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (6): S. Stevenson, J. Pribil, S. Trosow, S. Lehman, P. Van Meerbergen, and S. Hillier

**Motion Passed (9 to 6)**

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a) that the Integrity Commissioner's Recommendation Report dated December 8, 2023 BE RECEIVED; and

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, that Councillor S. Stevenson formally BE REPRIMANDED

it being noted that the communication as appended to the Added Agenda, from Councillor S. Stevenson, with respect to this matter, was received.

**6.2 Memo from Mayor J. Morgan - Special Strategic Priorities and Policy Committee Meeting - Change in Meeting Location**

Motion made by: S. Lewis

Seconded by: S. Stevenson

That the following actions be taken with respect to a special meeting of the Strategic Priorities and Policy Committee in relation to City Manager recruitment:

a) that pursuant to section 2.6 of the Council Procedure By-law, a change in meeting location for a special meeting of the Strategic Priorities and Policy Committee to be held in January 2024 from Council Chambers to an off-site location within the City of London, to be determined, BE APPROVED; and

b) that the Municipal Council convene In Closed Session pursuant to s.239(2)(b) of the *Municipal Act, 2001* in relation to City Manager selection.

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)**

**6.3 Councillor S. Trosow - Amendment to the Streets By-law (S-1) to Regulate the Display of Graphic Images on the Streets in the City of London**

Motion made by: S. Lewis

Seconded by: S. Stevenson

That the communications related to Amendment to the Streets By-law (S-1) to Regulate the Display of Graphic Images on the Streets in the City of London BE RECEIVED and REFERRED to the Community and Protective Services Stage for Consideration with item 6, clause 5.1 of the 1st Report of the Community and Protective Services Committee.

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)**

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

None.

**8. Reports**

8.1 1st Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 1st Report of the Planning and Environment Committee BE APPROVED, excluding item 11 (3.3).

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)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 30, 2024

Motion made by: S. Lehman

That it BE NOTED that Councillor S. Lewis was appointed as Vice Chair to the Planning and Environment Committee by Mayoral Decision 2023-008

**Motion Passed**

3. (2.1) Inclusionary Zoning Review Update

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, NO FURTHER ACTION be taken with respect to the Inclusionary Zoning review;

it being noted that the Civic Administration will consider the findings of the Inclusionary Zoning feasibility analysis in related policy and program reviews to support the development of new affordable housing units, including but not limited to the review of incentive programs, policy reviews in support of the Housing Accelerator Fund (HAF) initiatives, and updates to the programs included in the Roadmap to 3,000 Affordable Units; and,

it being further noted that Inclusionary Zoning is one potential tool to encourage the development of new affordable housing units; however, the financial feasibility analysis demonstrates that IZ is

not a consistently viable mechanism to achieve this goal for all tenures of housing or for all market areas of the city;

it being acknowledged 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. (2023-D14)

**Motion Passed**

4. (2.2) 12th Report of the Ecological Community Advisory Committee

Motion made by: S. Lehman

That the following actions be taken with respect to the 12th Report of the Environmental Community Advisory Committee, from its meeting held on November 16, 2023:

a) the appointment of K. Lee BE RESCINDED from the Ecological Community Advisory Committee due to lack of attendance; and,

b) clauses 1.1, 2.1, 3.1 to 3.5, inclusive, 5.1 and 5.2 BE RECEIVED for information. (2023-E03)

**Motion Passed**

5. (2.3) Building Division Monthly Report - July 2023

Motion made by: S. Lehman

That the Building Division monthly report for the month of July, 2023 BE RECEIVED for information. (2023-A23)

**Motion Passed**

6. (2.4) Building Division Monthly Report - August 2023

Motion made by: S. Lehman

That the Building Division monthly report for the month of August, 2023 BE RECEIVED for information. (2023-A23)

**Motion Passed**

7. (2.5) Building Division Monthly Report - September 2023

Motion made by: S. Lehman

That the Building Division monthly report for the month of September, 2023 BE RECEIVED for information. (2023-A23)

**Motion Passed**

8. (2.6) Building Division Monthly Report - October 2023

Motion made by: S. Lehman



That the Building Division monthly report for the month of October, 2023 BE RECEIVED for information. (2023-A23)

**Motion Passed**

9. (3.1) 1350 Wharncliffe Road South (Z-9611) (Relates to Bill No. 13)

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 1350 Wharncliffe Road South:

- a) the proposed by-law appended to the staff report dated December 4, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 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 Holding Urban Reserve UR6 Special Provision (h-17\*h-42\*UR6(1)) Zone TO a Holding Residential R1 Special Provision (h\*h-100\*R1-13(7)) Zone; Holding Residential R1 Special Provision (h\*h-100\*R1-13(\_)) Zone; Holding Residential R1 Special Provision (h\*h-100\*R1-13(\_)) Zone; Holding Residential R4 Special Provision (h\*h-17\*h-18\*h-100\*h-149\*R4-6(\_)) Zone; and, a Holding Residential R6 Special Provision (h\*h-17\*h-18\*h-100\*h-149\*R6-5(\_)) Zone;
- b) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting;
- c) the Site Plan Approval Authority BE REQUESTED to consider the provision of short-term public bicycle parking in the development of each block through the site plan process; and,
- d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Royal Premier Homes (File No. 39T-23501), prepared by Stantec, Project No. 16141212, March 17th 2022, which shows a draft plan of subdivision consisting of three (3) medium density residential blocks, twenty-eight (28) single-detached lots, one (1) reserve block and one (1) road widening blocks servicing by the extension on Southbridge Avenue and a new Neighbourhood Street (Street A);

it being noted that the Planning and Environment Committee received the Planning Fact Sheet with respect to these matters;

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

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

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 2020;
- the recommended zoning conforms to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies of The London Plan;
- 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; and,
- the proposed and recommended zoning amendments will support the proposed Draft Plan of Subdivision and facilitate an appropriate form and mix of low and medium density residential development that conforms to The London Plan;

it being acknowledged 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. (2023-D04)

**Motion Passed**

10. (3.2) 1680 Richmond Street (Z-9667) (Relates to Bill No. 14)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Cadillac Fairview Corporation Ltd., relating to the property located at 1680 Richmond Street, the proposed by-law appended to the staff report dated December 4, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to amend the zoning of the subject property FROM a Regional Shopping Area Special Provision RSA1(1) TO a Regional Shopping Area Special Provision RSA1(1) Zone;

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

- S. McGaffey; WND Associates;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms with the policies of The London Plan, including but not limited to the Key Directions and the Transit Village Place Type; and,
- the recommended amendment would provide access to automobile sales boutique in a convenient and accessible location;

it being acknowledged 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. (2023-D04)

**Motion Passed**

12. (3.4) 625 Mornington Avenue (1299 Oxford Street West) (Z-9589) (Relates to Bill No. 16)

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 Oxbury Centre Ltd., (c/o Westdell Development Co.), relating to the property located at 625 Mornington Avenue and 1299, 1303, 1307 and 1323 Oxford Street East:

a) the proposed by-law appended to the staff report dated December 4, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 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 Community Shopping Area (CSA4) Zone, TO a Holding Residential R9 Special Provision (h- \*R9-7( ) \*H45) Zone and a Community Shopping Area Special Provision (CSA4( )) Zone;

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

- i) the recommendations of the Noise Study be implemented;
- ii) provide an adequately sized and centrally located outdoor amenity space, either at-grade or rooftop, or a combination of both;
- iii) details regarding garbage storage and collection be determined; and,
- iv) bird friendly design;

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 proposed by-law as the special provisions to the CSA4 Zone relate to changes to existing conditions resulting from the recommended zone boundary and do not significantly alter the proposed development circulated in the Notice of Revised Application and Notice of Public Meeting;

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

- S. Rasanu, Strik Baldinelli Moniz;
- N. Perzia; and,
- M. Bartouka;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the Transit Village Place Type and Protected Major Transit Station Area policies; and,
- the recommended amendment facilitates intensification of an underutilized site;

it being acknowledged 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. (2023-D04)

### **Motion Passed**

13. (3.5) 488-492 Pond Mills Road (Z-9625) (Relates to Bill No. 17)

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 Willow Bridge Homes Ltd., c/o Zelinka Priamo Ltd., relating to the property located at 488-492 Pond Mills Road:

- a) the proposed by-law appended to the staff report dated December 4, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 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 (R1-3) Zone TO a Residential R9 Special Provision (R9-3(\_)\*H15) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following issues through the site plan process:
  - i) the possible addition of a public pathway/easement for pedestrian access to Pond Mills Road from Glenroy Crescent;
  - ii) additional landscaping to be implemented along the eastern property boundary adjacent to Glenroy Crescent and to install a privacy fence around the parking area bordering the property; and,
  - iii) enhanced tree planting;

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

- L. Jamieson, Zelinka Priamo Ltd.;
- I. Klassen;
- R. Evans;
- N. Aikenhead;
- B. Martin;
- S. Shoeb;
- S. Hart; and,
- T. Staines;

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 London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and provides a broader range and mix of housing options within the area;

it being acknowledged 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. (2023-D04)

**Motion Passed**

14. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the Deferred Matters List dated November 27, 2023 BE RECEIVED; it being noted that the Committee Clerk BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

**Motion Passed**

11. (3.3) 130 Southdale Road West (Z-9663) (Relates to Bill No. 15)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Alora Homes, relating to the property located at 130 Southdale Road West, the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 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 (R1-9) Zone TO a Residential R3 Special Provision (R3-1(\_)) Zone;

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

- L. Jamieson, Zelinka Priamo Ltd.; and,
- P. McInnes;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the Neighbourhoods Place Type and Key Directions; and,
- the recommended amendment facilitates the development of vacant residential lands within the Built Area Boundary and Primary Transit Area with an appropriate form of infill development that provides choice and diversity in housing options;

it being acknowledged 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. (2023-D04)

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

Nays: (1): P. Van Meerbergen

Absent: (1): D. Ferreira

**Motion Passed (13 to 1)**

8.2 1st Report of the Corporate Services Committee

Motion made by: H. McAlister

That the 1st Report of the Corporate Services Committee BE APPROVED.

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)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: H. McAlister

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair

Motion made by: H. McAlister

That it BE NOTED that Councillor P. Cuddy was appointed as Vice Chair to the Corporate Services Committee by Mayoral Decision 2023-008.

**Motion Passed**

3. (2.1) Demolition of City-Owned Property Buildings - 3243 Manning Drive

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned property located at 3243 Manning Drive, the following actions be taken:

a) the improvements associated with the subject City-owned property BE RECOMMENDED for demolition;

b) the Civic Administration BE DIRECTED to take all necessary steps to demolish the buildings, including completing a request for quotation for work to be completed, obtaining a demolition permit and any other activities to facilitate demolition of the improvements on the sites detailed in the report; and

c) the Civic Administration BE DIRECTED to report back to Council with the income opportunities for the interim use of this land; it being noted that existing capital accounts and operating accounts will be drawn upon as a source of financing to carry out the subject demolitions.

**Motion Passed**

4. (2.2) Report of the Federation of Canadian Municipalities Board of Directors - Virtual Meeting - September 14, 2023

Motion made by: H. McAlister

That the communication from Councillor S. Franke regarding the Federation of Canadian Municipalities (FCM) Board of Directors update on board activities from the virtual meeting held on November 21-24, 2023, BE RECEIVED for information.

**Motion Passed**

8.3 1st Report of the Community and Protective Services Committee

Motion made by: E. Pelosa

That the 1st Report of the Community and Protective Services Committee BE APPROVED, excluding items 3 (2.1) and 6 (5.1).

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. Pelosa, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: E. Pelosa

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 30, 2024

Motion made by: E. Pelosa

That it BE NOTED that Councillor D. Ferreira was appointed as Vice Chair to the Community and Protective Services Committee by Mayoral Decision 2023-008.

**Motion Passed**

4. (2.2) SS#2023-333 - Single Source Award – Life Stabilization Short-Term Counselling (Relates to Bill No. 4)

Motion made by: E. Pelosa

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 December 5, 2023, related to a Single Source Award for Life Stabilization Short-Term Counselling (SS#2023-333):

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023, to:
  - i) approve the Purchase of Service Agreement, as appended to the above-noted by-law, for the delivery of specialized individual services to Ontario Works Participants, between The Corporation of the City of London and Daya Counselling Centre;
  - ii) authorize the Mayor and the City Clerk to execute the above-noted Purchase of Service Agreement;

- iii) delegate the Deputy City Manager, Social and Health Development and the City Manager the authority and power to:
  - A) represent the City (City Representative) with respect to the Purchase of Service Agreement; and,
  - B) approve and execute amending agreements and approve additional one-year terms to the Purchase of Service Agreement that are consistent with the requirements contained in the Purchase of Service Agreement and that do not require additional funding or are provided for in the City's current budget and that do not increase the indebtedness or contingent liabilities of The Corporation of the City of London; and,
- b) the Civic Administration BE AUTHORIZED to undertake all other administrative acts necessary in connection with this agreement. (2023-S04)

**Motion Passed**

- 5. WITHDRAWN - Winter Response Contract Between The Corporation of the City of London and London Cares

Motion made by: E. Pelosa

That it BE NOTED that item 2.3, entitled Winter Response Contract Between The Corporation of the City of London and London Cares, was withdrawn from the agenda at the direction of the Deputy City Manager, Social and Health Development and the Deputy City Manager, Legal Services.

**Motion Passed**

- 3. (2.1) Farquharson Arena Amending Agreement (Relates to Bill No. 3)

Motion made by: E. Pelosa

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 December 5, 2023, BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023, to:

- a) approve the Farquharson Arena Amending Agreement, as appended to the above-noted by-law, between the Thames Valley District School Board (TVDSB) and The Corporation of the City of London;
- b) authorize the Mayor and the City Clerk to execute the above-noted Agreement; and,
- c) authorize the Deputy City Manager, Neighbourhood and Community-Wide Services, or written delegate, to authorize and execute any administrative actions in connection with this matter. (2023-R05A)

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, E. Pelosa, D. Ferreira, and S. Hillier

Recuse: (1): S. Franke



**Motion Passed (14 to 0)**

6. (5.1) Councillor Trosow – Amendment to the Streets By-law (S-1) to Regulate the Display of Graphic Images on the Streets in the City of London

Motion made by: E. Pelozza

That the Civic Administration BE DIRECTED to prepare a by-law amending the Streets By-law (S-1) to regulate the display of graphic images in the City of London with a report back at a future meeting of the Community and Protective Services Committee and a public participation meeting on the proposed by-law amendment by the end of Q1 2024; it being noted that the communications, as appended to the Added Agenda, from Councillors S. Trosow and H. McAlister and K. Dean, with respect to this matter, were received;

it being further noted that the following communications as appended to the Added Agenda, with respect to this matter, was received:

- A. Polizogopoulos, The Acacia Group
- K. Dean, Co-Founder, Viewer Discretion Legislation Coalition
- N. Wakim, Co-Founder, View Discretion Legislation Coalition
- J. Saunders (2023-C01)

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

Nays: (4): P. Cuddy, S. Stevenson, P. Van Meerbergen, and S. Hillier

**Motion Passed (11 to 4)**

- 8.4 1st Report of the Civic Works Committee

Motion made by: A. Hopkins

That the 1st Report of the Civic Works Committee 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)**

Motion made by: E. Pelozza

Seconded by: S. Lewis

That the Council recess at this time.

**Motion Passed**

The Council recesses at 3:28 PM and reconvenes at 3:54 PM.

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 30, 2024

Motion made by: A. Hopkins

That it BE NOTED that Councillor S. Trosow was appointed as Vice Chair to the Civic Works Committee by Mayoral Decision 2023-008.

**Motion Passed**

3. (2.1) 12th Report of the Integrated Transportation Community Advisory Committee

Motion made by: A. Hopkins

That the following actions be taken with respect to the 12th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on November 15, 2023:

a) the following actions be taken with respect to the presentation, as appended to the Agenda, related to the Oxford Street West Municipal Class Environmental Assessment:

i) that the above-noted presentation BE REFERRED to the Mobility Master Plan Sub-Committee, the Environment Sub-Committee and the Vision Zero Sub-Committee for review and a report back at the December meeting of the Integrated Transportation Community Advisory Committee; and,

ii) the above-noted presentation BE RECEIVED;

b) clauses 1.1, 3.1, 4.1, 4.2 and 5.1 BE RECEIVED.

**Motion Passed**

4. (2.2) RFP-2023-207 River Road Pavement Rehabilitation Detailed Design and Construction Administration Appointment of Consulting Engineer

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 5, 2023, related to RFP-2023-207 River Road Pavement Rehabilitation Detailed Design and Construction Administration Appointment of Consulting Engineer:

a) the proposal submitted by Stantec Consulting Ltd. BE ACCEPTED to provide consulting engineering services to complete the detailed design, tendering, and construction administration services at an upset amount of \$313,076.50 (excluding HST), as per Section 15.2 (e) of the Procurement of Goods and Services Policy;

b) the financing for this assignment 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 assignment;

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

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations. (2023-T04)

**Motion Passed**

5. (2.3) White Oaks Complete Corridor Design from Wharncliffe to Exeter Road Consulting Services Award - Irregular Result

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 5, 2023, related to the White Oaks Complete Corridor Design from Wharncliffe to Exeter Road Consulting Services Award Irregular Result:

a) Matrix Solutions Inc. BE APPOINTED Consulting Engineers in the amount of \$499,445.00, including contingency (excluding HST), in accordance with Section 19.4 of the City of London's Procurement of Goods and Services Policy;

b) the financing for the project BE APPROVED in accordance with 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; 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-M11)

**Motion Passed**

6. (2.4) Emergency Procurement of Replacement Pumps for Hazeldon Pumping Station

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 5, 2023, related to the Emergency Procurement of Replacement Pumps for Hazeldon Pumping Station:

a) the purchase order issued for replacement pumps at Hazeldon Pumping Station under Section 14.2 of the Procurement of Goods and Services Policy at a projected total price of \$54,594.00 (HST excluded) BE CONFIRMED;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

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

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2023-E08)

**Motion Passed**

7. (2.5) Overflow Notification Website - Single Source Procurement

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 5, 2023, related to the Overflow Notification Website Single Source Procurement:

a) supply and implementation of an online overflow monitoring and notification system BE AWARDED to Blue Siren Inc. for the total price of US\$24,000.00 (estimated at CDN\$35,000.00) (excluding HST), in accordance with Section 14.4 (e) of the City of London's Procurement of Goods and Services Policy;

b) supply of hosting services for the website created in item a) for one (1) year BE AWARDED to Blue Siren Inc. for the total price of US\$17,000.00 (estimated at CDN\$25,000.00) (excluding HST), in accordance with Section 14.4 (e) of the City of London's Procurement of Goods and Services Policy;

c) supply of wastewater flow monitoring equipment BE AWARDED to Blue Siren Inc. with a total expenditure approved under this report not to exceed the available provincial funding, in accordance with Sections 14.4 (e) and 14.4 (f) of the City of London's Procurement of Goods and Services Policy;

d) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

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

f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2023-M10)

**Motion Passed**

8.5 1st Special Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 1st Report of the Strategic Priorities and Policy Committee 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)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Recruitment, Retention and Accommodation of Planning & Development and Building Staff

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the Deputy City Manager, Enterprise Supports, and the Deputy City Manager, Finance Supports, the following actions be taken:

- a) the Planning & Development and Building Services area BE PRIORITIZED for workplace modernization subject to multi-year budget deliberation and approval of the Master Accommodation Plan;
- b) the source of financing for the additional staff accommodation costs BE APPROVED as set out in the Source of Financing Report as appended to the staff report as Appendix "A"; and
- c) the report entitled Recruitment, Retention, and Accommodation of Planning & Development and Building Staff BE RECEIVED for information.

**Motion Passed**

- 8.6 2nd Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 2nd Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding items 6 (2.4), 7 (2.5), 8 (2.6), and 11 (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. Disclosure of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.2) 2023 Resident Satisfaction Survey

Motion made by: S. Lewis

That on the recommendation of the City Manager, the report dated December 12, 2023, including the 2023 Resident Satisfaction Survey, BE RECEIVED for information.

**Motion Passed**

3. (2.3) December Progress Update - Health and Homelessness Whole of Community System Response

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Social and Health Development, the December Progress Update – Health and Homelessness Whole of Community System Response Report BE RECEIVED for information.

**Motion Passed**

4. (2.7) 8th Report of the Governance Working Group (Relates to Bill No. 8)

Motion made by: S. Lewis

That the following actions be taken with respect to the 8th Report of the Governance Working Group from its meeting held on November 27, 2023:

a) the following actions be taken with respect to the "Council Members' Expense Policy":

i) the City Clerk's Office BE DIRECTED to bring forward a by-law to be introduced at the Municipal Council meeting to be held on December 19, 2023 to amend By-law No. CPOL.-228-480, as amended, being "Council Members' Expense Account" to update various provisions of the policy as indicated in the staff report dated November 27, 2023;

ii) the Civic Administration BE DIRECTED to report back on funding travel-related expenses for the annual general conference of Federation of Canadian Municipalities (FCM) and Association of Municipalities of Ontario (AMO) for Members outside the annual expense account allotment; and

iii) the revised "Council Members' Expense Policy" BE REFERRED to the next meeting of Governance Working Group for consideration of community engagement expenses;

b) on the recommendation of the City Clerk, the following actions be taken with respect to the Governance Working Group Meeting Schedule:

i) the report dated November 27, 2023, entitled "Governance Working Group 2024 Meeting Schedule", BE RECEIVED for information;

ii) the following dates BE ESTABLISHED as meeting dates for Governance Working Group (GWG):

Monday, January 22, 2024;

Monday, March 25, 2024;

Monday, May 13, 2024;

Monday, June 24, 2024;

Monday, September 23, 2024; and

Monday, November 25, 2024;

it being noted that the meeting times will be at 10:00 AM;

c) clauses 1.1 and 4.1 BE RECEIVED.

**Motion Passed**

5. (2.8) 11th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the 11th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee, from the meeting held on November 30, 2023, BE RECEIVED.

**Motion Passed**

9. (2.1) 2023-2027 Implementation Plan

Motion made by: S. Lewis

That on the recommendation of the City Manager, the report dated December 12, 2023, including the 2023-2027 Implementation Plan, BE RECEIVED for information.

**Motion Passed**

10. (3.1) Release of the Draft 2024 - 2027 Multi-Year Budget

Motion made by: S. Lewis

That the following actions be taken with respect to the Draft 2024-2027 Multi-Year Budget, including the Tax-Supported Operating, Capital, Water and Wastewater Treatment Budgets:

a) the Draft Budget documents BE REFERRED to the 2024-2027 Multi-Year Budget process; and

b) the overview presentation by the Deputy City Manager, Finance and Supports with respect to the 2024-2027 Multi-Year Budget process BE RECEIVED;

it being noted that the following document was provided to the Members, and is available on the City website: Draft Property Tax Supported, Water and Wastewater & Treatment 2024-2027 Multi-Year Budgets.

**Motion Passed**

6. (2.4) London Economic Development Corporation Purchase of Services Agreement 2024-2027 (Relates to Bill No. 5)

Motion made by: S. Lewis

That items 6 (2.4), 7 (2.5), and 8 (2.6) BE APPROVED.

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

Nays: (1): J. Pribil

**Motion Passed (14 to 1)**

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, in accordance with the City of London Procurement of Goods and Services Policy, Section 14.4 Single Source, the following actions be taken:

- a) the proposed by-law as appended to the staff report dated December 12, 2023 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023;
- b) a Purchase of Services Agreement between The Corporation of the City of London (Corporation) and the London Economic Development Corporation (LEDC) BE APPROVED;
- c) the Mayor and City Clerk BE AUTHORIZED to execute the Agreement;
- d) the Deputy City Manager, Planning and Economic Development, and their written designates, if any, BE AUTHORIZED the power to administer the Agreement; and
- e) a one-time allocation of \$300,000 BE AUTHORIZED and BE APPROVED from the Economic Development Reserve Fund to LEDC for 2024 for services to implement London's Film Strategy, as set out in section 3(g) of the Agreement as appended to the staff report, noting that additional funding beyond 2024 is subject to the City of London annual budget approval and subject to the prior written annual request of the Deputy City Manager, Planning and Economic Development as directed by Council.

**Motion Passed**

- 7. (2.5) Small Business Centre 2024-2027 Grant Agreement (Relates to Bill No. 6)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken:

- a) the proposed by-law as appended to the staff report dated December 12, 2023 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023;
- b) a Grant Agreement with the London Community Small Business Centre from 2024 to 2027 BE APPROVED;
- c) the Mayor and City Clerk BE AUTHORIZED to execute the Agreement; and
- d) the Deputy City Manager, Planning and Economic



Development, or written designate BE AUTHORIZED to act as the City Representative purposes of the Agreement.

**Motion Passed**

8. (2.6) TechAlliance 2024-2027 Grant Agreement (Relates to Bill No. 7)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken:

a) the proposed by-law as appended to the staff report dated December 12, 2023 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023;

b) a Grant Agreement with the TechAlliance of Southwestern Ontario from 2024 to 2027 BE APPROVED;

c) the Mayor and City Clerk BE AUTHORIZED to sign the Agreement; and

d) the Deputy City Manager, Planning and Economic Development, or written designate BE AUTHORIZED to act as the City Representative purposes of the Agreement.

**Motion Passed**

11. (4.1) Deputy Mayor S. Lewis and Councillor S. Franke - Submission Regarding Progress Update - Health and Homelessness Whole of Community System Response

Motion made by: S. Lewis

That pursuant to section 13.3 of the Council Procedure By-law reconsideration of clause 4.1 of the 10th Report of the Strategic Priorities and Policy Committee regarding Health and Homelessness Summits - Proposed Whole of Community System Response, as approved at the March 7, 2023 meeting of the Municipal Council BE RECONSIDERED, in order to allow for alternate direction on reporting.

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

Nays: (1): S. Stevenson

**Motion Passed (14 to 1)**

Motion made by: S. Lewis

Seconded by: S. Franke

That Civic Administration BE DIRECTED to adjust the frequency of the overall comprehensive "Progress Update - Health & Homelessness Whole of Community System Response" to quarterly; it being noted that Council, via the Strategic Priorities and Policy Committee, will continue to receive reports on matters for its decision-making related to the Whole of Community System

Response as necessary;

it being further noted that the Strategic Priorities and Policy Committee received a communication dated December 8, 2023 from B. Brock with respect to this matter.

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

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

**Motion Passed (13 to 2)**

**9. Added Reports**

Motion made by: S. Lehman

1. Lease of Office Space – Renewal Agreement – 1275 Highbury Avenue North – Northland Mall

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with the concurrence of the Deputy City Manager, Social and Health Development, with respect to the Lease Renewal Agreement, for the lease of office space at Northland Mall, the Lease Renewal Agreement between the City and Capital City Shopping Centre Limited (the “Landlord”) attached as Appendix “A”, for the lease of approximately 17,355 square feet of Rentable Area, located at Store No. 107 in the project known as the Northland Mall, located at 1275 Highbury Avenue North, in the City of London, for an extension period of five (5) years commencing September 1, 2024 and ending on August 31, 2029 BE APPROVED.

That progress was made with respect to items 4.1 to 4.11, as noted on the public agenda (6.1/1/PEC), (6.2/1/PEC), (6.3/1/PEC), (6.2/1/CSC), (6.3/1/CSC), (6.1/1/SPPC), (6.2/1/SPPC), (6.3/1/SPPC), (6.4/1/SPPC) and (6.1/2/SPPC).

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)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

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

That Introduction and First Reading of Bill No.’s 1 to the Added Bill No. 18, excluding Bill No. 3, Bill No. 5, Bill No. 6, Bill No. 7, and Bill No. 15, 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. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

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

That Second Reading of Bill No.'s 1 to the Added Bill No. 18, excluding Bill No. 3, Bill No. 5, Bill No. 6, Bill No. 7, and Bill No. 15, 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. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

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

That Third Reading and Enactment of Bill No.'s 1 to the Added Bill No. 18, excluding Bill No. 3, Bill No. 5, Bill No. 6, Bill No. 7, and Bill No. 15, 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. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

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

That Introduction and First Reading of Bill No. 3, BE APPROVED.

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, E. Pelozo, D. Ferreira, and S. Hillier

Recuse: (1): S. Franke

**Motion Passed (14 to 0)**

Motion made by: E. Pelozo  
Seconded by: D. Ferreira

That Second Reading of Bill No. 3, BE APPROVED.

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, E. Pelozo, D. Ferreira, and S. Hillier

Recuse: (1): S. Franke

**Motion Passed (14 to 0)**

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

That Third Reading and Enactment of Bill No.3, BE APPROVED.

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, E. Pelozza, D. Ferreira, and S. Hillier

Recuse: (1): S. Franke

**Motion Passed (14 to 0)**

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

That Introduction and First Reading of Bill No.'s 5 to Bill No. 7, BE APPROVED.

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

Nays: (1): J. Pribil

**Motion Passed (14 to 1)**

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

That Second Reading of Bill No.'s 5 to Bill No. 7, BE APPROVED.

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

Nays: (1): J. Pribil

**Motion Passed (14 to 1)**

Motion made by: H. McAlister  
Seconded by: C. Rahman

That Third Reading and Enactment of Bill No.'s 5 to Bill No. 7, BE APPROVED.

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

Nays: (1): J. Pribil

**Motion Passed (14 to 1)**

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

That Introduction and First Reading of Bill No. 15, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: D. Ferreira

Seconded by: P. Cuddy

That Second Reading of Bill No. 15, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: S. Stevenson

Seconded by: J. Pribil

That Third Reading and Enactment of Bill No. 15, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

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

Bill No. 1	By-law No. A.-8438-1 - A by-law to confirm the proceedings of the Council Meeting held on the 19th day of December, 2023. (City Clerk)
Bill No. 2	By-law No. A-50-24010 - A by-law to amend By-law No. A.-50 being "A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London, and to repeal By-law A-45" to reflect amendments to the regular council and standing committee meeting schedule and that no meeting of council or standing committee shall extend beyond 6:00 PM. (2.9/27/SPPC) (4.1/7/GWG)
Bill No. 3	By-law No. A.-8439-2 - A by-law to approve the Farquharson Arena Amending Agreement between the Thames Valley District School Board and The Corporation of the City of London. (2.1/1/CPSC)
Bill No. 4	By-law No. A.-8440-3 - A by-law to approve a Purchase of Service Agreement for Ontario Works Specialized Individual Services between The Corporation of the City of London and Daya Counselling Centre. (2.2/1/CPSC)
Bill No. 5	By-law No. A.-8441-4 - A by-law to authorize a Purchase of Services Agreement between The Corporation of the City of London and the London Economic Development Corporation; and to authorize the Mayor and City Clerk to execute the Agreement. (2.4/2/SPPC)
Bill No. 6	By-law No. A.-8442-5 - A by-law to approve a Grant Agreement with London Community Small Business Centre, Inc. (2.5/2/SPPC)
Bill No. 7	By-law No. A.-8443-6 - A by-law to approve a Grant Agreement with TechAlliance of Southwestern Ontario. (2.6/2/SPPC)
Bill No. 8	By-law No. CPOL.-228(d)-7 - A by-law to amend By-law No. CPOL.-228-480, as amended, being "Council Members' Expense Account" to update various provisions of the policy. (2.7/2/SPPC)
Bill No. 9	By-law No. S.-6298-8 - A by-law to permit James Alexander Loring to maintain and use a boulevard parking area upon the road allowance for 731 William Street, in the City of London. (Manager, Licensing & Customer Service)
Bill No. 10	By-law No. S.-6299-9 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Gore Road, east of Veterans Memorial Parkway) (Chief Surveyor – for road dedication purposes pursuant to SP13-026561)
Bill No. 11	By-law No. S.-6300-10 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to James Street, west of Campbell Street North) (Chief Surveyor – for road widening purposes pursuant to SPA23-071)
Bill No. 12	By-law No. S.-6301-11 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Crumlin Side Road, north of Gore Road) (Chief Surveyor – for road dedication purposes pursuant to SPA23-012)
Bill No. 13	By-law No. Z.-1-243165 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1350 Wharncliffe Road South (3.1/1/PEC)

Bill No. 14	By-law No. Z.-1-243166 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1680 Richmond Street (3.2/1/PEC)
Bill No. 15	By-law No. Z.-1-243167 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 130 Southdale Road West (3.3/1/PEC)
Bill No. 16	By-law No. Z.-1-243168 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East (3.4/1/PEC)
Bill No. 17	By-law No. Z.-1-243169 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 488-492 Pond Mills Road (3.5/1/PEC)
Bill No. 18	By-law No. A.-8444-12 - A by-law to authorize and approve a Lease Renewal Agreement between The Corporation of the City of London and Capital City Shopping Centre Limited, for the lease of commercial office space, located at Northland Mall, 1275 Highbury Avenue North, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/1/CSC)

**14. Adjournment**

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

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 4:21 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk

# Appendix A – Lease Renewal Agreement

## RENEWAL AGREEMENT

THIS AGREEMENT is made as of the 13<sup>th</sup> day of **November, 2023**.

**B E T W E E N:**

**CAPITAL CITY SHOPPING CENTRE LIMITED**

(hereinafter called the "Landlord")

OF THE FIRST PART;

- and -

**THE CORPORATION OF THE CITY OF LONDON**

(hereinafter called the "Tenant")

OF THE SECOND PART;

**WHEREAS** by a lease dated the 11<sup>th</sup> day of **December, 2013** as amended by a renewal agreement dated the 17<sup>th</sup> day of **April, 2019** (collectively, the "Lease") made between the Landlord and the Tenant, the Landlord did demise and lease unto the Tenant certain premises (the "Store") designated as Store No. **107** comprising a certified area of **Seventeen Thousand, Three Hundred and Fifty-Five (17,355)** square feet, in the project known as **Northland Mall** (the "Project") in the City of **London**, Province of **Ontario**, for a term (the "Term") of **Ten (10)** years, commencing on the 1<sup>st</sup> day of **September, 2014** to and including the 31<sup>st</sup> day of **August, 2024**, subject to the terms and conditions contained therein;

**AND WHEREAS** pursuant to the Tenant's notice dated the 17<sup>th</sup> day of November, 2023, the Tenant exercised its second option to renew the Lease in accordance with Section 12.22 of the Lease.

**AND WHEREAS** the parties have agreed to renew the Lease for a period of **Five (5)** years, upon the terms and conditions hereinafter set forth.

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the mutual covenants and agreements herein contained, the sum of Two Dollars (\$2.00) now paid by each of the parties to the other and for other good and valuable consideration (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree with each other as follows:

1. The parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact.
2. The Lease in respect of the Store is hereby renewed for a further period of **Five (5)** years (the "Renewal Term"), to be computed from the 1<sup>st</sup> day of **September, 2024** and to be fully completed and ended on the 31<sup>st</sup> day of **August, 2029**.
3. The Renewal Term shall be upon the same terms and conditions as are contained in the Lease, save and except for the following:
  - (a) The parties acknowledge that with respect to such Renewal Term, the Landlord shall have no obligation to pay or provide to the Tenant any allowance, concession or inducement of any nature, or provide any fixturing period, or do or perform any Landlord's Work in or for the Store.
  - (b) The Tenant shall pay to the Landlord as Basic Rent, without demand and without deduction, abatement, set-off or compensation, during the period commencing on the 1<sup>st</sup> day of **September, 2024** up to and including the 31<sup>st</sup> day of **August, 2029**, the annual sum of **Two Hundred and Twenty-Three Thousand, Eight Hundred and Seventy-Nine Dollars and Fifty Cents (\$223,879.50)**, payable in equal consecutive monthly instalments of **Eighteen Thousand, Six Hundred and Fifty-Six Dollars and Sixty-Two Cents (\$18,656.62)**, each in advance on the first day of each calendar month during the Renewal Term, based on a rate of **Twelve Dollars and Ninety Cents (\$12.90)** per square foot of the Gross Leasable Area of the Store per annum.
  - (c) There shall be no further right to renew or extend the Term, **save and except as set out in Section 3(d)(iv) below**.

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ak\City of London\NOR\Renewal Agreement  
Dated: November 13, 2023



## Appendix A Cont'd

- (d) The parties further agree to amend the Lease as follows:
- (i) **Key Data Item 18 – Landlord Name and Address** is hereby amended by deleting the address for notice therein and replacing therewith as follows:

“For purposes of Section 12.1 of this lease:

- (a) All notices, including notices of default, other than invoices, shall be served on the Landlord as follows:

c/o Cushman & Wakefield Asset Services ULC, 161 Bay Street, Suite 1500, P.O. Box 602, Toronto, Ontario M5J 2S1.

A courtesy copy may be sent by e-mail at [LegalNotices@cushwake.com](mailto:LegalNotices@cushwake.com), provided a copy is also (i) delivered personally; or (ii) sent by courier in accordance with this lease, receipt signature required.

- (b) For all matters relating to rent, vendors and utility suppliers, other than notices of default, shall be served on the Landlord at the following address:

c/o Cushman & Wakefield Asset Services ULC, 1 Prologis Boulevard, 3<sup>rd</sup> Floor, Mississauga, Ontario L5W 0B3.”

- (ii) **Key Data Item 21 – Manager** is hereby amended by deleting reference to “20 VIC Management Inc.” and replacing it with “Cushman & Wakefield Asset Services ULC”.

(iii) **Section 12.22 – Second Option to Renew** is hereby deleted in its entirety and is of no further force or effect.

(iv) **Section 12.23 – Third Option to Renew** is hereby added to the Lease as follows:

“12.23 – **THIRD OPTION TO RENEW**:

So long as the Tenant is The Corporation of City of London, and:

- (a) a Transfer of this lease has not occurred;
- (b) this lease has not previously been terminated, and
- (c) Tenant is not in default of any of its covenants in this lease, and
- (d) Tenant gives to Landlord written notice of its intention to renew this lease not more than nine (9) months nor less than six (6) months prior to the expiration of the initial Term of this lease,

Tenant shall have the right to renew this lease for a further period of **Five (5)** years upon the same terms and conditions as contained in this lease, except as otherwise expressly provided in this lease, and there shall be no further right of renewal, no rent concessions, no Landlord's Work required, no fixturing period, and no tenant allowance or any other amount payable by Landlord to Tenant, and annual Basic Rent shall be negotiated at the time Tenant exercises this option to renew.”

4. The parties confirm that, in all other respects, the terms, covenants and conditions of the Lease remain unchanged, unmodified and in full force and effect, except as modified by this Agreement. It is understood and agreed that all terms and expression when used in this Agreement, unless a contrary intention is expressed herein, have the same meaning as they have in the Lease.

5. The Tenant acknowledges that Cushman & Wakefield Asset Services ULC has executed this Agreement solely in its representative capacity as agent and manager for the Landlord and that Cushman & Wakefield Asset Services ULC shall have no personal liability under the provisions of this Agreement.

6. Time, in all respects, shall be of the essence hereof.

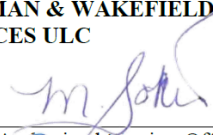
**Appendix A Cont'd**

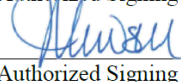
7. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement.

**LANDLORD:**

**CAPITAL CITY SHOPPING CENTRE LIMITED**  
by its agent and manager,  
**CUSHMAN & WAKEFIELD ASSET**  
**SERVICES ULC**

Per:   
Authorized Signing Officer

Per:   
Authorized Signing Officer

I/We have the authority to bind the Corporation

**TENANT:**

**THE CORPORATION OF THE CITY OF**  
**LONDON**

Per: \_\_\_\_\_  
Name:  
Title:

c/s

Per: \_\_\_\_\_  
Name:  
Title:

I/We have the authority to bind the Corporation

**BY E-MAIL**

January 16, 2023

Members of council for the City of London  
c/o Josh Morgan, Mayor  
300 Dufferin Avenue  
London ON N6B 1Z2

Members of council for the City of London:

**Re: Final Report**

I have completed my investigation into a complaint about a gathering held by members of the Community and Protective Services Committee of the City of London on March 21, 2023. Please find my final report enclosed.

In accordance with subsection 14.1(8) of the *Ombudsman Act*, the City should make my report available to the public, and we ask that this be done no later than the next council meeting. In accordance with subsection 239.2(12) of the *Municipal Act, 2001*, council should pass a resolution stating how it intends to address this report.

Pursuant to subsection 14.1(9) of the *Ombudsman Act*, I will also post a copy of the report on my website at [www.ombudsman.on.ca](http://www.ombudsman.on.ca).

Sincerely,



Paul Dubé  
Ombudsman of Ontario

**Cc: Michael Schulthess, City Clerk, City of London**

483 Bay Street, 10<sup>th</sup> Floor, South Tower / 483, rue Bay, 10<sup>e</sup> étage, Tour sud  
Toronto, ON M5G 2C9

Tel./Tél. : 416-586-3300 Facsimile/Télécopieur : 416-586-3485 TTY/ATS : 1-866-411-4211  
[www.ombudsman.on.ca](http://www.ombudsman.on.ca)

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## **Ombudsman Report**

**Investigation into a complaint about a gathering  
held by members of the Community and  
Protective Services Committee  
of the City of London  
on March 21, 2023**

**Paul Dubé  
Ombudsman of Ontario**

**January 2024**

## Overview

- 1 My Office received a complaint about a gathering held by members of the Community and Protective Services Committee (“the committee”) of the City of London (“the City”) on March 21, 2023.
- 2 The complaint alleged that a quorum of the committee held a gathering with the Executive Director of a local non-profit organization. A few hours later, the committee held a formal meeting, during which it voted to recommend approving conditional funding for the non-profit.
- 3 My investigation found that the gathering on March 21, 2023 constituted a “meeting” of the committee under the *Municipal Act, 2001* and contravened the open meeting rules.

## Ombudsman jurisdiction

- 4 Under the *Municipal Act, 2001*<sup>1</sup> (the “Act”), all meetings of a council, local board, and committee of either must be open to the public unless they fall within prescribed exceptions.
- 5 As of January 1, 2008, the Act gives anyone the right to request an investigation into whether a municipality has complied with the Act in closing a meeting to the public. Municipalities may appoint their own investigator or use the services of the Ombudsman. The Act designates the Ombudsman as the default investigator for municipalities that have not appointed their own.
- 6 The Ombudsman is the closed meeting investigator for the City of London.
- 7 In investigating closed meeting complaints, we consider whether the open meeting requirements in the Act and the municipality’s governing procedures have been observed.
- 8 Since 2008, my Office has investigated hundreds of closed meetings in municipalities throughout Ontario. To assist municipal councils, staff, and the public, we have developed an online digest of open meeting cases. This searchable repository was created to provide easy access to the Ombudsman’s decisions on, and interpretations of, the open meeting rules. Summaries of the Ombudsman’s previous decisions can be found in the digest: [www.ombudsman.on.ca/digest](http://www.ombudsman.on.ca/digest).

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<sup>1</sup> SO 2001, c 25.

## Investigative process

- 9 On May 1, 2023, my Office advised the City of our intent to investigate the complaint regarding the March 21, 2023 gathering of a quorum of the committee.
- 10 Members of my Office's open meeting team reviewed relevant portions of the City's procedure by-law, as well as the Act. We reviewed the records for the March 21, 2023 formal meeting of the committee, including the agenda, minutes, and video recording of the meeting.
- 11 Finally, a member of my Office's open meeting team interviewed the three members of the committee alleged to have been present at the gathering, as well as the Executive Director of the non-profit.
- 12 My Office received full co-operation in this matter.

## The Committee

- 13 The Community and Protective Services Committee is a standing committee of the City. Pursuant to sections 24.1 and 24.2 of the City's procedure by-law, it is composed of five members of council appointed by council. As such, this body is also a "committee" under subsection 238(1) of the Act, which defines a "committee" as "any advisory or other committee, subcommittee or similar entity of which at least 50 per cent of the members are also members of one or more councils or local boards."
- 14 The Mayor is an *ex officio* member of the committee (who holds the role of committee member by virtue of being mayor), and is counted for the purpose of the committee's quorum when present. However, according to section 24.4 of the City's procedure by-law, the Mayor is not counted for the purpose of the committee's quorum when not in attendance at a committee meeting.
- 15 Section 25.2 of the procedure by-law provides that the role of the Community and Protective Services Committee is to make recommendations and reports to council on matters outlined in a schedule to the by-law. This includes community services, housing and homelessness, public safety, and any other matter that the City Clerk identifies as relevant to the jurisdiction of the committee.

## Background

- 16 My Office was told that, at the time of the gathering in March 2023, a local non-profit organization with an aim of helping homeless individuals was seeking one-time funding of \$760,000 from the City to support its ongoing operations and short-term capital needs, and to undertake a retrofit project at its shelter facility. The non-profit's request was set to be considered at the formal committee meeting on March 21, 2023.
- 17 We were told that on March 20, 2023, after learning about this proposal, a member of council who sits on the committee contacted the Executive Director of the non-profit to request a tour of its facility. The Executive Director agreed and a tour was organized for the next day, on March 21, 2023, at 2 p.m.
- 18 We were told that the member of the committee who organized the tour subsequently spoke about it with another member of the committee and invited them to join the tour.
- 19 We were also told that, on the day of the gathering, a third member of the committee happened to bump into the two other members as they were about to leave for the facility tour. We were told the invitation to join the tour was extended to that member as well and was accepted. We were told that the member who requested the tour intended to notify the Executive Director of the non-profit shortly before the tour that two other members would join them, but ultimately did not reach her.

## The March 21, 2023 gathering

- 20 The three members of council arrived at the site of the non-profit on March 21, 2023, at 2 p.m. and were greeted by the Executive Director. We were told that everyone sat down around a table and stayed at this location for most of the gathering. After some discussion, the Executive Director briefly brought the members of council to an outdoor portion of the site, explained where structures would be built, and provided some details about plans for the proposed retrofit.
- 21 When we asked about the content of the discussions that took place during the site visit, we were told that there was a broad conversation about many topics, not solely a presentation of a funding proposal. Interviewees recalled discussions about the non-profit itself, the issue of people experiencing homelessness, and the Executive Director's experience with the issue. We were also told that they discussed matters related to the retrofit proposal, such as the number of beds at the shelter, community needs, the non-profit's programs, triaging, use of space, and planning for the proposal.

- 22 We were told that members of the committee were engaged throughout and asked some detailed questions about the proposal, and that the Executive Director explained the reasons for certain choices in the proposal. Interviewees generally agreed that there was little to no back-and-forth, no feedback provided, and that discussions about the proposal were stated as facts, with some justification from the Executive Director for certain choices.
- 23 Everyone interviewed agreed that members of council did not expressly voice their support or opposition to the project, although we were told by an interviewee that they expressed the idea that the proposed design was good. Everyone agreed that no decisions were made during the gathering.
- 24 We were told that the site visit ended at around 2:45 p.m., with the three members of council leaving at the same time.
- 25 We were told by members of the committee that no records were taken of discussions that occurred during the site visit, and City staff were never made aware of it.
- 26 The member of council who organized the site visit told us that their intent was to view the facility and proposed renovations first-hand, in order to deliver the best results for the community, and did not intend to hold an illegally closed meeting. The Executive Director of the non-profit told our Office that she was surprised by the presence of the two additional members of council during the site visit.

## **March 21, 2023 official committee meeting**

- 27 The same day, at 4:15 p.m., the committee held a meeting in council chambers.<sup>2</sup> All members of the committee, as well as the Mayor, were present.
- 28 As set out in the agenda of that meeting, the committee discussed funding for the non-profit organization in open session. The Executive Director of the non-profit made a delegation to explain the proposal. In the opening statements, the Executive Director thanked the three members of the committee for visiting the site earlier that day to get a better understanding of the proposal.
- 29 One member of the committee who was present at the gathering asked questions and acknowledged being on site that day. The member of council indicated their satisfaction with the proposal and said that they had been looking to get “the numbers, the answers, [and] the confidence”.

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<sup>2</sup> The Committee also held a special meeting at 4 p.m. that day to consider an unrelated matter.



30 The committee then unanimously passed a motion recommending that council approve conditional funding for the proposal.

31 The meeting was adjourned at 5:59 p.m.

## Analysis

### The definition of “meeting”

32 Section 238(1) of the *Municipal Act, 2001* (the Act) sets out a two-part test for a gathering to come within the definition of a “meeting”:

“meeting” means any regular, special or other meeting of a council, of a local board or of a committee of either of them, where,

(a) a quorum of members is present, and

(b) members discuss or otherwise deal with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

33 My Office has discussed on numerous occasions what situations “materially advance” business or decision-making of a council, local board or committee. In a report to the Village of Casselman, my Office provided the following commentary for what “materially advances” the business or decision-making of council, stating:<sup>3</sup>

[...] “materially advances” involves considering the extent to which the discussions at issue moved forward the business of the municipality, based on factual indicators.

34 Discussions, debates or decisions that are intended to lead to specific outcomes or to persuade decision-makers one way or another are likely to “materially advance” the business or decision-making of a council, committee or local board. Mere receipt or exchange of information is unlikely to “materially advance” business or decision-making, **as long as there is no attempt to discuss or debate that information as it relates to a specific matter that is or will be before a council, committee or local board.**<sup>4</sup> [My emphasis]

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<sup>3</sup> *Casselman (Village of) (Re)*, 2018 ONOMBUD 11 at para 27 [*Casselman 2018*], online: <<https://canlii.ca/t/hvmtk>>.

<sup>4</sup> *Ibid.*

- 35** I have noted that mere updates on recent activities or communication of information are unlikely to materially advance business or decision-making.<sup>5</sup> However, votes, agreements, direction or input to staff, and discussion or debates of a proposal, course of action, or strategy are likely to materially advance business or decision-making.<sup>6</sup>
- 36** I have likewise concluded that discussions about procedural options do not generally materially advance business,<sup>7</sup> nor do discussions of a social nature.<sup>8</sup> On the other hand, a contravention to the Act could occur where members organize a voting bloc to strategically agree ahead of time about how to proceed with a specific matter.<sup>9</sup> Likewise, discussions about governance issues,<sup>10</sup> approval of minutes, direction to staff on recruitment, and candidate interviews<sup>11</sup> have been found to materially advance business or decision-making.
- 37** Although information sessions are unlikely to materially advance business or decision-making, we must have regard for factual indicators that suggest a movement in the overall spectrum of a decision (such as debates or discussions aimed at moving a matter forward).<sup>12</sup>
- 38** My analysis generally focuses on the term “materially advances”. However, to meet the criteria in the definition, the matters discussed must first be “business or decision-making”. To this effect, we have previously looked at whether the information received by members of council could inform the future business and decision-making of council.<sup>13</sup> Generally, discussions which relate to business or decision-making that is set to come back to committee can be characterized as discussions about committee business.<sup>14</sup>

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<sup>5</sup> *Ibid.*

<sup>6</sup> *Ibid.*

<sup>7</sup> *Saugeen Shores (Town of) (Re)*, 2020 ONOMBUD 3, online: <<https://canlii.ca/t/j93c3>>.

<sup>8</sup> *Pelham (Town of) (Re)*, 2020 ONOMBUD 2, online: <<https://canlii.ca/t/j8c83>>; *Greater Napanee (Town of) (Re)*, 2021 ONOMBUD 2, online: <<https://canlii.ca/t/jctvh>>.

<sup>9</sup> *Hawkesbury (Town of) (Re)*, 2021 ONOMBUD 7, online: <<https://canlii.ca/t/jdzm9>>.

<sup>10</sup> *Southgate (Township of) (Re)*, 2020 ONOMBUD 7, online: <<https://canlii.ca/t/jc42r>>.

<sup>11</sup> *Hamilton (City of) (Re)*, 2019 ONOMBUD 7, online: <<https://canlii.ca/t/j2pwf>>.

<sup>12</sup> *Casselman 2018*, *supra* note 3.

<sup>13</sup> *Letter from the Ontario Ombudsman to the City of Elliot Lake* (August 10, 2012), online: <<https://www.ombudsman.on.ca/resources/reports,-cases-and-submissions/municipal-meetings/2012/city-of-elliott-lake>>.

<sup>14</sup> *Brockton (Municipality of) (Re)*, 2017 ONOMBUD 6, <<https://canlii.ca/t/h4rwz>>; *Casselman (Municipality of) (Re)*, 2022 ONOMBUD 13 [*Casselman 2022*], online: <<https://canlii.ca/t/jrkx5>>.

## Quorum was present

- 39 The Committee is composed of five members (or six, if the Mayor is present), such that three members constitute quorum (or four members if the Mayor and all Committee members are present). In this case, three members of the Committee were present during the site visit at the non-profit facility and a quorum of the Committee was therefore present.
- 40 During our interviews, two members of council questioned whether a quorum of the Committee was present, given that the Mayor was present at the formal Committee meeting later that day when the proposal was formally discussed. However, for the purpose of the on-site visit at the non-profit, the presence of the Mayor is not relevant as the City's procedure by-law only requires three members of the Committee to constitute quorum. The question of quorum cannot be assessed retrospectively, in light of a different quorum requirement at the meeting that occurred later on March 21, 2023.

## Committee business was materially advanced

- 41 At a formal meeting shortly after the on-site visit at the non-profit, the Committee discussed the non-profit's proposal for funding, heard a related delegation from the non-profit's Executive Director, and ultimately recommended approving conditional funding for the proposal.
- 42 During our interviews, we confirmed that the proposal was also addressed during the site visit. Committee members discussed the non-profit's capacity, programs, triaging, community impact, rationale for the proposal, and choices for certain courses of action. In doing so, they asked questions and invited the Executive Director to articulate the reasons for certain choices in the proposal.
- 43 The information received by members of the committee was directly related to the future business and decision-making of the committee. As the discussions during the gathering squarely related to business or decision-making that was set to come back to committee, it was a discussion about committee business.
- 44 Everyone we spoke with maintained that no decisions were made during the site visit and that the discussion was informational in nature. However, immediately following the gathering, the committee held a meeting to consider the funding proposal. The facts of this case suggest that the information members of the committee received from the Executive Director during the gathering could reasonably be construed as having informed their decision-making.

- 45 Despite members of the committee insisting to my Office that they had already made up their minds on the proposal or that the visit to the site had no effect on their decision, the discussion that took place was geared at persuading decision-makers one way or the other. Members of the committee asking questions and viewing the location of the proposal suggest that they were actively assessing the proposal's merit. I further find indications that decision-making was being actively informed during the gathering by the remark that the proposal was "a good design" and the later statement by a member of the committee that they had been "looking for the numbers, answers, [and] the confidence [...]".
- 46 As my Office has recently stated,<sup>15</sup> a culture of silence among council members outside of council chambers is neither realistic nor respectful of democratic governance in municipalities. However, council members' desire to proactively engage outside of council chambers with important municipal projects does not negate the public's expectation of open governance. Tours of this sort should be organized and co-ordinated through city staff, with proper ground rules in place to ensure the open meeting rules are respected.

## Opinion

- 47 The gathering on March 21, 2023 constituted a "meeting" under the *Municipal Act, 2001*, and was therefore subject to open meeting rules.
- 48 The Community and Protective Services Committee of the City of London contravened the *Municipal Act, 2001* on March 21, 2023 when a quorum of the committee gathered to discuss a funding proposal for a non-profit organization. Public notice was not provided, the public was not able to attend, and an official record in the form of meeting minutes was not kept.

## Recommendations

- 49 I make the following recommendations to assist the City of London and its Community and Protective Services Committee in fulfilling its obligations under the Act and enhancing the transparency of its meetings:

### Recommendation 1

**All members of council for the City of London should be vigilant in adhering to their individual and collective obligation to ensure compliance with their responsibilities under the *Municipal Act, 2001*.**

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<sup>15</sup> Casselman 2022, *supra* note 14.

**Recommendation 2**

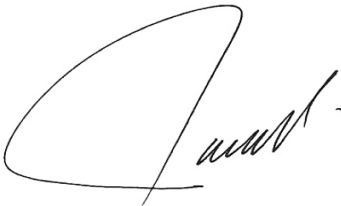
**All members of council and committees of the City of London should ensure that no council or committee business or decision-making is materially advanced outside of formal meetings.**

**Recommendation 3**

**Members of council for the City of London who organize tours that may be subject to the open meeting rules should consult with City staff.**

**Report**

- 50 Council for the City of London was given the opportunity to review a preliminary version of this report and provide comments to my Office. All comments received were considered in the preparation of this final report.
  
- 51 This report will be published on my Office’s website, and should also be made public by the City. In accordance with subsection 239.2(12) of *the Municipal Act, 2001*, council is required to pass a resolution stating how it intends to address this report.



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**Paul Dubé**  
**Ombudsman of Ontario**

**From:** Tatiana Palacio <[palaciot@girlguides.ca](mailto:palaciot@girlguides.ca)>  
**Sent:** Tuesday, January 16, 2024 3:38 PM  
**To:** Woolsey, Heather <[hwoolsey@London.ca](mailto:hwoolsey@London.ca)>  
**Cc:** Stephanie Tudor <[tudors@girlguides.ca](mailto:tudors@girlguides.ca)>  
**Subject:** [EXTERNAL] RE: Proclamation Request - Girl Guides of Canada - World Thinking Day - City of London

Hi again Heather,

Our local contact in London is **Janet Robinson**. If you need to reach her for any reason you can email her at:

[on-acl4@girlguides.ca](mailto:on-acl4@girlguides.ca)

**Address:**

908-82 Ridout St S  
London, ON N6C 5H6  
CANADA

We have over 35 Girl Guide Units in the City of London which translates into hundreds of girl and adult members that reside in that community. Last year the City of London granted us a proclamation for the 2023 World Thinking Day event.

We feel that this is specific to London not only because of the amount of members we have in that community but also because this is a day and a theme that pertains to all people and raising awareness is beneficial.

Please let me know if you have any more questions or concerns. Thank you so much for all your help!

Tatiana

**Tatiana Palacio | Provincial Projects Administrative Assistant – Ontario**

She/Her

Girl Guides of Canada, Ontario Council



**Everything she wants to be.**

*Note: I am sending this email during my work day which might be different than yours; there's no expectation for you to respond outside of your normal work hours.*

# LIFE SPIN

LOW-INCOME FAMILY EMPOWERMENT

SOLE-SUPPORT PARENTS INFORMATION NETWORK

January 7, 2024

Community & Protective Services Committee  
Attention: Councillor Elizabeth Pelozo, Chair  
300 Dufferin Avenue  
London ON N6B 1Z2

Dear Councillor Pelozo and members of the Committee

In regard to the motion proposed on December 12, 2023, concerning potential policy changes that could reduce renoventions in London, we deeply appreciate the work of Shawn Lewis, Peter Cuddy, and Josh Morgan in bringing this matter forward for a more systemic approach to an issue impacting low-income families across our city.

As we are all aware, there are fewer affordable housing unity available as the result of other ongoing pressures within London. We are aware that private investors are purchasing affordable housing units, renovating them, and then requesting higher rents. We are seeing a number of affordable rental complexes being bought by companies who then seek to displace the tenants residing there. Coupled with vacant units being held by developers and holding companies, these practices lower the availability of affordable housing and drive the market rents higher.

Only by addressing these issues systemically, and developing a multi-layered approach to address the spiralling effect of the housing market and lack of enforcement capacity, can we improve and make deep and sustainable changes to the housing landscape of London.

We support the friendly amendments to the proposed motion, suggested by Councillor Trosow, to include:

- (1) specifying the content of a new by-law to require landlords serving N12 (renovation) or or N13 (owner occupancy) eviction notices to provide a copy of such notices with the city;
- (2) identifying additional measures to promote compliance with applicable building standard by-laws including proactive enforcement, improved procedures for responding to property standard complaints, and conducting general education about property standard requirements; and
- (3) amending section 3.1 of the rental unit licensing by-law to raise the threshold for exemptions for apartment buildings;

These additions to the motion support an anti-displacement strategy that will help forestall further displacement of tenants, while our community can continue to work together to design an affordable housing strategy.

Sincerely



Jacqueline Thompson  
Executive Director

cc H. McAlister, J. Pribil, S. Trosow, D. Ferreira

Dear Colleagues,

We are writing to express our support for the Bryon Legion Monument in Springbank Park. This project proposal is one that has been many, many years in the making. Both of us have met repeatedly with the steering committee members on many occasions, as the Ward Councillor, as the Deputy Mayor, and as supporters of our Royal Canadian Legion branches.

Much like the restoration of the Holy Roller in Victory Park during the previous term of council, where the project was led and funded by the 1<sup>st</sup> Hussars, the Bryon Legion and the steering committee for this project are not looking for a financial contribution from the city but do need the City's approval in principle to place this proposed monument on city lands in Springbank Park. Until that approval is given, the ability to proceed with fundraising and the detailed design work cannot move forward.

We also feel it is important to draw to Council's attention that the goal of this project ultimately includes educational components, that will allow people to not only read plaques and contemplate the sacrifices made by Canadian Armed Forces personnel in wartime and peacekeeping deployments, but to be able to scan QR codes to access video and text information to bring the monument space to life in a different way.

With significant commitments of both donations and in-kind donations already lined up, now is the time for the commitment from the city to be made to allow the use of this space to create this monument, which will ultimately be a legacy gift to the city embodying the verse from In Flanders Fields penned so many decades ago by Canadian Lt.Col John McCrae:

***To you from failing hands we throw  
The torch; be yours to hold it high.***

It is our hope Council will accept the torch of Remembrance being offered by this proposal to hold high the sacrifices made by those who have served, for generations of Londoners to come.

Sincerely,

Shawn Lewis  
Deputy Mayor  
Ward 2 Councillor

Anna Hopkins  
Ward 9 Councillor



**From:** St. Mary's Syro Malabar Catholic Church, London, ON <[info@stmaryslondon.ca](mailto:info@stmaryslondon.ca)>  
**Sent:** Tuesday, January 9, 2024 9:30 AM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>  
**Cc:** McAlister, Hadleigh <[hmcaster@london.ca](mailto:hmcaster@london.ca)>  
**Subject:** [EXTERNAL] Endorsements for Zoning By-Law Amendment – Inclusion of Place of Worship Use

Dear Members of the Planning and Environment Committee and councilor

I am writing to bring to your attention the overwhelming support and endorsement of the community members for the proposed zoning by-law amendment, which seeks to include a place of worship use within the existing zoning regulations.

Our vibrant immigrant community with a mix of cultures and traditions, and the proposed amendment aligns seamlessly with the diverse values that make our city neighborhoods unique. We have undertaken a comprehensive outreach effort to gauge the sentiments of the community members, and I am pleased to report that the response has been overwhelmingly positive. The consensus among our fellow community members is clear: there is a strong desire for a larger dedicated space for worship, cultural activities, and community gatherings.

The reasons behind this support are rooted in the belief that such a place will serve as a focal point for community unity, fostering a sense of belonging and identity among residents. It is not merely about the building; rather, it is about nurturing an environment where individuals from diverse backgrounds can come together to celebrate their traditions, share experiences, and strengthen the social fabric of our community.

We have attached endorsements signed by a substantial number of residents, expressing their explicit support for the zoning by-law amendment. In embracing this amendment, we believe that the Planning and Environment Committee will not only be responding to the needs of our community but will also be contributing to the enrichment and diversity of our city. The proposed place of worship will be a symbol of unity, tolerance, and shared values, echoing the principles that our great nation holds dear.

We kindly request that you consider the sentiments expressed by the community members and give due weight to their overwhelming endorsement as you deliberate on this matter. We believe that this zoning by-law amendment will not only enhance the cultural and social vibrancy of our neighborhood but will also contribute positively to the overall well-being of our residents.

Thank you for your time and consideration of our community's aspirations. We eagerly await a favorable decision that reflects the inclusive spirit that defines both our neighborhood and our nation.

Sincerely,

**Fr. Ploggen Antony** • Vicar  
**c** +1 226 238 3336  
**e** [info@stmaryslondon.ca](mailto:info@stmaryslondon.ca) **w** [stmaryslondonca.org](http://stmaryslondonca.org)  
**a** 245 King Edward Ave, London, ON N5Z 3V1

Endorsements for Zoning By-Law Amendment – 150 King Edward Avenue

Rajesh Jose

Hello Council,

I trust this message finds you well. I am writing to express my wholehearted support for the proposed zoning bylaw amendment, which aims to introduce a place of worship use to the existing zoning NSA3(3) & R6-5(80), aligning seamlessly with the Official Plan and The London Plan.

In championing this amendment, I wish to highlight the remarkable suitability of the chosen building to address the specific needs of our community, with a special emphasis on providing a space conducive to children's gatherings and cultural development. As our city continues to evolve, it is imperative that our development initiatives not only comply with existing regulations but also actively contribute to the enrichment of our community life.

The selected building stands out as an ideal solution, meeting the growing demands for space while offering a nurturing environment for children's gatherings and cultural activities. By endorsing this amendment, we not only adhere to the broader goals outlined in the Official Plan and The London Plan but also contribute significantly to the well-being and cultural development of our community.

I earnestly urge the council to lend your support to this zoning bylaw amendment. By doing so, we affirm our commitment to a city that prioritizes the needs of its residents, especially our children, fostering a sense of community and cultural enrichment.

Thank you for your time and dedication to shaping the future of our community. You have my permission to publish this email if required.

Thank You

Rajesh Jose

**From:** Richel Joy Bareng  
**Sent:** Monday, January 8, 2024 2:24 PM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>; Jennifer Trampleasure  
**Subject:** [EXTERNAL] Green Planning Development Standards

RE: Green Development Standards

Dear Planning and Environmental Committee

I am Richel Joy Bareng, a Grade 12 student at Sir Wilfred Laurier Secondary School taking up the course Environmental and Resource Management. I am concerned about what is currently happening to our nature specially plants and wildlife. We all know that if we let this continue and not do anything about it , there will be a lot of problems that will happen in the future.

I want to propose that we prioritize Green Development Standards before it's too late and start implementing things that can benefit both people and the environment. One of the solutions we know is building an EV Charging Station. Next we should do a plan in which it aims to eliminate the use of fossil fuels like building bicycle parking and letting others who don't own a bicycle. I also suggest that we should make public transport more accessible and cheaper. Lastly, We should also start implementing Green Architecture which requires new building houses or any infrastructure to have an area in which residents can grow their own food/plants.

First, building EV Charging Stations because electric vehicles promote massive reduction in carbon emissions and cleaner air. Second is building bicycle parking spaces and letting others rent bikes so that we can promote healthy lifestyle and a less polluted mode of transportation. Next is more accessible and cheaper public transport like buses because one of the reasons people buy cars is because the bus stop is far from their homes so they prefer driving and some also think about the cost of the public transportation. Another one is that new building prior to adoption of Green Development Standard be required to have a plan in which new infrastructures have an area for the residents to grow their plants/foods.

Many developers already operate in nearby cities that have green development standards. Prioritizing Green Development Standards and harmonizing London's standards to be consistent with other Ontario cities will give the London development industry a clear and consistent roadmap and ensure we do not fall behind.

Respectfully yours,

RICHEL BARENG

**From:** Hailey Lishman Gloucher  
**Sent:** Monday, January 8, 2024 2:09 PM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>; Jennifer Trampleasure  
**Subject:** [EXTERNAL] Green Planning Development Standards

January 8, 2024

RE: Green Development Standards

Dear Councilors,

My name is Hailey Lishman-Gloucher, a grade 12 student at Sir Wilfrid Laurier. I have a great passion for the nature of birds and the nature of them. They may just seem like a small animal that has no use to the world; but that is false information: "Birds are a daily, delightful connection to nature. Birds also provide essential services in your neighborhood and across Canada, including pollinating plants, dispersing seeds, and helping to control insects. Birds are excellent environmental indicators—they are nature's sentinels."- Birds Canada.

There are so many small things you can even do at home with your own house and even businesses can do things. One of the examples that are actually happening by Brandan S. is 'Bird Friendly Window Stickers.'

These stickers help make the glare of the windows visible and able to not see right through it. There are as well Feather Friendly window markers are an easy-to-use scientifically proven solution for preventing bird collisions with glass surfaces. Feather Friendly window markers are highly effective in making the area visible to birds and preventing deadly collisions while remaining unobtrusive to humans. You can also turn unnecessary lights off like signs, lights outside house.. Doing that it will help birds fly at night time without having to worry about them seeing the light beneath them. Causing blinding and many problems that can lead to a bird going to there unfortunate death and not flying to where they were on there way to.

I strongly support the call for prioritized development of green development standards and the immediate adoption of several green development standards such as EV Charging on buildings with more than 40 units, 50% native species for landscaping with no invasion species, short-term bicycle parking for townhouse developments and bird friendly designs. We additionally urge that a more comprehensive set of standards be developed and quickly implemented. Every new development or building constructed below green standards will result in higher GHG emissions and add to the municipal infrastructure renewal burden. Ultimately, new buildings prior to the adaptation of green development standards will need to be retrofitted at a higher overall cost in a relatively short period of time in order for London to meet its net zero emissions targets.

While no one policy area will ensure we reach our goals and create a sustainable equitable community, it is critical that all the tools in the toolbox are used and consistently move us in the same direction. A robust comprehensive set of standards can guide London's development that focuses on the community as a whole by:

- **reducing the burden on municipal infrastructure** by requiring developments that conserve energy and water, manage stormwater runoff, and maintain green spaces
- **expanding the local green economy** and keeping London competitive through the innovative skills and products required by green developments

- **reducing Greenhouse Gas (GHG) emissions** from new buildings and transportation by implementing standards for energy efficiency and prioritizing low-carbon transportation
- improving comfort and resilience to **extreme weather events** through buildings that include resilience measures
- **lowering operating costs** in green buildings compared to traditional buildings, which can help to address **energy poverty**.

Many developers already operate in nearby cities that have green development standards. Prioritizing Green Development Standards and harmonizing London's standards to be consistent with other Ontario cities will give the London development industry a clear and consistent roadmap and ensure we do not fall behind. *London is rapidly growing and we need to prioritize these standards now.*

As well; I am not asking, I am telling you that this is what needs to be done as there is a problem and has been a problem for years; this needs to be turned around and helped right away and putting your money towards birds, and helping animals that could go extinct if nothing is done. I may be a 18 year old female that you think has no idea what there talking about and maybe thats true to you, but it's not. Listen to not only Brandon Samuels, but also his backup and the others that agree with him.

Thank you for taking your time to reading this letter.

Sincerely:  
Hailey Lishman-Gloucher.

January 8, 2024

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, Ontario  
[pec@london.ca](mailto:pec@london.ca)

RE: Green Development Standards

Dear Councilors,

I strongly support the idea of implementing prioritized green development requirements and actions in the City of London. My name is Sara Soufan, a passionate geography student at Laurier currently enrolled in the CGR4M course. I am writing this letter to encourage our lovely City Counselor's to update our Site Plan Control and Zoning Bylaws to require the development of green development standards. I would like to highlight the following 3 requirements:

1. 5 % electric vehicle charging ports for builds over 40 units
2. 2 Minimum 50% native species for landscaping, with no invasive species planted
3. 3 Short-term bicycle parking at a rate of .1 space / unit for townhouse developments

To begin with my first point, I think it is critical that we are mindful of our electric vehicle charging ports in dense areas of London. 5% of electric vehicle charging stations for buildings above 40 units can encourage the purchase of greener alternative transportation uses, considering that it's at a lower cost, and that it supports environmental justice. With that being said, Canadian government strive to have all new light-duty vehicles and passenger truck sales to be zero-emission by 2035.

To move forward, I strongly believe that there should be a minimum of 50% native species for landscaping, with no invasive species present. This is a concerning issue that is ongoing in London's society. As we continue to densify, we have displaced the habitats of many native species causing a disruption in the statistics and health of individual species. It's important to consider that humans are not the only living things here, there's animals that also live here. As Indigenous population believe that they should be "careful and respectful of the natural life cycles of the animals they *share* the Earth with" ([What is the Relationship Between Indigenous Peoples and Animals](#) 2016).

Lastly, bike-parking space per unit for townhouse developments can greatly promote the idea of clean air commitments, and support our local Londoners. It's important to acknowledge the area in which we propose this requirement, as many people these days struggle financially. The idea of bike parking spaces can allow people to explore the idea of purchasing a bike, another great alternative for transportation. With all of that being said, I highly request that these requirements are put into place, as they are not expensive and will benefit the environment of London for the better of our health and the animals health, as well as our air and atmosphere.

Sincerely,

Sara Soufan

**From:** Elizabeth Blokker  
**Sent:** Monday, January 8, 2024 2:17 PM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>  
**Subject:** [EXTERNAL] Implement Green Development Standards

Dear Councilors,

We strongly support the call for prioritized development of green development standards and the immediate adoption of several green development standards such as EV Charging on buildings with more than 40 units, 50% native species for landscaping with no invasion species, short-term bicycle parking for townhouse developments and bird friendly designs. We additionally urge that a more **comprehensive set of standards be developed and quickly implemented.**

Every new development or building constructed below green standards will result in higher GHG emissions and add to the municipal infrastructure renewal burden. Ultimately, new buildings prior to the adaptation of green development standards will need to be retrofitted at a higher overall cost in a relatively short period of time in order for London to meet its net zero emissions targets.

While no one policy area will ensure we reach our goals and create a sustainable equitable community, it is critical that all the tools in the toolbox are used and consistently move us in the same direction. A robust comprehensive set of standards can guide London's development that focuses on the community as a whole by:

- **reducing the burden on municipal infrastructure** by requiring developments that conserve energy and water, manage stormwater runoff, and maintain green spaces
- **expanding the local green economy** and keeping London competitive through the innovative skills and products required by green developments
- **reducing Greenhouse Gas (GHG) emissions** from new buildings and transportation by implementing standards for energy efficiency and prioritizing low-carbon transportation
- improving comfort and resilience to **extreme weather events** through buildings that include resilience measures
- **lowering operating costs** in green buildings compared to traditional buildings, which can help to address **energy poverty.**

Many developers already operate in nearby cities that have green development standards. Prioritizing Green Development Standards and harmonizing London's standards to be consistent with other Ontario cities will give the London development industry a clear and consistent roadmap and ensure we do not fall behind. *London is rapidly growing and we need to prioritize these standards now.*

Sincerely,

Elizabeth Blokker  
Ward 5 Resident

**From:** Aeshah Saad  
**Sent:** Monday, January 8, 2024 11:02 AM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>; Jennifer Trampleasure  
**Subject:** [EXTERNAL] RE: Green Development Standards

January 8, 2024

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, Ontario  
[pec@london.ca](mailto:pec@london.ca)

RE: Green Development Standards

Dear Councilors,

I am Aeshah Saad, a member of the H3-ELP program, and a concerned citizen. The H3-ELP program is a nature and community leadership program that partners with numerous other environmental programs. It's a program that teaches me all about situations like this one.

As a person growing up in the 21st century, the environment is a large concern of mine. I, as a citizen of our growing city, call for the prioritization of green development, and the inclusion of these green development standards in the Q3 2024 the Site Plan Control Bylaw and/or Zoning Bylaw; 50% native species for landscaping with no invasion species, short-term bicycle parking for townhouse developments, 5% electric vehicle charging ports for buildings over 40 units, and bird-friendly designs for all buildings.

The glass that urban buildings are built with is a major problem for birds. We are in the Mississippi route for bird migrations, which is one of four migrations paths that an incredibly large range of birds fly through each year. In 2019, scientists reported a 29% decrease in birds since 1970. Though this number may look small, it is an incredibly large amount. That is **3 Billion birds**, all lost to Canada alone.

There are simple solutions to both light pollution issues and bird issues in our city, such as adding shielding to the tops of streetlights and installing bird-friendly window measures, including, but not limited to, stickers on windows, colored windows, less reflective windows, and shutters or blinds. These simple things all go a very, very, long way. We **need** these things.

I want these issues to be fixed desperately. I'm terrified of growing up in a world where I can't hear my favorite birds, or see moths flying around at night, or not be able to see the stars anymore. I can barely see any as it is. It's not just scary, it's terrifying. And it's not fair that the decisions of adults who are separated from the next generation can take away all of these simple joys, these incredibly important facets of our world.

Many developers already operate in nearby cities that have green development standards. Prioritizing Green Development Standards and balancing London's standards to be consistent with other Ontario cities will give the London development industry a clear and consistent roadmap and ensure we do not fall behind.



***London is rapidly growing, and we need to prioritize these standards now.***

Sincerely,

Aeshah Saad.

**From:** Sahil Bhaiyat  
**Sent:** Monday, January 8, 2024 2:21 PM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>  
**Subject:** [EXTERNAL] Green Planning Development Standards

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, [Ontariopec@london.ca](mailto:Ontariopec@london.ca)

RE: Green Development Standards

Dear Members of the Planning and Environment Committee,

I am writing to you as a geography student attending Sir Wilfrid Laurier Secondary School. I am invested in the sustainable development of our beautiful city, and I would like to express my concern regarding the current state of our urban planning practices.

It has come to my attention that the City Council will be discussing the need to implement Green Development Standards that would guide future developments and retrofits across our municipality. As someone who is learning about the environment and the impact of urbanization on biodiversity, I am writing to urge the Planning and Environment Committee to take bold steps in ensuring that our city embraces sustainable practices.

I believe that the adoption of Green Development Standards is crucial for maintaining biodiversity, conserving our natural resources, and meeting our Climate Security Goals. To achieve this, I propose the immediate inclusion of the following requirements in the Site Plan Control Bylaw and Zoning Bylaw:

1. 5% Electric Vehicle Charging Ports: Require a minimum of 5% electric vehicle charging ports for buildings containing over 40 units. This will contribute to the reduction of greenhouse gas emissions and promote the use of clean energy in our city.
2. Minimum 50% Native Species for Landscaping: Mandate a minimum of 50% native species for landscaping in all developments, with a prohibition on invasive species. This will not only enhance the aesthetic appeal of our neighborhoods but also support local ecosystems.

3. Short-Term Bicycle Parking: Enforce short-term bicycle parking at a rate of 0.1 space per unit for townhouse developments. Encouraging cycling as a sustainable mode of transportation aligns with our city's commitment to environmental responsibility.

Furthermore, I strongly recommend that the Planning and Environment Committee directs staff to incorporate the CSA A460 standard in all city facilities' building design standards. This standard, if adopted, will go a long way in safeguarding our bird population, contributing to the overall ecological health of our city.

I also propose that the CSA A460 standard be used as a reference by staff in building design and construction across the city. By implementing these measures, we not only protect our natural environment but also position London as a leader in sustainable urban development.

In conclusion, I implore the Planning and Environment Committee to consider the long-term benefits of implementing these Green Development Standards. By adopting these measures, we can contribute to the preservation of biodiversity, save bird populations, and demonstrate our commitment to climate action.

Thank you for your attention to this matter. I look forward to witnessing London become a model city for sustainable and environmentally conscious development.

Sincerely,

Sahil. Bhaiyat

Sir Wilfrid Laurier Secondary School

**From:** Ali Sherazi  
**Sent:** Monday, January 8, 2024 1:03 PM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>; Jennifer Trampleasure  
**Subject:** [EXTERNAL] Green Planning Development Standard)

**January 8, 2024**

**Dear Planning and Environment Committee**  
**My name is Ali'sherazi student from Sir Wilfrid Laurier secondary school**  
**City of London**  
**300 Dufferin Avenue**  
**London, Ontario**  
**[pec@london.ca](mailto:pec@london.ca)**

**RE: Green Development Standards**

**Dear councillors,**

***We strongly want to call support for Planning and environment committee, so that we can update things around London Ontario like how 16 to 42 Million birds die in a year in Canada. Hopefully, if your committee can take action, we can reduce this and make an impact so that are ecosystem strives for further generations. I just want to point a few things out on maybe if we can install grids to building and dot patterns to commercial buildings and city building, so that we can reduce the amount of birds dying each year in Canada.***

***Hopefully we can make more changes that will make are cities and countries a better place if we can add 5% more electric vehicle charging ports for builds over 40 units.***  
***In conclusion with these changes we won't see lots of EV's stranded and more charging spots will be better for people that own cars like that.***

Sincerely: Ali'sherazi

**From:** Lailah King  
**Sent:** Monday, January 8, 2024 10:58 AM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>  
**Subject:** [EXTERNAL] Fwd: Committee Letter

----- Forwarded message -----

**From:** Lailah King  
**Date:** Mon, Jan 8, 2024 at 10:44 AM  
**Subject:** Committee Letter  
**To:** Jennifer Trampleasure

Jan 8, 2024

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London Ontario  
[pec@london.ca](mailto:pec@london.ca)

RE: Green Development Standard

Dear Councilors,

My name is Lailah. I come from the group of H3-ELP. We strongly support the call for prioritized development of green development standards and the immediate adoption of several green development standards such as EV Charging on buildings with more than 40 units, 50% native species for landscaping with no invasion species, short-term bicycle parking for townhouse developments and bird friendly designs. We urge that a better set of standards is put in place

Every new development or building constructed below green standards will result in higher GHG emissions and add to the municipal infrastructure renewal burden. Ultimately, new buildings prior to the adaptation of green development standards will need to be retrofitted at a higher overall cost in a relatively short period of time in order for London to meet its net zero emissions targets.

While no one policy area will ensure we reach our goals and create a sustainable equitable community, it is critical that all the tools in the toolbox are used and consistently move us in the same direction. A robust comprehensive set of standards can guide London's development that focuses on the community as a whole by:

- **reducing the burden on municipal infrastructure** by requiring developments that conserve energy and water, manage stormwater runoff, and maintain green spaces

- **expanding the local green economy** and keeping London competitive through the innovative skills and products required by green developments
- **reducing Greenhouse Gas (GHG) emissions** from new buildings and transportation by implementing standards for energy efficiency and prioritizing low-carbon transportation
- improving comfort and resilience to **extreme weather events** through buildings that include resilience measures
- **lowering operating costs** in green buildings compared to traditional buildings, which can help to address **energy poverty**.

Sincerely, Lailah. H3-ELP TVDSB

**From:** Paul Kramer  
**Sent:** Tuesday, January 16, 2024 11:51 AM  
**To:** Council Agenda <[councilagenda@london.ca](mailto:councilagenda@london.ca)>  
**Subject:** [EXTERNAL] green developments standards

I hope that the Mayor and council will direct staff to implement sustainable development practices.

Paul Kramer

**From:** David Butler  
**Sent:** Wednesday, January 17, 2024 8:47 AM  
**To:** Council Agenda <[councilagenda@london.ca](mailto:councilagenda@london.ca)>  
**Subject:** Re: Automatic reply: [EXTERNAL] Green Standards

I support and appreciate your efforts to proceed with improved standards for a healthier environment. What is more important than the environment we all share. I wish you every success in getting the mayor and council to approve the Green Development Standards. Regards, David Butler

My letter is in support of the Green Development Standards, specifically more EV spaces, native species plantings on public lands and boulevards, bicycle space, and bird friendly design..

Thank you, David Butler



# Bumble Bee Gardens

Specializing in ecological and native plant gardening

Windsor • London • Toronto  
Toll free 1.877.785.8636

Dear Members of London City Council,

Council is currently considering a new proposal that would require all new development to plant 50% native plants in their dedicated green spaces, and no invasive species. We have taken the liberty of offering our opinion on this matter, and we appreciate you reading and considering our comments.

We are assuming the intent of this proposal came forward out of a concern for the well being of pollinators, and the preservation of native plant species, many of which are listed at risk. However, **we are encouraging Council to reject the current proposal, and instead adopt a proposal that is clearer and better defined to avoid misinformation and misunderstanding of the definitions of 'native' and 'invasive' plants.**

As Bumble Bee Gardens is a professional landscaping company that specializes in ecological, native plant gardens, we sincerely offer the following recommendations, as our business was founded out of the same concern for pollinators and the vanishing landscapes that support them.

## **1) New development be required to plant 100% plant species regionally native to southern Ontario - scientifically referred to as the Carolinian EcoZone.**

The Carolinian EcoZone is specific. Landscapers, landscape architects and plant nurseries understand this term. This defines a 'native' plant in this region.

There is no rationale to justify a 50% native plant requirement. Pollinators use a lot of energy searching for food. It is in their best interest to conserve energy. Therefore, landscapes should strive to provide a variety of food supply for their entire life cycle. A wide diversity of native plants is clearly the best way to achieve this.

## **2) Enforce legally required setbacks in new developments.**

Council routinely approves new development with drastically reduced setbacks. Setbacks are typically where trees and gardens and lawns would be. It is important to enforce legal setbacks and contain underground parking lots to the footprint of the building so as to preserve soil. **Terraces are no substitute for native plant gardens as plant species selection is limited by soil depth, and the height may be prohibitive for pollinators.** Setbacks also gather rainwater, reduce flooding risk and return it to underground aquifers. Aquifers clean water and replenish our creeks and rivers. Without adequate setbacks, this proposal will not achieve its goals and critical water cycles will continue to deteriorate.

## **3) Update the city's Yard Maintenance By-Law**

The particulars of this new proposal should be captured in the **Yard Maintenance By-law**. Terms such as 'native' and 'invasive' plants need to be defined there, not just for new development but for anyone wanting

to naturalize their property. Native plants are not sterile; their seeds can disperse widely. Unless better defined, native plants can be considered 'invasive'.

- Invasive plant species designation should be limited to plant species listed on the Noxious Weed List
- Native Plants should be defined as those plants regionally native to southern Ontario within the Carolinian EcoZone.
- Turf Grass should also be clearly defined to avoid confusion with lawns planted with alternative, sustainable 'no mow' native sedges and grasses.

To sum up, all new development should be required to plant with 100% plant species regionally native to southern Ontario. Proposed changes in the current bylaws need to be clarified and tightened so that the public and developers alike are spared confusion about what constitutes a native plant.

If your goal is to protect both pollinators and vanishing native plant species, then pollinator habitat should be everywhere, in areas both large and small, rural and urban.

Simon Luisi  
Bumble Bee Gardens

**Special Note:**

There are two bumble bee species that have been recognized by the government via assessments by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), as endangered species: the Rusty-patched Bumble Bee (*Bombus affinis*) and the Gypsy Cuckoo Bumble Bee (*Bombus bohemicus*). **Feb 1, 2022**

As of **December 22, 2023**, Monarch butterflies, have been added to the endangered list, under Canada's Species at Risk Act (SARA). This is an up-listing from their previous status of special concern.





Climate Action London  
350 Queens Ave  
London, ON  
[climateactionlondon@gmail.com](mailto:climateactionlondon@gmail.com)

January 20, 2024

City of London  
300 Dufferin Avenue  
London, Ontario  
[councilagenda@london.ca](mailto:councilagenda@london.ca)

RE: Support of Green Development Standards

Dear Mayor and Councilors,

We were pleased to see that there was unanimous consent in the January 9th Planning and Environment Committee meeting to the Green Development Standards put forward by Councilor Franke and Deputy Mayor Lewis. Moving forward immediately with items such as EV spaces, native species, short term bicycle space and bird friendly design makes sense so that requirements are not ad hoc.

One of the key elements of a more comprehensive green development standards is energy efficient buildings. We urge that you move forward quickly on many measures within a **more comprehensive green development standard**.

In 2021 home ownership in London was 62.6%. The percentage of Londoners renting will trend higher guided by the vision of growing inward and upward within the London Plan. This will reduce the costs of growth, create walkable communities, revitalise our urban neighbourhoods and business areas, protect our farmlands, and reduce energy consumption. The City is already moving in this direction with funding from the Housing Accelerator Fund.

**Londoners that rent or many of those who are seeking very affordable homes are NOT market influencers.** Green development standards will benefit those Londoners that rent or have very little capital influence. Let's make all types of housing affordable to operate and bring everyone along. London is rapidly growing and we need to prioritise these standards now.

On Behalf of Climate Action London

Bob Morrison  
Mary Ann Hodge

From: Angus Johnson, Greenspace Alliance

To: London City Council

Please add the letter below to the Agenda of the Oct.23 London City Council Meeting

I will attend this meeting in person and am requesting delegate status.

RE: Report of the Planning and Environment Committee:

**RE:1982 Commissioners Road East (Z-9668), 2598-2624 Woodhull Road (Z-9673), 3810-3814 Colonel Talbot Road (Z-9671), 3637 Colonel Talbot Road (Z-9664)**

Trading Cars for Trees

The issue of producing GHG emissions and global warming relate to the plans for these four developments, hence treating them as a group.

The Rainham emissions map<sup>1</sup> shows the correlation in London of vegetation and emissions. Simply, areas with vegetation can remove emissions. If pavement and infrastructure have replaced vegetation, emissions increase.

If completed, these projects will result in a substantial amount of vegetation being replaced by pavement and infrastructure. Within the projects, over 65 trees will be eliminated. (In one project, trees will be removed but no figure is provided.)

The Rainham map shows the amount of tailpipe emissions remaining after reduction by vegetation. Since nitrous dioxide and particulate matter are tailpipe

emissions, the sources of emissions are vehicles burning petroleum. After these four projects remove over 65 trees they will usher at least 643 cars into the community . A one-two emissions punch, increasing sources of emissions while eliminating a means to mitigate them.

As of this writing, there are currently 222 filed development plans, <sup>2</sup> for London, with 23660 new households. Multiplying 23 660 by a .66 car dependency rate, X households of 2.4 people = potentially 37 477 more cars. That's a 14% increase of cars if the plans are realized. London's current car population is 273 000. So shrinking vegetation, will be processing at least 14 % more 'on the rise' tailpipe emissions. ( And this is not quite halfway to the 47000 new households extorted by our premier.) This development group gives just a suggestion of the potential increase in GHG emissions facing London.

Before council gives final approval to these projects and assumes accountability for these emission increases, give consideration to a recent successful climate change lawsuit<sup>3</sup> brought by Our Children's Trust, the Oregon-based law firm that represented 16 young Montanans. In the case the judge decided that children have a fundamental right to a 'clean and healthful environment which includes climate' and that the laws and policies of the state of Montana were in violation of that right.

Another youth-led Hawaii lawsuit, is set to open in June 2024. Young plaintiffs in this case will argue 'that the state's transportation system allows for high levels of greenhouse gas emissions, in violation of the young people's constitutional rights'. Accountability of government for increasing GHG emissions is clearly the focus of these legal actions. An emissions policy that replaces trees with parking lots seems like a invitation to litigation by young Londoners rightly concerned about the effect of emissions on the world they'll be living in.

I think the city has to face the real possibility that the litigants, could ask about London's net zero emissions strategy or whether that amounts to waving in another 70 or 80 thousand cars, bulldozing a lot of grass and trees and hoping for the best.

### Recommendations

(1.) London could accelerate approval of housing plans with the least impact on vegetation and that generate the fewest cars and essentially delay the most odious plans.

(2.) Paved parking lots could be looked at as a rare opportunity to increase vegetation. Imagine high rise towers enclosed by mini-forests that replace at least half the pavement.

(3.) Attracting retirees and remote workers to the city could be explored. American cities<sup>4</sup> offer a variety of incentives when courting non-commuting home buyers.

### The Rainham Map and Non Residential Development

Commercial and industrial development can also have a large impact on vegetation. Mall parking lots and new industries can eliminate large areas of vegetation. But emissions produced could be on a larger scale because of greater use of diesel fuel than in residential transportation. The concern is not with a large numbers of new cars in town, but with diesel trucks here already and the probability of industrial development bringing more.

On the Rainham map, the highest emissions are in an orange area forming a large irregular patch concentrated in the southern half of Ward 4. It lies between a line running east to west slightly north of Central Ave. marking the northern edge of the C.P. Railyard and in the south to Hamilton Rd. and east to west between Highbury Ave. and Adelaide St. The other large portion of rail yard is owned by CN Rail. A small chunk of the area left of centre is beige and yellow, a small older residential area. Slightly east of this the rail areas are connected by a strip of orange.

The rail areas are separate sections 21 and 22 rails wide. Around this area is an eclectic mix of six auto repair shops, three car dealerships, Fed Ex, a custom cabinetry, a salvage yard, a window and door supplier, a pet groomer, a designer shop, a plumbing supplier and one truck repair shop. Overall, the area is an industrial/commercial residential mix. The Fed Ex business is probably the largest source of diesel truck traffic close by.

The burning of gasoline does not usually produce amounts of particulate matter while diesel burning directly produces large amounts, two in particular, black

carbon (soot) and fine particles under 2.5 microns. And while burning gasoline and diesel both produce nitrous oxides, diesel burning produces it in much larger amounts, eight to eleven times as much. It is estimated that diesel burning is responsible for 85% of all nitrous oxides from moving vehicles. In perspective, here, much of the particular fuel that produces a substantial amount of both these emissions is being burned by diesel powered locomotives in two railyards effectively sandwiching this area of the city.

### Containing Emissions to London's Diesel Corridor

Extending from the rail areas of Ward 4 and through Ward 2 including the large industrial area in Ward 2 is an area where a concentration of diesel truck traffic and the emissions it produces contributes to higher emissions. Presently, that area and the outlets of Highbury Ave. and Veterans Memorial connecting the corridor to the 401 mark the areas where concentrations of diesel emissions are largely confined.

There are two problems with diesel emissions that trucks produce. First, the disproportionate quantity of emissions, second, the tendency of trucks to spread the emissions over wide areas. A "Near-Road Air Pollution Pilot Study"<sup>5</sup> conducted by the Southern Ontario Centre for Atmospheric Aerosol Research at the University of Toronto, provided valuable information on the disproportional amount of emissions from diesel trucks. Six stations beside major roads in Vancouver and Toronto between 2015 and 2017 yielded these observations:

"Emissions from trucks represent the major source of key pollutants such as nitrogen oxides and black carbon. Data for these pollutants indicate that excessive exposure to diesel exhaust can occur near roads with a significant proportion of truck traffic....concentrations are higher on cold winter days suggesting that the emission control systems for diesel vehicles may not perform well at low temperatures....Emission factors for over 100,000 individual vehicle plumes also showed that a small portion of the trucks and cars were responsible for the majority of the emissions" The report concluded that "...policies and programs implemented to remove this small fraction of highest-emitting vehicles from populated areas could yield large benefits."

Four of the world's largest cities already are banning diesel vehicles. London, England 'fines' diesel trucks 100 £ a day. In 2021 our premier, put a testing plan in

place that was supposed to deal with the problem of diesel emissions in Ontario, but with limited results. For these emissions specifically, London should have a plan that begins with confining emissions to certain areas of the city and ultimately eliminates them.

And while programs to deal with diesel locomotive emissions potentially involve monitoring and working with just two companies, there are a daunting number of companies using diesel trucks within London. This would clearly be an area for research.

<sup>1</sup> See attached “ Rainham/Dalhousie Emissions Map of London by Ward”

<sup>2</sup><https://london.ca/business-development/planning-development-applications/planning-applications?page=0>

<sup>3</sup><https://www.scientificamerican.com/article/kids-sued-montana-over-climate-change-and-won/>

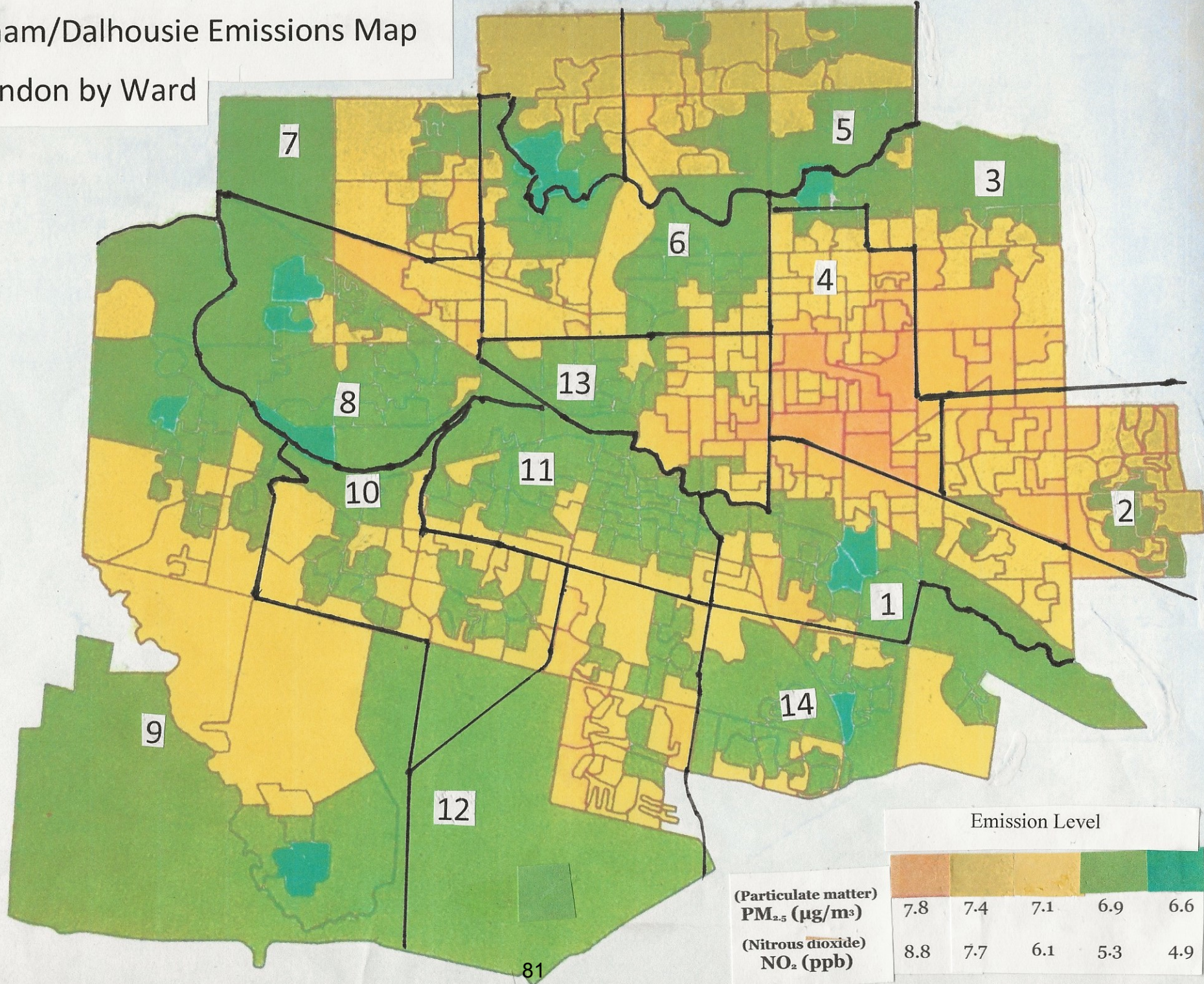
<sup>4</sup> <https://www.indeed.com/career-advice/news/cities-offering-perks-remote-workers>

<sup>5</sup><https://www.socaar.utoronto.ca/wp-content/uploads/2019/10/SOCAAR-Near-Road-Air-Pollution-Pilot-Study-Summary-Report-Fall-2019-web-Final.pdf>



# Rainham/Dalhousie Emissions Map

Of London by Ward



(Particulate matter)  
**PM<sub>2.5</sub> (µg/m<sup>3</sup>)**  
 (Nitrous dioxide)  
**NO<sub>2</sub> (ppb)**

Emission Level				
7.8	7.4	7.1	6.9	6.6
8.8	7.7	6.1	5.3	4.9

81

**From:** bill brock  
**Sent:** Sunday, January 21, 2024 10:16 PM  
**To:** Woolsey, Heather <[hwoolsey@London.ca](mailto:hwoolsey@London.ca)>  
**Cc:** Bill Brock  
**Subject:** [EXTERNAL] Fw: Compensation Task Force Brief

January 21, 2024.

City of London,  
Ms. Heather Woolsey; city clerk office,  
Please add to agenda.

Re: City Council Agenda Section 8.4 3rd report Report of under #8 (4.4) Mayor J. Morgan Deputy Mayor and Budget Chair positions.

I am asking Council to pause and address the attached brief presented to Dan Ross ; compensation task force in February 2022..

The concerns have not changed! There needs to be accountability for both Councilors and administration.

Given the misinformation about elimination of Board of Control to proceed based on comments just made is wrong! Board of Control was gone because Councilors had more votes (14-4). Get the facts!

There is more support for this view on file even though ignored by Council in the past! Councilors are supposed to ask staff (if any questions on upcoming agendas); Examine actual meetings and it would appear the answer is if they will do it I don't have to do as much!

This is not a private company with 14 directors each getting their share and you get the minutes! You are directors of a public body and are responsible for ensuring public is part or process from start to finish.

It appears because of Mayor getting strong powers the public could be removed from being able to influence councilors; noting 8 needed to get your way but you must go through your ward councilor!

Is it more possible to dictate outcomes if Councilors (chairs as noted) can go to anyone at any time on any matter?

Change means nothing if processes aren't more open and staff held accountable for being the "EXPERTS" not the politicians!

As of today my referral by Council to integrity Commissioner still hasn't been answered which was confirmed by previous city clerk while in office!

Bill Brock

----- Forwarded Message -----

**From:** bill brock  
**To:** Michael Schulthess <[mschulth@london.ca](mailto:mschulth@london.ca)>  
**Cc:** Bill Brock  
**Sent:** Tuesday, February 1, 2022 at 08:55:18 a.m. EST  
**Subject:** Compensation Task Force Brief

Mr. Mike Schulthess; City Clerk  
Brief for Compensation Task Force as noted.  
February 1, 2022.

To: Mr. Dan Ross, Chair  
Council Compensation Review Task Force

Re: Unsolicited Brief on Councilor Compensation

The start of this review came in the fall of 2021 when Council decided to have a review of councilor compensation as part of the policy previously adopted by Council. Although the membership changed the same procedure of hand picking panel members was again used. I was advised of this by city clerk's office; noting I applied in both cases with same response!

According to City Council minutes of Council Oct. 26, 2021 meeting under "Disclosure of Pecuniary Interest" both councilors Morgan and Helmer disclosed a pecuniary interest with appointments to the Council Compensation Review Task Force, by indicating one of the appointees is their supervisor at their employment. For information; there was a conflict with last task force which was ultimately addressed by changing person Councilor reported to! Also as a citizen records will show I presented a brief to the task force as well as discussed same with them at a meeting. (available).

In closing out reference to the first group I will also advise that City Council refused to hear input on report presented by Mr. Ross by anybody!

In the second task force I was welcomed to the meetings (2&3); took part in discussions after committee voted to allow me to do so!

In reviewing the approximately 3 hours of tapes I didn't see or hear much talk about accountability but the last meeting was mostly to assemble questionnaires for the public and Councilors. I was advised by staff that responses would be anonymous. According to the report it appears 150 public responses and 9 Councilor responses resulted. The common thread at both meetings was the City Clerk indicated they could discuss and recommend anything. As part of the process the task force decided to address salary and exclude other areas as of this date. Please note that on Jan. 18, 2022 the Strategic Priorities & Policy Committee under 4.3 had topic "Full-time Compensation Determination"

had topic "Full-time Compensation Determination". This then appeared on Council Agenda minutes from 1.08 to 1.18.

As a note to review; it appears there was 2 surveys of councilors going to Governance and to task force. Were they both anonymous!

The major concern I have is as follows:

The reference to anonymous holds nobody accountable! The reasoning "Purpose of receiving feedback that would be informative and accurately reflect their thoughts on questions posed". Accountability is when you stand by your feelings. The Chairperson

dismissed a reference I made to an email received from a councilor because it was hearsay!

Level the playing field in that; contrary to Councilor Lewis view Councilors can speak to anybody none have spoken to members of the task force?

Over ten years ago I made a presentation to a compensation committee that lasted 15-20 minutes resulting in my sending them a "Compensation Accountability Model" the day after. This was totally ignored! (copy available).

How can you make an informed decision based on some councilors and only 150 or so public responses! There is 14 wards; each having a voting number of 2581 to 6117.

How many from each ward? The analytical data must be adequate to be valid?

You need to know (factually) what Councilors do and their role: you need to know role of staff (experts)? Are they just implementers of Council direction or guides to making the best interest of the city. According to the last report to Council the indication was neither the task force members or the community really knew what councilors do.

I close with "If you not prepared to measure the accountability of each and standards to meet things will not change" and the public record will show that staff and 2 councilors knew the whole deal about BRT (Bus Rapid Transit) in May of 2015 and kept a secret until Budweiser in 2017.

Thank you for letting me participate; London can be better served with accountability even for politicians! Accountability model essential!

William H. Brock, C.I.M.

London Transit Management 38 years,

London / Thames Valley Trustee 20 years,

Children Safety Village 16 years,

Several city committees, task forces 20 + years,

Compensation Task (3 times)

Partial list of municipal involvement.

# Corporate Services Committee Report

2nd Meeting of the Corporate Services Committee  
January 15, 2024

PRESENT: Councillors H. McAlister (Chair), P. Cuddy, S. Stevenson, C. Rahman, P. Van Meerbergen

ALSO PRESENT: Deputy Mayor S. Lewis; L. Livingstone, A. Barbon, J. Dann, C. Dooling, P. Ladouceur, J. McMillan, V. Morgado, K. Murray, J. Paradis, T. Pollitt, M. Schulthess, E. Skalski, J. Taylor, B. Warner.

Remote Attendance: Councillor P. Van Meerbergen; E. Bennett, G. Clark, S. Corman, M. Daley, D. Dubois, A. Dunbar, E. Hunt, J. McCloskey.

The meeting is called to order at 12:01 PM it being noted that Councillor P. Van Meerbergen was in remote attendance.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: C. Rahman

Seconded by: S. Stevenson

That consent items 2.1 to 2.9 BE APPROVED

Yeas: (4): H. McAlister, S. Stevenson, C. Rahman, and P. Van Meerbergen

Absent: (1): P. Cuddy

**Motion Passed (4 to 0)**

### 2.1 Argyle Business Improvement Association 2024 Proposed Budget – Municipal Special Levy

Moved by: C. Rahman

Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Argyle Business Improvement Association:

a) the Argyle Business Improvement Association proposed 2024 budget submission in the amount of \$493,000 BE APPROVED as outlined in Schedule "A", as appended to the staff report;

b) the amount to be raised by The Corporation of the City of London for the 2024 fiscal year for the purposes of the Argyle Business Improvement Association and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$315,000;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law A.-6873-292 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and

d) the proposed by-law as appended to the staff report dated January 15, 2024 as Schedule “C”, with respect to Municipal Special Levy for the Argyle Business Improvement Association BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024.

**Motion Passed**

2.2 Hamilton Road Business Improvement Area 2024 Proposed Budget – Municipal Special Levy

Moved by: C. Rahman  
Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Hamilton Road Business Improvement Area:

- a) the Hamilton Road Business Improvement Area proposed 2024 budget submission in the amount of \$354,592 BE APPROVED as outlined in Schedule “A” of the staff report;
- b) the amount to be raised by The Corporation of the City of London for the 2024 fiscal year for the purposes of the Hamilton Road Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$70,000;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law C.P.-1528-486 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and
- d) the proposed by-law as appended to the staff report dated January 15, 2024 as Schedule “C”, with respect to Municipal Special Levy for the Hamilton Road Business Improvement Area BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024.

**Motion Passed**

2.3 Hyde Park Business Improvement Association 2024 Proposed Budget – Municipal Special Levy

Moved by: C. Rahman  
Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Hyde Park Business Improvement Association:

- a) the Hyde Park Business Improvement Association proposed 2024 budget submission in the amount of \$740,869 BE APPROVED as outlined in Schedule “A” as appended to the staff report;
- b) the amount to be raised by The Corporation of the City of London for the 2024 fiscal year for the purposes of the Hyde Park Business Improvement Association and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$599,000;
- c) a special charge BE ESTABLISHED for the amount referred to in part

b), above, by a levy in accordance with By-law CP-1519-490 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and

d) the proposed by-law as appended to the staff report dated January 15, 2024 as Schedule "C", with respect to Municipal Special Levy for the Hyde Park Business Improvement Association BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024.

**Motion Passed**

2.4 London Downtown Business Association 2024 Proposed Budget –  
Municipal Special Levy

Moved by: C. Rahman

Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the London Downtown Business Association:

a) the London Downtown Business Association proposed 2024 budget submission in the amount of \$3,010,227 BE APPROVED as outlined in Schedule "A", as appended to the staff report;

b) the amount to be raised by the Corporation of the City of London for the 2024 fiscal year for the purposes of the London Downtown Business Association and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$2,050,227;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-2 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and

d) the proposed by-law as appended to the staff report dated January 15, 2024 as Schedule "C", with respect to Municipal Special Levy for the London Downtown Business Association BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024.

**Motion Passed**

2.5 Old East Village Business Improvement Area 2024 Proposed Budget –  
Municipal Special Levy

Moved by: C. Rahman

Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Old East Village Business Improvement Area:

a) the Old East Village Business Improvement Area proposed 2024 budget submission in the amount of \$656,100 BE APPROVED as outlined in Schedule "A", as appended to the staff report;

b) the amount to be raised by The Corporation of the City of London for the 2024 fiscal year for the purposes of the Old East Village Business

Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$42,000;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-1 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and

d) the proposed by-law as appended to the staff report dated January 15, 2024 as Schedule "C", with respect to Municipal Special Levy for the Old East Village Business Improvement Area BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024.

**Motion Passed**

2.6 Corporate Asset Management System Contract Amendment – Brightly Software Canada Inc.

Moved by: C. Rahman

Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Corporate Asset Management (CAM) Software System:

a) the proposed by-law as appended to the staff report January 15, 2024 BE INTRODUCED at the Municipal Council Meeting to be held on January 23, 2024 to:

i) approve the amending agreement between The Corporation of the City of London and Brightly Software Canada Inc. to provide for ongoing license and support fees for the Corporate Asset Management Computer System (the "Amending Agreement");

ii) authorize the Mayor and Clerk to execute the Amending Agreement;

iii) delegate to the Deputy City Manager, Finance Supports the authority to approve future amending agreements to continue the Corporate Asset Management Computer System; and

iv) authorize the Mayor and the Clerk to execute amending agreements approved by the Deputy City Manager, Finance Supports;

it being noted that the Amending Agreement will provide for license and support fees for the Corporate Asset Management Computer System at the price of \$116,905 + HST for the year 2024 with an increase of 3% annually for the remaining four years (2025, 2026, 2027, & 2028) of the contract in accordance with Schedule "B" – item 6 of the Procurement of Goods and Services Policy.

**Motion Passed**

2.7 Single Source SS-2023-350 City Hall Campus Cooling Tower and Controls Replacement

Moved by: C. Rahman

Seconded by: S. Stevenson



That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the procurement of a replacement cooling tower and controls for City Hall and Centennial Hall (Single Source # SS-2023-350):

- a) in accordance with Section 14.4(d) of the Procurement of Goods and Services Policy, the Civic Administration BE AUTHORIZED to engage Enwave Energy (London District Energy) to supply and install a cooling tower and controls compatible with the existing distribution system;
- b) the financing for this project BE APPROVED as outlined in the Source of Financing as appended to the staff report dated January 15, 2024 as Appendix "A"; and
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in part a).

**Motion Passed**

**2.8 City Hall Front Entrance Canopy Repairs and Remediation**

Moved by: C. Rahman  
Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the City Manager, the report dated January 15, 2024, "City Hall Front Canopy Repairs and Remediation" BE RECEIVED for information.

**Motion Passed**

**2.9 Assessment Growth for 2024, Changes in Taxable Phase-in Values, and Shifts in Taxation as a Result of Reassessments**

Moved by: C. Rahman  
Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, the report dated January 15, 2024, "Assessment Growth for 2024, Changes in Taxable Phase-in Values, and Shifts in Taxation as a Result of Reassessments" BE RECEIVED for information purposes;

it being noted that the Corporate Services Committee received a communication dated January 11, 2023 from C. Butler with respect to this matter.

**Motion Passed**

**3. Scheduled Items**

None.

**4. Items for Direction**

Moved by: C. Rahman  
Seconded by: S. Stevenson

That items 4.2 and 4.3 BE APPROVED

Yeas: (4): H. McAlister, S. Stevenson, C. Rahman, and P. Van Meerbergen

Absent: (1): P. Cuddy

**Motion Passed (4 to 0)**

- 4.2 Application - Issuance of Proclamation - National Day of Remembrance of the Quebec City Mosque Attack and Action Against Islamophobia

Moved by: C. Rahman

Seconded by: S. Stevenson

That based on the application dated December 12, 2023 from Muslim Wellness Network, January 29, 2024 BE PROCLAIMED National Day of Remembrance of the Quebec City Mosque Attack and Action Against Islamophobia.

**Motion Passed**

- 4.3 Application - Issuance of Proclamation - Black History Month

Moved by: C. Rahman

Seconded by: S. Stevenson

That based on the application dated December 12, 2023 from WeBridge Community Services, the month of February 2024 BE PROCLAIMED Black History Month.

**Motion Passed**

- 4.1 Application - Issuance of Proclamation - World Thinking Day

Moved by: C. Rahman

Seconded by: S. Stevenson

That based on the application dated December 5, 2023 from Girl Guides of Canada, February 22, 2024 the proclamation request BE REFERRED to the January 23, 2024 Council meeting for consideration.

Yeas: (4): H. McAlister, S. Stevenson, C. Rahman, and P. Van Meerbergen

Absent: (1): P. Cuddy

**Motion Passed (4 to 0)**

## **5. Deferred Matters/Additional Business**

- 5.1 (ADDED) Request for Indemnification for a Judicial Review - Councillor S. Stevenson

Moved by: H. McAlister

Seconded by: C. Rahman

That the communication dated January 10, 2024 from Councillor S. Stevenson with respect to Indemnification for a Judicial Review BE RECEIVED and NO FURTHER ACTION BE TAKEN.

Yeas: (3): H. McAlister, C. Rahman, and P. Van Meerbergen

Nays: (1): S. Stevenson

Absent: (1): P. Cuddy

**Motion Passed (3 to 1)**

**6. Confidential (Enclosed for Members only.)**

Moved by: C. Rahman

Seconded by: P. Van Meerbergen

That the Corporate Services Committee convenes In Closed Session to consider the following:

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

A matter pertaining to the proposed or pending lease of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

**6.2 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.

**6.3 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.

**6.4 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.

**6.5 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.

6.6 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.

6.7 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.

6.8 Security of Property

A matter pertaining to the security of the property of the municipality or local board, including communications necessary for that purpose. Disclosing information related to the locations of data centres and key telecommunication interconnection sites to the public could be misused by a bad actor as part of a cyber threat campaign against corporate systems, data, and public services.

Yeas: (4): H. McAlister, S. Stevenson, C. Rahman, and P. Van Meerbergen

Absent: (1): P. Cuddy

**Motion Passed (4 to 0)**

The Corporate Services Committee convenes In Closed Session from 1:41 PM to 2:06 PM.

**7. Adjournment**

Moved by: S. Stevenson

Seconded by: C. Rahman

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 2:09 PM.

# Community and Protective Services Committee

## Report

The 2nd Meeting of the Community and Protective Services Committee  
January 8, 2024

**PRESENT:** Councillors E. Pelozza (Chair), H. McAlister, J. Pribil, S. Trosow, D. Ferreira, Mayor J. Morgan

**ALSO PRESENT:** Councillor Deputy Mayor S. Lewis; Councillor A. Hopkins; R. Armistead, S. Corman, A. Cunningham, K. Dawtrey, K. Dickins, M. Feldberg, S. Grandine, A. Job, O. Katolyk, C. Smith, J. Wilson, P. Yeoman and J. Bunn (Committee Clerk)

Remote Attendance: Councillors S. Hillier and C. Rahman; E. Bennett, M. Schulthess, E. Skalski and R. Wilcox

The meeting was called to order at 1:00 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: D. Ferreira

Seconded by: H. McAlister

That Items 2.1 and 2.2 BE APPROVED.

Yeas: (6): E. Pelozza, H. McAlister, J. Pribil, S. Trosow, D. Ferreira, and Mayor J. Morgan

**Motion Passed (6 to 0)**

#### 2.1 1st Report of the Animal Welfare Community Advisory Committee

Moved by: D. Ferreira

Seconded by: H. McAlister

That the following actions be taken with respect to the 1st Report of the Animal Welfare Community Advisory Committee, from its meeting held on December 7, 2023:

a) two Voyager Maxi 3 Panel Folding Tabletop Display Kit with PVC graphics and two carrying bags with green background BE PURCHASED for future bird friendly displays at various London Public Library locations; it being noted that the Animal Welfare Community Advisory Committee has sufficient funds in its 2023 Budget; and,

b) clauses 1.1, 3.1 to 3.3, 4.1, 5.1, 5.2 and 5.4 BE RECEIVED.

**Motion Passed**

#### 2.2 Single-Source Procurement SS-2024-001: Employment Services Case Management Software

Moved by: D. Ferreira

Seconded by: H. McAlister

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 January 8, 2024, related to the implementation of case management software for London Regional Employment Services, it being noted that in accordance with Section 14.5 of the City of London's Procurement of Goods and Services Policy Single Source contract awards greater than \$50,000.00 require approval of City Council:

- a) a single source procurement in accordance with section 14.4(e) of the Procurement of Goods and Services Policy BE APPROVED to ESCASES INC. to provide licences for their case management solution at a cost of \$293,800.00 for a two-year term;
- b) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract;
- c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, to:
  - i) approve the Service Agreement for the provision of case management software for service providers within the London Catchment Area ("Service Agreement") to be entered into between The Corporation of the City of London and ESCASES INC., as appended to the above-noted by-law;
  - ii) delegate the Deputy City Manager, Social and Health Development and the City Manager the authority and power to:
    - A) represent the City (City Representative) with respect to the above-noted Service Agreement;
    - B) execute the above-noted Agreement on behalf of the City of London;
    - C) approve and execute amending agreements and approve additional one-year terms to the above-noted Service Agreement that are consistent with the requirements contained in the Service Agreement and that do not require additional City of London funding; and,
- d) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project. (2024-A03)

**Motion Passed**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Byron Legion Monument Donation to Springbank Park

Moved by: H. McAlister  
Seconded 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 January 8, 2024, related to the proposed donation of Byron Monument to the City of London for Springbank Park per Sections 4.1a) and 4.2b) of the City of London Donation Policy:

- a) the donation of the Byron Monument and cash contribution of \$200,000 for installation and maintenance from the Byron-Springbank Legion Branch 533 (Monument Consortium) BE ACCEPTED IN PRINCIPLE; it being noted that the preliminary estimate of the total cost of the Byron Monument Project is \$400,000 to be fundraised by the Monument Consortium.

- b) that the above-noted acceptance BE CONDITIONAL upon the Corporation entering into a formal Agreement for the work to be done related to the detailed design/fabrication, site placement, construction, ownership/maintenance of this Byron Monument donation at Springbank Park including a written valuation by an independent appraiser or other third-party supporting documentation to substantiate fair market value;
- c) the Civic Administration BE DIRECTED to report back at a future meeting of the Community and Protective Services Committee with a formal Agreement related to the above-noted approval; and,
- d) the Byron-Springbank Legion Branch 533 (Monument Consortium) BE THANKED for their generous donation;

it being noted that the communication, as appended to the Agenda and the verbal delegation from Reverend F. Mantz and E. Holder, with respect to this matter, were received. (2023-M12)

Yeas: (6): E. Pelozo, H. McAlister, J. Pribil, S. Trosow, D. Ferreira, and Mayor J. Morgan

**Motion Passed (6 to 0)**

4.2 Deputy Mayor S. Lewis, Councillor P. Cuddy and Mayor J. Morgan -  
Municipal Options to Limit or Prevent Renovictions

Moved by: Mayor J. Morgan

Seconded by: D. Ferreira

That the following actions be taken with respect to Municipal Options to Limit or Prevent Renovictions:

- a) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee (CPSC) with recommendations on a spectrum of municipal options to limit or prevent renovictions, including but not limited to amendments to or new municipal by-laws, policies and programs, by the end of Q3 of 2024;
- b) the communications from Mayor Morgan, Deputy Mayor Lewis and Councillor Cuddy and Councillor Trosow, as appended to the Agenda and the Added Agenda BE RECEIVED and BE REFERRED to Civic Administration for consideration with respect to including the potential operational value of N12-N13 filing requirements in the report back; and,
- c) the Civic Administration BE REQUESTED to include, in the report back, the feasibility and impact of extending the Residential Rental Unit Licence applicability beyond the current unit limit, to include the possible extension to all multi-unit residential dwellings of up to and including 4 storeys in height or less, and including those units contained in sub levels;

it being noted that this does not prevent the CPSC from considering additional motions around property standards compliance matters at a future meeting. (2023-C09)

Yeas: (6): E. Pelozo, H. McAlister, J. Pribil, S. Trosow, D. Ferreira, and Mayor J. Morgan

**Motion Passed (6 to 0)**

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

Moved by: S. Trosow  
Seconded by: D. Ferreira

That the Deferred Matters List, as at December 12, 2023, BE RECEIVED.

Yeas: (6): E. Pelosa, H. McAlister, J. Pribil, S. Trosow, D. Ferreira, and  
Mayor J. Morgan

**Motion Passed (6 to 0)**

**6. Adjournment**

The meeting adjourned at 1:41 PM.



# Civic Works Committee

## Report

The 2nd Meeting of the Civic Works Committee  
January 9, 2024

PRESENT: Councillors A. Hopkins (Chair), J. Pribil, S. Trosow, S. Franke, D. Ferreira

ALSO PRESENT: S. Chambers, J. Dann, A. Job, D. MacRae, L. Marshall, A. Rammeloo, A. Rozentals, J. Stanford, J. Trela, P. Yeoman and J. Bunn (Committee Clerk)

Remote Attendance: E. Bennett, S. Corman and E. Skalski

The meeting was called to order at 9:30 AM; it being noted that Councillor S. Trosow was in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: S. Franke

Seconded by: S. Trosow

That Items 2.1 to 2.5 BE APPROVED.

Yeas: (5): A. Hopkins, J. Pribil, S. Trosow, S. Franke, and D. Ferreira

**Motion Passed (5 to 0)**

#### 2.1 1st Report of the Integrated Transportation Community Advisory Committee

Moved by: S. Franke

Seconded by: S. Trosow

That the 1st Report of the Integrated Transportation Community Advisory Committee, from its meeting held on December 14, 2023, BE RECEIVED.

**Motion Passed**

#### 2.2 Sole Source Award: Acoustic Fibre Optic Monitoring Contract

Moved by: S. Franke

Seconded by: S. Trosow

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the staff report, dated January 9, 2024, related to a Sole Source Award for an Acoustic Fibre Optic (AFO) Monitoring Contract:

- a) the contract value for Pure Technologies Ltd. 300, 705-11 Avenue SW, Calgary, Alberta, T2R 0E3, BE APPROVED, in accordance with section 14.3 (c) of The Corporation of the City of London's Procurement of Goods and Services Policy, in the total amount of \$717,413.41 (excluding HST) for a four year period (2024-2027) to continuously monitor 15.86 km of the City's most critical watermains;

- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-F17)

**Motion Passed**

2.3 Appointment of Drainage Superintendent By-Law Update Under the Drainage Act

Moved by: S. Franke  
Seconded by: S. Trosow

That on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated January 9, 2024, related to the Appointment of a Drainage Superintendent pursuant to the Drainage Act, R.S.O. 1990:

- a) Jessica Trela, C.E.T., BE APPOINTED to be named as the Drainage Superintendent for the City of London to carry out the duties imposed upon Jessica Trela pursuant to the Drainage Act, R.S.O. 1990;
- b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, to appoint a Drainage Superintendent pursuant to the Drainage Act, R.S.O. 1990, c. D.17, and to repeal By-law No. A.-8287-224 entitled “A by-law to appoint a Drainage Superintendent pursuant to the Drainage Act, R.S.O. 1990, c. D.17;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this appointment; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any documents, if required, to give effect to these recommendations. (2023-C12)

**Motion Passed**

2.4 Municipal Waste and Resource Materials Collection By-law Amendments

Moved by: S. Franke  
Seconded by: S. Trosow

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the draft proposed by-law, as appended to the staff report, dated January 9, 2024, BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, to amend the Municipal Waste and Resource Collection By-law (WM-12) to establish requirements for implementing a Green Bin Program and related collection program changes, including litter prevention. (2023-E07)

**Motion Passed**

2.5 Contract Amendment: RFP 19-02 Recycling Collection Garbage and Yard Waste Collection

Moved by: S. Franke  
Seconded by: S. Trosow

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated January 9, 2024, related to Contract Amendment RFP19-02 Recycling Collection Garbage and Yard Waste Collection:

- a) approval BE GIVEN to exercise the contract amendment provisions of section 20.3e of the Procurement of Goods and Services Policy for RFP 19-02 Recycling Collection Garbage and Yard Waste Collection, for a cost exceeding the threshold limits outlined in section 20.3 (a) and (b);
- b) the proposed amended price to change the frequency of collection of curbside Blue Box Program materials for an additional total annual cost of approximately \$650,000 more than the original price submitted by Miller Waste Systems Inc., BE ACCEPTED, it being noted that these additional costs are in the City's best interest in order to align the terms and conditions of the agreement that the City has with Circular Materials Ontario, the Producer Responsibility Organization that is paying the majority of Blue Box Program costs during the transition period (July 1, 2023 to December 31, 2025);
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this contract amendment; 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-F17/E07)

**Motion Passed**

### **3. Scheduled Items**

#### **3.1 1st and 2nd Reports of the Environmental Stewardship and Action Community Advisory Committee**

Moved by: S. Franke  
Seconded by: D. Ferreira

That the following actions be taken with respect to the 1st and 2nd Reports of the Environmental Stewardship and Action Community Advisory Committee (ESACAC), from the meetings held on December 6, 2023 and January 3, 2024, respectively:

- a) with respect to the 1st Report of the ESACAC:
  - i) the ESACAC recommendations, as appended to the ESACAC Added Agenda, relating to the Yard and Lot Maintenance By-law BE FORWARDED to the Civic Administration for consideration; and,
  - ii) clauses 1.1, 2.1, 3.1 to 3.3, 5.1 and 5.2, BE RECEIVED;
- b) with respect to the 2nd Report of the ESACAC:
  - i) the following actions be taken with respect to the Climate Action Change Sub-Committee recommendations with respect to the Multi-Year Budget Discussion:
    - A) the attached, revised, draft Climate Action Sub-Committee recommendations BE FORWARDED to the Municipal Council Budget discussions for consideration; and,
    - B) it BE NOTED that the Environmental Stewardship and Action Community Advisory Committee held a discussion with respect to these matters; and,
  - ii) clauses 1.1, 1.2 and 3.1 BE RECEIVED;

it being noted that the verbal delegation from B. Samuels, Chair, ESACAC, with respect to this matter, was received.

Yeas: (5): A. Hopkins, J. Pribil, S. Trosow, S. Franke, and D. Ferreira

**Motion Passed (5 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

Moved by: S. Franke

Seconded by: D. Ferreira

That the Deferred Matters List, as at December 12, 2023, BE RECEIVED.

Yeas: (5): A. Hopkins, J. Pribil, S. Trosow, S. Franke, and D. Ferreira

**Motion Passed (5 to 0)**

**6. Adjournment**

The meeting adjourned at 10:14 AM

## Multi-Year Budget Recommendations

prepared by the City of London Environmental Stewardship and Action Community Advisory Committee (ESACAC)

January 3rd, 2024

### **ESACAC recommends that business case #P-56 Climate Emergency Action Plan (CEAP) Implementation Support should be funded in full.**

The Environmental Stewardship and Action Community Advisory Committee (ESACAC) is pleased to advise Council on the 2024-2027 Multi-Year Budget (MYB) as it relates to our committee's mandate, which includes:

- remedial planning toward the clean-up of contaminated areas;
- waste reduction, reuse and recycling programs;
- water and energy conservation measures;
- climate change mitigation;
- the development and monitoring of London's Urban Forest Strategy;
- Climate Emergency Action Plan and other related policies and strategies;
- the maximization of the retention of trees and natural areas;
- and other aspects of environmental concerns as may be suggested by the Municipal Council, its other Committees, or the Civic Administration.

This report contains four sections:

1. Rationale for fully supporting business case P-56
2. Breakdown of support for components of P-56
3. Support for other business cases
4. Overall feedback on the Multi-Year Budget

ESACAC prepared this report based on its review of information that was included in the draft budget. Due to the short period between when the draft budget was released on December 12 and when our committee was able to submit a report (in time for it to be received by Council) we were unable to convene with staff to discuss the budget. Some of our questions and comments reflect gaps in our knowledge left from reading the business case descriptions and trying to contextualize them with other plans, such as the Mobility Master Plan and the Climate Emergency Action Plan. As an advisory committee, our awareness of the City's operations and internal processes is limited. Nonetheless, we are sharing feedback with Council so that our questions and comments may be addressed in its upcoming budget discussions, and priorities we outline below to the best of our ability will ultimately be supported.

**1. Rationale for fully supporting business case P-56:** When Council declared that climate change represents an emergency two years ago, it committed to implement a Climate Emergency Action Plan. The successes of this Plan, and the returns on investment it will provide for the City, are linked to this budget funding the Plan's initial implementation. **If there's one message for Council to take from our MYB submission, it's that the medium to long-term costs of "doing nothing" (i.e., not funding climate change mitigation and adaptation at the scale recommended by current science) are far higher and will pose major risks to the City's finances indefinitely.**

Why is funding the Climate Emergency Action Plan important? Primarily, it is vital to protecting Londoners. The Plan is necessary to ensure the City can continue to fulfill its strategic objectives and deliver acceptable levels of service into the future. Our climate is changing quickly and severely as the planet accelerates to soon exceed 1.5° of warming, and we may be on our way to 2° of warming by the 2040s. Every additional fraction of a degree of warming magnifies cascading effects in the environment, turning up the dial on risk of extreme heat, wildfires and flooding. London has a long way to go to ensure we stop actively worsening warming through unnecessary combustion of fossil fuels, and transition to cleaner, less costly alternatives. This is where the Climate Emergency Action Plan focuses on *mitigation*.

The effects of climate change are already causing harm in London and are expected to become more severe in the coming years. This is where the Climate Emergency Action Plan emphasizes *adaptation*. If existing and new vulnerabilities are left unchecked, the cumulative economic, social and environmental costs to the City would be

devastating. The ongoing sudden departure from previously-stable conditions is affecting all life on the planet, including London’s Natural Heritage System, which is already under intense stress. Meanwhile, the City is undergoing significant growth, putting strain on infrastructure and services that are vital to mitigation and our ability to adapt to our “new normal”. If the City does not plan its growth using a climate lens, factors that are causing climate change to worsen (namely, Greenhouse Gas Emissions associated with combustion of fossil fuels in buildings and vehicles) become further entrenched. Without urgent adaptation measures, over time the cumulative risks to the City will become more expensive and difficult to get under control. According to the [IPCC Summary for Policymakers](#), “Adaptation and mitigation are already occurring. Future climate-related risks would be reduced by the upscaling and acceleration of far-reaching, multilevel and cross-sectoral climate mitigation and by both incremental and transformational adaptation.”

To get a sense of the severity of these risks, we encourage Council to review the [Ontario Provincial Climate Change Impact Assessment report](#) published in 2023. The following summary table of current and future risks was adapted from the Executive Summary (page 20). By 2050 (in 26 years, or 6 terms of Council) Southwest Ontario is likely to face “High” to “Very High” risk in most indices, notably including “Very High” risk to the population.

Risk Table Legend		
Risk	Most at Risk Regions Abbreviations <sup>1</sup>	
Low	FN	Far North
Medium	NE	Northeast
High	NW	Northwest
Very High	E	Eastern
	C	Central
	SW	Southwest

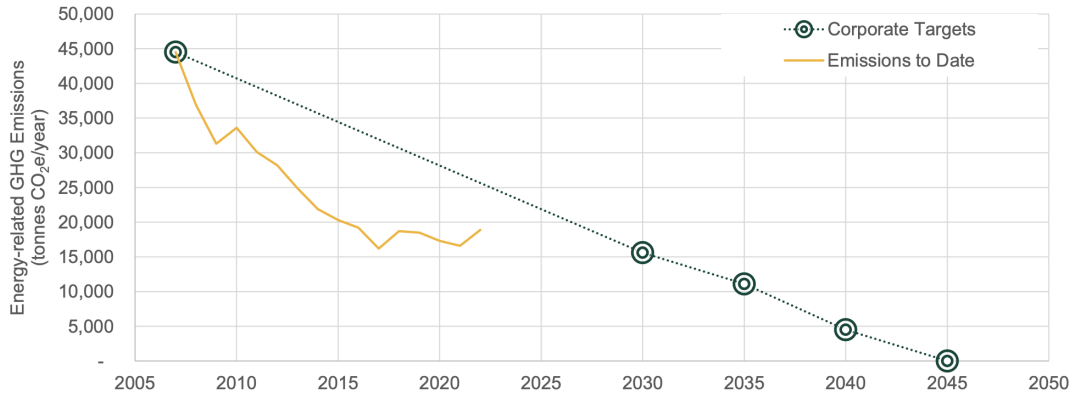
Business and Economy Area of Focus				
Level 1 Categories	Risk			Most at Risk Regions
	Current	2050s	2080s	
Accommodation and Food Services	Yellow	Yellow	Yellow	All
Arts, Entertainment and Recreation	Yellow	Yellow	Yellow	C
Construction	Green	Green	Yellow	C, E, SW, NE, NW
Financial and Insurance	Yellow	Yellow	Yellow	All
Forestry, Fishing and Hunting Economies	Yellow	Yellow	Yellow	All
Information and Cultural Industries	Green	Green	Yellow	All
Manufacturing	Green	Green	Yellow	All
Mining, Quarrying and Oil/Gas Extraction	Yellow	Yellow	Yellow	All
Retail Trade	Green	Green	Yellow	C, E, SW, NE, NW
Transportation Economy	Yellow	Yellow	Yellow	C, E, SW, NE, NW
Utility Services	Yellow	Yellow	Yellow	FN

Food and Agriculture Area of Focus				
Level 1 Categories	Risk			Most at Risk Regions
	Current	2050s	2080s	
Field Crops	Yellow	Yellow	Red	C, E, SW
Fruits and Vegetables	Yellow	Yellow	Red	C, E, SW
Livestock	Yellow	Yellow	Yellow	C, E, SW
Infrastructure Area of Focus				
Level 1 Categories	Risk			Most at Risk Regions
	Current	2050s	2080s	
Buildings	Yellow	Yellow	Yellow	SW, FN
Pipeline Transportation	Yellow	Yellow	Yellow	All
Stormwater Management	Yellow	Yellow	Yellow	All
Transportation	Yellow	Yellow	Yellow	C, E, SW, NE, NW
Utilities	Yellow	Yellow	Yellow	All
Waste Management	Yellow	Yellow	Yellow	C, E, SW, NE, NW
Natural Environment Area of Focus				
Level 1 Categories	Risk			Most at Risk Regions
	Current	2050s	2080s	
Fauna	Yellow	Red	Red	C, SW
Flora	Yellow	Yellow	Red	SW
Aquatic Ecosystems	Yellow	Yellow	Red	C, NE, NW, FN
Terrestrial Ecosystems	Yellow	Yellow	Yellow	All
Regulating Services	Yellow	Red	Red	C, NE, FN
Provisioning Services	Yellow	Yellow	Red	C, SW, E
Ecosystem Cultural Services	Yellow	Yellow	Red	NE, NW
People and Communities Area of Focus				
Level 1 Categories	Risk			Most at Risk Regions
	Current	2050s	2080s	
Population	Yellow	Red	Red	C, E, SW
Health Care	Yellow	Yellow	Red	SW
Social Assistance and Public Admin	Yellow	Yellow	Red	E
Indigenous Communities	Yellow	Yellow	Red	All

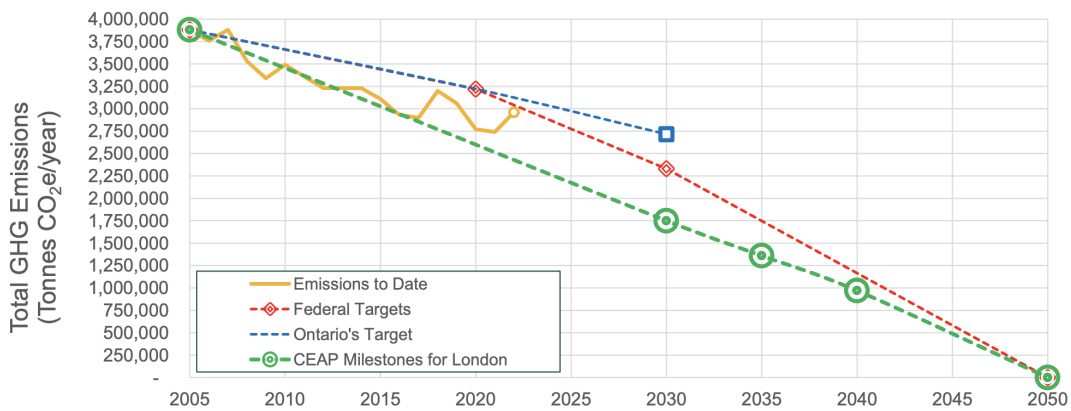
ESACAC anticipates the actions outlined in the CEAP work plans will produce major savings for the City and residents over time, by providing resilience to imminent and potentially catastrophic disruptions at local, regional, provincial, national and global scales. In the medium to long term, the value of these measures will far exceed the current cost of supporting the Plan’s implementation. If Council does not fund CEAP implementation, which encompasses loss-prevention measures, adaptation, capacity building and long-term planning, ESACAC believes the City would sacrifice necessary preparedness and expose itself to greater climate risks likely to impact future budgets.

According to the 2022 Climate Emergency Action Plan Progress Report, the City’s corporate emissions are closer than community emissions to being on-track to meet reduction targets. Therefore, in the next section ESACAC provides recommendations of specific budget items within CEAP that we believe will be most effective at bringing reductions in community emissions into alignment with CEAP objectives.

### Corporate GHG Emissions



### Community GHG Emissions



**2. Breakdown of support for components of P-56:** If Council declines to support CEAP in its entirety, ESACAC recommends that the following components of the business case for CEAP highlighted in **Blue** be considered High Priority for inclusion in the Budget. The following table was adapted from pages 679 - 681 of the MYB:

#	Initiative	Total	ESACAC comments
<b>1</b>	<b>Community and Business Support Investment</b>		
1. a)	Home Energy Retrofit Financing Program to leverage funding from the Federation of Canadian Municipalities (FCM) Community Efficiency Financing (CEF) program to support the rollout of a residential building energy retrofit pilot project in 2024/2025 and staff resource to administer the program	\$1,924	ESACAC supports the City's involvement in financing of residential retrofits, and recognizes that in order to meet CEAP emissions reduction targets, Londoners will need to do a lot more than can be covered by small-scale pilot programs focussing on a small percentage of buildings. Selecting buildings strategically to receive retrofitting support can expand the return on investment for the City. ESACAC recommends that if this program is funded, priority access must be given to low-income households, since middle class/wealthier households with good credit can secure financing on their own. Selecting residences that are willing to participate in case study profiles about their retrofit projects could have great educational and demonstrative value for future program advertisements.  The federal government had a Greener Homes program that is expected to end in 2024. We heard that a new program may take its place in March, but details are unknown. Has the City evaluated all potential
1. a)	Home Energy Retrofit Financing Program to leverage funding from the Federation of Canadian Municipalities (FCM) Community Efficiency Financing (CEF) program to enable low-interest loans to program participants (tax supported reserve fund contribution to a new climate reserve fund). FCM funding, if an application is approved, could add \$3.0 million to this program and provide \$1.5 million in grant funding to help administer the program.	\$1,500	

			alternative external funding sources for residential retrofits? Can the total in this budget be adjusted without jeopardizing FCM funding?
1. b)	Proactive Communications (Education and Awareness) to enable a wide range of communication techniques to meet the needs of a diverse population.	\$435	A targeted communications strategy should identify and focus on reaching households most likely to benefit from energy retrofits by using available data from utility providers such as London Hydro. Current CEAP communication tools are likely reaching a small proportion of Londoners, and are only accessible to residents fluent in English. As the City grows, low-income households are disproportionately likely to be affected by climate change impacts. Reaching historically-excluded groups will require differentiated approaches to communications for which the City will need to develop capacity.
1. b)	Proactive Communications (Education and Awareness) to invest in new tools that enable a wide range of communication techniques to meet the needs of a diverse population	\$200	
1. c)	Growth of the Transportation Management Association (TMA) - Smart Commute London - Additional investment is required to help grow programs and opportunities to reduce reliance on single occupant vehicle trips, build stronger connections with business parks and emerging employment opportunities outside of London	\$230	This business case is unclear - it does not provide any information on the success of this program, so why spend more money? What is the money for? How are large employers being engaged in participating in recouping costs associated with the TMA? This program appears brand new and yet this investment seems geared towards “growth into more areas of London” – is this premature?
1. c)	Growth of the Transportation Management Association (TMA)- Smart Commute London - to increase bike racks, signage and other commuting amenities	\$40	
<b>2</b>	<b>Community-Led Action Investment</b>		
2. a)	Expansion of London Community Grants Program (with a focus on climate actions and resiliency).	\$1,700	Currently many of London’s environmental nonprofits carrying out CEAP-related work in partnerships with the City depend on multi-year funding for their core operations. Much of the progress to date implementing community-facing parts of CEAP stems from these partnerships. Expansion could help additional organizations to get their footing and grow capacity required to implement CEAP priorities. Is there a way to stretch these funds by introducing a matching program with corporate or other sponsors?  ESACAC notes that many recent Neighbourhood Decision Making proposals fall under the City’s climate actions/resiliency objectives, yet they are put in competition with other neighbourhood improvement ideas. Maybe there are synergies to be found between these two programs.
2. b)	Expansion of the Community Connectors Resource Group and Community Liaisons (focus on climate change).	\$950	The City already has community connectors who attend all the festivals, community events etc. ESACAC wonders how this item would actually increase engagement, given connectors and liaisons already provide widespread coverage. A compromise could involve staff intentionally sending out existing resource members to more diverse community events.
2. c)	Creation of a new Neighbourhood Climate Action Champions Program.	\$400	This program description is not well-defined and seems to replicate existing and historic initiatives in the City that have found little success. Few neighbourhoods have existing associations and most are operating at capacity already. We are skeptical that a program like this can be sustained on a basis of volunteerism.
<b>3</b>	<b>Corporate Investment</b>		



3. a)	Accelerate Use of Climate Lens Framework - staff resource and technical funding.	\$450	This is of high priority because the City currently lacks necessary capacity to monitor, assess and manage climate-related risks associated with investments and plans, which constrains evidence-based decision making. For example, the City requires additional technical expertise to develop carbon budgeting/accounting needed for comparing the actual costs of proposals. Parts of the Climate Lens exist but are not applied - why? The Climate Emergency Screening Tool (CEST) was already supposed to be used across all departments and is currently not visibly implemented anywhere. Progress on CEST was described in <a href="#">a report to SPPC</a> in February 2022 (p. 9) <i>“include a standard section in all Standing Committee reports that addresses the Climate Emergency Declaration and, where appropriate, apply the Climate Screening Process (previously called the Climate Emergency Screening Tool – CEET) to the issues that are addressed in each report. This last action is <b>expected to be implemented in the second quarter of 2022.</b>”</i> Next steps for implementing CEST were not mentioned in the 2022 CEAP progress report.
3. a)	Accelerate Use of Climate Lens Framework - technical funding for lifecycle assessment software and investment in collaborative climate lens consulting work with other municipalities	\$300	
3. b)	Climate Change Investment (CCI) Fund (tax supported reserve fund contribution to a new climate reserve fund)	\$16,000	ESACAC supports this in principle and sees potential for strong return on investment and linkages to other CEAP programs, but is unclear how much \$ is required, and what exactly the funding will be used for. Justification for this amount is unclear. If CCI funding is being put towards essential climate change mitigation and adaptation measures, it should be adopted.
3. c)	Facilities energy efficiency and resiliency measures for lifecycle renewal of existing City buildings and development of Net Zero Plan.	\$1,540	The City must lead by example by focussing on adapting its facilities and leading sources of GHG emissions. However, the \$12M seems high - does this include construction of a new City Hall? How is federal and provincial funding being leveraged to facilitate these upgrades? Would potentially be helpful if this funding could be used in conjunction with CCI Funds to incentivize private firms to incorporate energy efficiency in construction or install solar. Partnerships with local vendors could help to showcase solutions. As the City implements climate solutions, it can encourage greater public awareness and participation by communicating and celebrating its successes more.
3. c)	Facilities energy efficiency and resiliency measures for lifecycle renewal of existing City buildings and development of Net Zero Plan (capital investments).	\$12,627	
3. d) i)	Fleet transition to zero emission and clean energy technologies: Implement fuel conservation program through the installation of Telematics on all City vehicles.	\$1,232	“Municipal building and fleet vehicles have the largest share of corporate energy-related emissions” (p. 41 of the 2022 CEAP progress report). These upgrades are necessary to achieve the City’s corporate targets for reducing emissions. At some point, EV costs will decline as demand and supply increase. For fleet vehicles that are used exclusively for short trips, consider using PHEV (plug-in hybrid electric vehicle) as a lower-cost transition instead of full electric.
3. d) ii)	Fleet transition to zero emission and clean energy technologies: Low-Carbon Fuel Switching - Renewable Natural Gas (RNG) delivery for Waste Management trucks.	\$317	
3. d) ii)	Fleet transition to zero emission and clean energy technologies: Power and infrastructure changes for mobile delivery of RNG at EROC	\$500	
3. d) iii)	Fleet transition to zero emission and clean energy technologies: Mechanic training, special tools and test equipment to support electrification.	\$292	
3. d) iii)	Fleet transition to zero emission and clean	\$1334	How can the City find operational efficiencies to reduce the total number of vehicles required? How is the total

	energy technologies: Procurement of electric vehicles and equipment.		size and composition of the fleet justified? Unclear how telematics data will be used towards reductions in the overall size of the fleet and transitioning from unnecessary use of large trucks. ESACAC recommends that smaller vehicles should be used for operations purposes wherever possible.
3. d) iii	Electric vehicle and equipment charging infrastructure.	\$4000	ESACAC supports the creation of more charging infrastructure, but is unclear about the intended uses of infrastructure captured in this business case. Is it exclusively for supporting the City's fleet? Is it for use by City employees? We would like to see charging stations at civic facilities including libraries, municipal parking lots, etc. Costs of this infrastructure are coming down, and may be cheaper in future budgets. Are provincial and federal incentives used? (e.g., EV ChargeON program)
3. e) i	Climate-related financial disclosures in the City's annual financial statement reporting-staff resource and consulting to support additional regulatory requirements	\$482	Such disclosures are likely to become regulatory requirements in the near future; this is not really optional. <a href="#">More info</a>
3. e) ii	Review and implement a corporate ESG strategy to guide financial decision-making, enhanced ESG reporting and a carbon accounting/budgeting process.	\$560	Carbon budgeting is a vital component of the climate lens that the City is currently lacking. An upper limit on the amount of carbon that can be "spent" without exceeding CEAP targets, and accounting for the carbon associated with project proposals, are necessary for Council to make decisions that support sustainable growth and not just "business as usual".

**3. Support for other business cases:** ESACAC recommends the following business cases be prioritized for inclusion in the 2024-2027 Multi-Year Budget.

BC #	Name	Average Tax Levy Impact (%)	2024 to 2027 Total (\$)	ESACAC comments
P-51	LTC - Transit Service Hours Growth	0.47	16,052,000	Minimum levels of transit service need to increase for non-vehicular transportation to be viable in many parts of the city, particularly along busy transit corridors and in new developments where service is absent. Reducing dependence on personal vehicles, by removing barriers for residents to adopt alternatives, is a priority for climate change mitigation.
P-31	Parks Operations Service Delivery Enhancements	0.07	2,332,000	Core park maintenance services need to improve to keep up with increased use and demands of parks. For example, garbage collection service in parks is currently insufficient and results in complaints, trash spills and potential biohazards.
P-61	Ecological Master Planning Funding	0.01	170,000	ESACAC supports fully funding the CMPs, post-development EIS monitoring, and the scheduled reviews of the Environmental Management Guidelines.
P-62	Environmentally Significant Areas Management	0.01	296,000	ESACAC supports this business case recognizing increasing use and strain on the City's ESAs since the pandemic and the need for capacity improvement. Council cut the budget in 2014, which reduced staffing by 1 FTE. Meanwhile the amount of land to be managed has increased.
P-26	Community Gardens Program	0.01	195,000	The existing program is at capacity and cannot meet growing demand. More Londoners are facing food insecurity and as

	Expansion to Support Food Security			density increases, communal areas for urban agriculture are becoming more important. Facilitating agriculture in the City to feed more people reduces pressure on other programs and services.
P-32	Naturalization of Boulevards and Reduced Roadside Cutting	0.00	151,000	ESACAC supports this business case, recognizing the cost savings it would provide in the medium to long term, as well as ecological and social benefits. However, we also encourage the City to be proactive about developing and implementing landscaping standards for boulevard gardens that will maximize biodiversity benefits and limit risks. The business case says the following: <i>“Rather than letting grassed boulevards overgrow in their existing state, targeted roadsides would be re-established with plantings of meadow grasses, wildflowers, shrubs, trees and other landscape features.”</i> ESACAC recommends that the City should require strategic planting of approved NATIVE/INDIGENOUS plant species that are well adapted to roadside settings (e.g., tolerant of salinity, limited height) to improve prospects of plantings’ survival, and to prioritize areas lacking vegetative cover that are susceptible to heat island effects. Where possible, direct community involvement in boulevard naturalization projects should be encouraged. Partnerships with community organizations could help with sourcing native plants and seeds and long-term stewardship. Public information signs will likely be helpful to reduce complaints. ESACAC can assist to develop this approach.

**4. Overall feedback on the Multi-Year Budget:**

ESACAC recognizes that unfortunately, financial constraints on this budget will require Council to make difficult sacrifices as not every business case can be supported. During our review, we considered alternative ways that the actions outlined in business cases could receive support. Below we provide three pieces of feedback based on our observations.

- a) **We found that many of the business case descriptions lack details about applicable external funding.** ESACAC is concerned that the City is falling short of unlocking all available external funding sources and partnerships to cover climate change expenditures. Existing and new programs from the provincial and federal governments, sustainable finance tools, foundation grants and partnerships with neighbouring municipalities, local community groups and industry could help to alleviate budgetary pressures associated with climate change mitigation and adaptation investments. How does the City prioritize which opportunities to go after? We suspect that some value is being missed, and given limited financial resources available through the tax base, the City could benefit from increasing capacity to develop partnerships and ultimately secure greater external funding.

We are unsure how the City delegates responsibility for finding, applying to and reporting on external funding sources in general. We were unable to identify any business cases that, if supported, would directly improve capacity to access external funding. Other municipalities employ staff whose roles are specialized for securing funding. Institutions like Western University employ dedicated staff in Research Offices who are responsible for fundraising (for example, the research office at the Schulich School of Medicine and Dentistry brings in over \$100 M annually). How can the City be more aggressive in finding complementary sources of funding to support current and emerging demands of the budget?

We recognize the City does have a successful track record at securing external funding, but we are unable to access consolidated information about this. It may be beneficial for transparency to standardize how information about external funding opportunities, awarded funds and program eligibility is shared between divisions of the City and with Council. For example, in future budget preparations, a table could be used to provide details about applicable external funding for individual business cases.

**ESACAC proposes the City consider three potential avenues to improve access to external funding:**

1. Finance staff could implement a new process to keep track of work completed to date on securing external funding for climate action priorities City-wide. This information could be periodically compiled into a living document to be made available to the public.
  2. The City could contract partners with existing grant writing capacity for a share of the value of the award. For example, UTRCA, Western University and LEN have had great success with securing funding for projects related to climate change adaptation. However, grant writing activities by smaller non-profit organizations can pose a major drain on their resources with unpredictable returns.
  3. The City could expand the existing role of Government Affairs to include monitoring of external opportunities as well as coordinating submissions across divisions to climate change funding programs offered by other levels of government.
- b) **We suspect that pressure on the budget from some of the more expensive business cases could be exacerbated by inefficiencies and structural issues that are deserving of further study.** As service demands are increasing, it is important that additional investments are effective in terms of actually increasing capacity to keep pace. In particular, ESACAC is concerned about the apparent lack of feedback between LTC service expansion and developments occurring outside the existing service area. Without a mechanism to factor long-term transportation services and infrastructure into planning processes for new subdivisions, the City will continue facing growing costs and more Londoners will end up making trips in single-occupancy vehicles. ESACAC recommends that the City uphold its continuous improvement model and, through strategic audits focussing on the largest budget requests, examine sources of operational inefficiencies within and between the City's divisions and commissions, as well as internal structural factors and sources of friction contributing to elevated costs of service delivery.
- c) **The budget includes several items (TS 1348-1 to TS 1348-9) related to Wonderland Road widening projects that we are unsure about.** The bulk of the cost (\$100,460,000) is post-2027 for the Guy Lombardo bridge work that was outlined in the Wonderland Road EA before the project was suspended. Basically, there was not enough room once bike lanes were included for complete streets, and there would be negative impacts to the natural environment. ESACAC has 4 questions about these road expansion projects:
- 1) How are these projects being screened using the climate lens? Didn't Council already do this [back in 2021](#)?
  - 2) Why is this being included in the MYB before the Master Mobility Plan is finalized? (see below under *Current Status*)
  - 3) If the Mode Shift that Council approved for the Master Mobility Plan is 35%, are these widening projects still required? If not, could Council remove these funds from the budget and repurpose them?
  - 4) What do these projects do to the next Development Charge? If it is not in the next DC, where is the money going to come from for these projects?

The following quote is from the Wonderland Road EA:

*“Current status*

*In September 2021, the Wonderland Road Environmental Assessment was suspended at the direction of London City Council after the City completed a screening of current major transportation projects in relation to climate change and the City's declaration of a Climate Emergency.*

*The role and function of Wonderland Road will be considered as part of London's Mobility Master Plan. This plan is currently being developed and it will determine how London prioritizes transportation and mobility infrastructure, programs and policies for the next 25 years. This plan will also include actions to address traffic congestion areas on Wonderland Road with a focus on transit, high occupancy vehicle use and active transportation.”*

# Strategic Priorities and Policy Committee Report

3rd Meeting of the Strategic Priorities and Policy Committee  
January 16, 2024

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

ABSENT: S. Lehman

ALSO PRESENT: L. Livingstone, A. Barbon, S. Corman, J. Dann, K. Dickins, D. MacRae, S. Mathers, K. Murray, J. Paradis, T. Pollitt, E. Skalski, C. Smith, J. Stanford, J. Taylor

Remote Attendance: E. Bennett, A. Dunbar, E. Hunt, M. Schulthess

The meeting is called to order at 1:02 PM; it being noted that Councillor S. Hillier was in remote attendance.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

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

That Consent items 2.2 to 2.3 BE APPROVED.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

## 2.2 2023 Climate Emergency Action Plan Update Report

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

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the report regarding the 2023 Climate Emergency Action Plan Update BE RECEIVED for information.

**Motion Passed**

## 2.3 1st Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

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

That the 1st Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on December 13, 2023 BE RECEIVED.

**Motion Passed**

2.1 Investing in Canada Infrastructure Program Public Transit Stream Funding Reallocation

Moved by: D. Ferreira  
Seconded by: H. McAlister

That on the recommendation of the Deputy City Manager, Environment and Infrastructure and the Deputy City Manager, Finance Supports, the following actions be taken regarding recent changes to the Investing in Canada Infrastructure Program (ICIP) Public Transit Stream (PTS) as communicated by the Ontario Ministry of Transportation (MTO):

- a) the MTO BE REQUESTED to remove Project ICIP-LON-08, Oxford Street / Wharncliffe Road Intersection Improvements from the current program and reallocate the decommitted funding to ICIP-LON-06, the Wellington Gateway project;
- b) the financial impacts associated with recommendation a) above (as summarized in Appendix "A" as appended to the staff report) BE RECEIVED for information, noting that these impacts are subject to approval of this request by MTO; and
- c) subject to approval by the MTO, the Civic Administration BE AUTHORIZED to take all actions necessary to implement the capital budget changes outlined in this report;

it being noted that the Mobility Master Plan (MMP) is considering corridor improvements in the area of Oxford Street and Wharncliffe Road and this funding reallocation will support improved infrastructure project integration.

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

Nays: (1): P. Van Meerbergen

Absent: (1): S. Lehman

**Motion Passed (13 to 1)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 RBC Place London Board By-law Recommendations

Moved by: C. Rahman  
Seconded by: P. Cuddy

That the Civic Administration BE DIRECTED to bring forward to a future meeting of Municipal Council a by-law to incorporate the changes to the London Convention Centre Corporation By-law as requested in the communication dated December 18, 2023 from L. Da Silva, CEO, RBC Place London, provided the changes are permissible under the *City of London Act, 1992* and the *Municipal Act, 2001*.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

#### 4.2 London & Middlesex Community Housing

Moved by: S. Lewis

Seconded by: H. McAlister

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

a) the communications dated December 4, 2023 from P. Chisholm BE RECEIVED;

b) the resignation of Shellie Chowns from London and Middlesex Community Housing Board of Directors BE ACCEPTED; and

c) the term for Kathleen Savoy, Board of Director Tenant BE EXTENDED from December 31, 2024 to December 31, 2026;

it being noted that the usual manner to solicit applications for appointment for the position to London and Middlesex Community Housing Board of Directors has commenced, with applications to be brought forward to a future meeting of the Strategic Priorities and Policy Committee for consideration.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

#### 4.3 2024-2027 Multi-Year Budget Draft Base Budget Amendments

Moved by: D. Ferreira

Seconded by: A. Hopkins

That, with respect to the 2024-2027 Multi-Year Budget Draft Base Budget Amendments, the following actions be taken:

a) on the recommendation of the Deputy City Manager, Finance Supports, the report dated January 16, 2024 BE RECEIVED for information and the 2024-2027 Multi-Year Budget Draft Base Budget Amendments related to Tourism London (as appended to the staff report dated January 16, 2024 as Appendix "A") and Upper Thames River Conservation Authority (as appended to the staff report dated January 16, 2024 as Appendix "B" and "C") BE REFERRED to the Budget Committee deliberations on the 2024-2027 Multi-Year Budget;

b) on the recommendation of the Chief of Police and Chair of the London Police Services Board, the Base Budget Adjustment form and revised Business Cases P-28, P-L8, P-57 and P-29 BE REFERRED to the Budget Committee deliberations on the 2024-2027 Multi-Year Budget; and

c) on the recommendation of the CEO/General Manager of the Covent Garden Market, the revised Business Case P-66 BE REFERRED to the Budget Committee deliberations on the 2024-2027 Multi-Year Budget;

it being noted that the Strategic Priorities and Policy Committee received a communication dated January 15, 2024 from AM Valastro with respect to the Police 2024-2027 multi-year budget.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

#### 4.4 Mayor J. Morgan - Deputy Mayor and Budget Chair Positions

Moved by: J. Morgan

Seconded by: P. Cuddy

That, with respect to the Deputy Mayor and Budget Chair positions, the Civic Administration BE DIRECTED to undertake the necessary actions to implement the following:

- a) a pay increase of 12.5% to the annual base Councillor salary for the Deputy Mayor position effective January 2024;
- b) a pay increase of 12.5% to the annual base Councillor salary for the position of Budget Chair effective January 2024; and,
- c) the Governance Working Group BE DIRECTED to review this as part of its larger review of Remuneration for Elected Officials and Appointed Citizen Members Policy on its Deferred Matters list, and provide any recommendations on further changes to the Strategic Priorities and Policy Committee in order to allow for implementation in the 2026-2030 term of Council;

it being noted that the communication dated January 8, 2024 from Mayor J. Morgan, with respect to this matter, was received.

#### **ADDITIONAL VOTES:**

Moved by: H. McAlister

Seconded by: P. Cuddy

Motion to amend part b) to read as follows:

- b) a pay increase of 12.5% to the annual base Councillor salary for the position of Budget Chair effective January 2024; and,

Yeas: (11): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozá, D. Ferreira, and S. Hillier

Nays: (3): J. Pribil, S. Trosow, and C. Rahman

Absent: (1): S. Lehman

**Motion Passed (11 to 3)**

Moved by: J. Morgan

Seconded by: P. Cuddy

That item 4.4 be approved, as amended:



That, with respect to the Deputy Mayor and Budget Chair positions, the Civic Administration BE DIRECTED to undertake the necessary actions to implement the following:

- a) a pay increase of 12.5% to the annual base Councillor salary for the Deputy Mayor position effective January 2024;
- b) a pay increase of 12.5% to the annual base Councillor salary for the position of Budget Chair effective January 2024; and,
- c) the Governance Working Group BE DIRECTED to review this as part of its larger review of Remuneration for Elected Officials and Appointed Citizen Members Policy on its Deferred Matters list, and provide any recommendations on further changes to the Strategic Priorities and Policy Committee in order to allow for implementation in the 2026-2030 term of Council;

it being noted that the communication dated January 8, 2024 from Mayor J. Morgan, with respect to this matter, was received.

Moved by: S. Franke  
Seconded by: C. Rahman

That the motion BE REFERRED to a future meeting of the Governance Working Group.

Yeas: (6): J. Pribil, S. Trosow, C. Rahman, A. Hopkins, S. Franke, and D. Ferreira

Nays: (8): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, P. Van Meerbergen, E. Pelozza, and S. Hillier

Absent: (1): S. Lehman

**Motion Failed (6 to 8)**

Moved by: J. Morgan  
Seconded by: P. Cuddy

That part a) be approved as follows:

- a) a pay increase of 12.5% to the annual base Councillor salary for the Deputy Mayor position effective January 2024;

Yeas: (9): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, P. Van Meerbergen, S. Franke, E. Pelozza, and S. Hillier

Nays: (5): J. Pribil, S. Trosow, C. Rahman, A. Hopkins, and D. Ferreira

Absent: (1): S. Lehman

**Motion Passed (9 to 5)**

Moved by: J. Morgan  
Seconded by: P. Cuddy

That part b) be approved as follows:

- b) a pay increase of 12.5% to the annual base Councillor salary for the position of Budget Chair effective January 2024; and,

Yeas: (9): J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, P. Van Meerbergen, S. Franke, E. Pelozza, and S. Hillier

Nays: (5): J. Pribil, S. Trosow, C. Rahman, A. Hopkins, and D. Ferreira

Absent: (1): S. Lehman

**Motion Passed (9 to 5)**

Moved by: J. Morgan

Seconded by: P. Cuddy

That part c) be approved as follows:

c) the Governance Working Group BE DIRECTED to review this as part of its larger review of Remuneration for Elected Officials and Appointed Citizen Members Policy on its Deferred Matters list, and provide any recommendations on further changes to the Strategic Priorities and Policy Committee in order to allow for implementation in the 2026-2030 term of Council;

it being noted that the communication dated January 8, 2024 from Mayor J. Morgan, with respect to this matter, was received.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential**

None.

**7. Adjournment**

Moved by: P. Van Meerbergen

Seconded by: S. Lewis

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 3:10 PM.

# Planning and Environment Committee

## Report

2nd Meeting of the Planning and Environment Committee  
January 9, 2024

PRESENT: S. Lewis, C.Rahman, S. Franke, S. Hillier

ABSENT: Councillors S. Lehman (Chair)

ALSO PRESENT: Councillors H. McAlister, J. Pribil, A. Hopkins and E. Peloza; J. Adema, C. Cernanec, M. Corby, I. de Ceuster, K. Edwards, M. Greguol, A. Job, C. McCreery, N. O'Brien, B. O'Hagan and M. Pease

Remote Attendance: M. Fabro, P. Kavcic, B. Lambert, B. Page, A. Riley and E. Skalski

The meeting is called to order at 1:02 PM; it being noted that Councillor S. Hillier was in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

#### 2.1 1st Report of the Ecological Community Advisory Committee

Moved by: S. Franke

Seconded by: C. Rahman

That the 1st Report of the Ecological Community Advisory Committee BE RECEIVED for information; it being noted that a verbal delegation from S. Levin, with respect to these matters, was received.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

### 3. Scheduled Items

#### 3.1 1544 Dundas Street (Z-9671)

Moved by: C. Rahman

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, based on the application by 15370070 Canada Inc., c/o Zelinka Priamo Ltd., relating to the property located at 1544 Dundas Street, the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Associated Shopping Area Commercial (ASA4) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone;

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

- M. Litwinchuk, Zelinka Priamo Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), 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 recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Urban Corridor Place Type policies; and,
- the recommended amendment would permit a new land use that is considered appropriate within the surrounding context and will facilitate the reuse of the existing commercial building;

it being acknowledged 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. (2023-D09)

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

3.2 2598-2624 Woodhull Road (Z-9673)

Moved by: C. Rahman  
Seconded by: S. Franke

That, the application by Brock Development Group Inc., (c/o Michelle Doornbosch), relating to the properties located at 2598-2624 Woodhull Road BE REFUSED for the following reasons:

- the property is too close to a significant woodland; and,
- the proposed application does not meet the City of London Environmental Management Guidelines;

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

- a communication dated January 2, 2024, from D. Koscinski, Executive Director, Thames Talbot Land Trust;
- a communication dated January 5, 2024, from K. Gowanlock;
- a communication from Dr. R. Inculet; and,
- a communication from N. Inculet;

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

- M. Rail;
- D. Koscinski, Thames Talbot Land Trust;
- R. Inculet;
- R. Rau;
- K. Gowanlock;
- N. Inculet; and,
- M. Doornbosch, Brock Development Group Inc.;

it being acknowledged 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. (2023-D09)

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke  
Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: S. Franke  
Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

3.3 1982 Commissioners Road East (Z-9668)

Moved by: S. Franke

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2804904 Ontario Inc., (c/o Siv-ik Planning & Design Inc.), relating to the property located at 1982 Commissioners Road East and part of 1964 Commissioners Road East:

- a) the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, 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 (UR4) and Urban Reserve Special Provision (UR4(7)) Zone TO a holding Residential R5 Special Provision (h\*h-18\*R5-7(\_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) design the side elevation of the corner units that are facing the driveway and the common amenity space with enhanced detail;
  - ii) provide pedestrian connectivity through the proposed development to the public streets;
  - iii) connect walkways directly from individual units of the 2 storey townhouses to Constance Avenue and Commissioners Road East, respectively;
  - iv) provide enhanced tree planting; and,
  - v) review short-term bicycle parking spaces allocated to the site for the townhouses;

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

- the project fact sheet from M. Davis, Siv-ik Planning/Design;

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

- 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 (PPS), 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 London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;

- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
  - the recommended amendment facilitates an infill development on an underutilized site and contributes to the range and mix of housing options within the area;
- it being acknowledged 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. (2023-D09)

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

### 3.4 150 King Edward Avenue (Z-9670)

Moved by: C. Rahman

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, based on the application by (Eparchy of Mississauga), relating to the property located at 150 King Edward Avenue, the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024 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 Neighbourhood Shopping Area Special Provision (NAS3(3)) Zone and Residential R6 Special Provision (R6-5(80)) Zone TO a Neighbourhood Shopping Area Special Provision (NAS3(\_)) Zone and Residential R6 Special Provision (R6-5(\_)) Zone;

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

- a communication dated January 7, 2024, from V. Philip;

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

- S. Rasanu, Strik Baldinelli Moniz Ltd.;
- D. James;
- S. Thomas;
- J. Devassia;
- D. Matthew; and,
- L. Jimi;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the Shopping Area Place Type and Key Directions; and,
- the recommended amendment facilitates the adaptive reuse of an existing building within the Built Area Boundary;

it being acknowledged 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. (2023-D09)

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

### 3.5 3810-3814 Colonel Talbot Road (Z-9671)

Moved by: S. Franke

Seconded by: C. Rahman

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



Magnolia London Inc., relating to the properties located at 3810-3814 Colonel Talbot Road:

- a) the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at a future Council meeting, to amend the Southwest Area Plan (SWAP), for the City of London by ADDING a site-specific policy to the Lambeth Neighbourhood to allow a height of 6-storeys for one apartment building;
- b) the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR3) Zone TO a Holding Residential Special Provision R6 (h-17.h-67.h-89.R6-5(\_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) provide a minimum ground floor height of 4.5m to give prominence to the base of the building and provide additional opportunities for increased glazing to activate the street and provide passive surveillance;
  - ii) provide street-orientation with the principal building entrance for the apartment building facing toward Colonel Talbot Road;
  - iii) ensure the width of the garages for the townhouse units does not exceed 50% of the individual unit width, and does not project beyond the front façade of the unit;
  - iv) reduce the amount of surface parking at-grade in favour of more underground parking to decrease the amount of impervious surfaces and provide opportunities for additional landscaping and amenity space;
  - v) review short-term bicycle parking spaces allocated to the site for the townhouses;
  - vi) locate the principal building entrance for the apartment building on the Colonel Talbot Road-facing façade and distinguish this entrance with a high degree of transparent glazing, signage, weather protection (canopies, awnings, etc.) and direct walkway access to the street;
  - vii) incorporate a high degree of bird-friendly glazing and architectural detail in the north and south elevations (side elevations) for the apartment building as these facades will be highly visible from Colonel Talbot Road;
  - viii) incorporate 5% EV charger spaces for required parking spaces(roughed in or complete Level 1 or 2);
  - ix) ensure 50% native plants, and no non-native species planted;
  - x) provide enhanced tree planting due to significant healthy mature tree removals; and,
  - xi) investigate opportunities for solar installation on apartment buildings;

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

- N. Dyjach, Strik Baldinelli Moniz Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), 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 London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment is consistent with the Southwest Area Secondary Plan, including the Lambeth Neighbourhood policies with the exception of height in which the site-specific policy refers to;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and contributes to the range and mix of housing options within the area;

it being acknowledged 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. (2023-D09)

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

3.6 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road (OZ-9665)

Moved by: C. Rahman

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Goal Ventures Inc. and Goal Ventures Southwest Inc., c/o KWA Site Development Consulting Inc., relating to the property located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South:

- a) the revised, attached, proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23,

2024, to amend the Official Plan by ADDING a new policy to the Specific Policies for the Shopping Area Place Type AND AMENDING Map 7 – Special Policy Areas – of The London Plan by adding the subject site to the list of Specific Policy Areas;

b) the revised, attached, proposed by-law as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 9, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)) Zone TO an Associated Shopping Area Commercial Special Provision/ holding Light Industrial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)/h-55\*h-212\*LI1(\_)) Zone;

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

- i) offer safe pedestrian connections within the public realm; and,
- ii) provide a high-quality gateway image along Highway 401 East and Wellington Road South and enhanced landscaping along the gateway corridor shall be required in conformity with the policy framework of The London Plan and Southwest Area Secondary Plan;
- iii) investigate EV charger spaces for required parking spaces (roughed in or complete Level 1 or 2);
- iv) ensure 50% native plants, and no non-native species planted;
- v) provide enhanced tree planting;
- vi) investigate solar installation on industrial buildings; and,
- vii) include bird friendly glazing on any glazing below 5 storeys; and,

d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law;

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

- a revised staff report page; and,
- a communication dated January 8, 2024, from J. Manocha, 401L Inc., and K. Papatia, 1787996 Ontario Inc.;

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

- R. Walker, KWA Site Development Consulting Inc.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the Shopping Area Place Type, Criteria for Special Area Policies, and Key Directions;
- the recommended amendment facilitates the development of a site within the Wellington Road/ Highway 401 Neighbourhood of the Southwest Area Secondary Plan; and,
- the recommended amendment facilitates a broader mix of uses on a serviced site within the urban growth boundary along the 401 Highway corridor;

it being acknowledged 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. (2023-D09)

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: S. Franke

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: S. Franke

Seconded by: S. Hillier

Motion to add the following to part c):

- “iii) investigate EV charger spaces for required parking spaces (roughed in or complete Level 1 or 2);
- iv) ensure 50% native plants, and no non-native species planted;
- v) provide enhanced tree planting;
- vi) investigate solar installation on industrial buildings; and,
- vii) include bird friendly glazing on any glazing below 5 storeys;”

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: C. Rahman

Seconded by: S. Franke

That pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: C. Rahman  
Seconded by: S. Franke

Motion to move the main motion, as amended.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

3.7 3637 Colonel Talbot Road (Z-9664)

Moved by: S. Lewis  
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by SOFCO Properties, relating to the property located at 3637 Colonel Talbot Road:

- a) the proposed revised, attached, by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024 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 holding Residential R1 (h-17\*R1-16) Zone and Open Space (OS4) Zone TO a Residential R1 Special Provision (R1-14(\_)) Zone, a Holding Residential R5 Special Provision (h-149\*h-121\*R5-2(\_)) and Open Space (OS4) Zone;
- b) the requested Special Provisions to facilitate the construction of a new detached garage in the front yard in the R1-14 Zone BE APPROVED, including:
  - i) permitting accessory buildings in the form of detached garages in the front yard;
  - ii) permitting a front yard depth for garages of 4.5 metres whereas 8.0 metres is required; and,
  - iii) garage doors shall not face Colonel Talbot Road;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) planting as many replacement trees as possible on the subject lands; and,
  - ii) implementing the recommendations of the Environmental Impact Study; and,
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law;

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

- N. Dyjach, Strik Baldinelli Moniz Ltd;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan,

including but not limited to the Neighbourhoods Place Type, Open Space Place Type and Key Directions;

- the recommended amendment conforms to the Southwest Area Secondary Plan, including the Lambeth Neighbourhood policies; and,
- the recommended amendment facilitates the development of an underutilized site within the Urban Growth boundary with an appropriate form of infill development at the rear of an existing detached dwelling lot;

it being acknowledged 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. (2023-D09)

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to approve part b)

“b) the requested Special Provisions to facilitate the construction of a new detached garage in the front yard in the R1-14 zone, including:

- i) permitting accessory buildings in the form of detached garages in the front yard;
- ii) permitting a front yard depth for garages of 4.5 metres whereas 8.0 metres is required; and,
- iii) garage doors shall not face Colonel Talbot Road, BE APPROVED;”

Yeas: (3): S. Lewis, C. Rahman, and S. Hillier

Nays: (1): S. Franke

Absent: (1): S. Lehman

**Motion Passed (3 to 1)**

Moved by: C. Rahman  
Seconded by: S. Franke

That pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

Moved by: C. Rahman  
Seconded by: S. Franke

That the Deferred Matters List dated December 18, 2023 BE RECEIVED; it being noted that the Committee Clerk BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

5.2 (ADDED) Green Development Standards

Moved by: S. Franke  
Seconded by: C. Rahman

That the following actions be taken with respect to the Site Plan Control By-law and/or Zoning By-law:

- a) the Civic Administration BE DIRECTED to update by Q3 2024 the Site Plan Control By-law and/or Zoning By-law to include the following requirements:
  - i) 5% of the required parking spaces for buildings over 40 units be roughed in for EV charging;
  - ii) minimum 50% native species for landscaping, with no invasive species planted should be considered during plant selection criteria, and for staff to create a preferred list; and,
  - iii) short-term bicycle parking requirement at a rate of 0.1 space / unit for townhouse developments. Where feasible, bicycle parking should be centrally located to serve all units;
- b) the Civic Administration BE DIRECTED to include CSA A460 (bird friendly) standard in all city facilities building design standards;
- c) the CSA A460 standard BE USED as a reference by staff in building design and construction;
- d) the Civic Administration BE DIRECTED to review the legislative framework and municipal best practices to adopt a by-law through section 97.1 of the *Municipal Act* to implement sustainable building construction

features, including but not limited to, energy efficiency, water conservation and green roofs, and report back to Council with options and recommendations, including identifying any required Official Plan, Zoning By-law and Site Plan Control Bylaw amendments; and,

e) the Civic Administration BE DIRECTED to report back to Council within Q3 2024 with a short update regarding the scope and timeline of the Green Development Guidelines and Green Parking Lot Guidelines, and the above items;

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

- a communication dated January 9, 2024 from Ward 11 Councillor S. Franke and Deputy Mayor and Ward 2 Councillor;
- a communication dated January 4, 2024, from B. Morrison and M.A. Hodge, Climate Action London;
- a request for delegation status dated January 7, 2024, from M.A. Hodge, Climate Action London;
- a communication dated January 5, 2024, from B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee and Coordinator, Bird Friendly London;
- a communication dated January 6, 2024, from T. and L. Nielsen, E. Power, N. Kuchmij, M.B. Blokker, J. Mazur, T. Bell, S. Miller, R. Kanu and L. Miller;
- a communication from J. Zaifman, CEO, London Home Builders' Association;
- a communication and a request for delegation status dated January 7, 2024, from L. Blumer;
- a communication dated January 8, 2024, from L. Derikx, Interim Executive Director, London Environmental Network; and,
- a communication dated January 8, 2024, from R. St. Pierre;

it being noted that the Planning and Environment Committee heard verbal presentations from M.A. Hodge, Climate Action London, L. Blumer and M. Wallace, London Development Institute, with respect to these matters;

it being noted that staff are encouraged to engage industry partners, utility companies and other relevant partners throughout this process.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Hillier

That notwithstanding Section 36.1 of the Council Procedure By-law, M. Wallace, LDI BE GRANTED delegation status to discuss the Green Development Standards.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**



Moved by: C. Rahman  
Seconded by: S. Franke

That M.A. Hodge and L. Blumer BE GRANTED delegation status relating to the Green Development Standards.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

**Motion Passed (4 to 0)**

**6. Adjournment**

The meeting adjourned at 4:42 PM.

## Appendix A – Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990*, c.P.13.

PASSED in Open Council on January 23, 2024.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

**AMENDMENT NO.  
to the  
OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy to the Specific Policies for the Shopping Area Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit a limited range of light industrial uses and would restrict residential uses subject to the policies for the Shopping Area Place Type contained in the Urban Place Types part of this Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South in the City of London.

**C. BASIS OF THE AMENDMENT**

The site-specific amendment is consistent with the PPS and policies of The London Plan and the Southwest Area Secondary Plan. The recommended amendment facilitates a broader range of uses of a site within the Wellington Road/Highway 401 Neighbourhood. The recommendation provides for a limited range of light industrial uses that are compatible with the Shopping Area Place Type and address the demand for serviced, light industrial lands along the Highway 401 corridor, allowing easy access for the proposed uses.

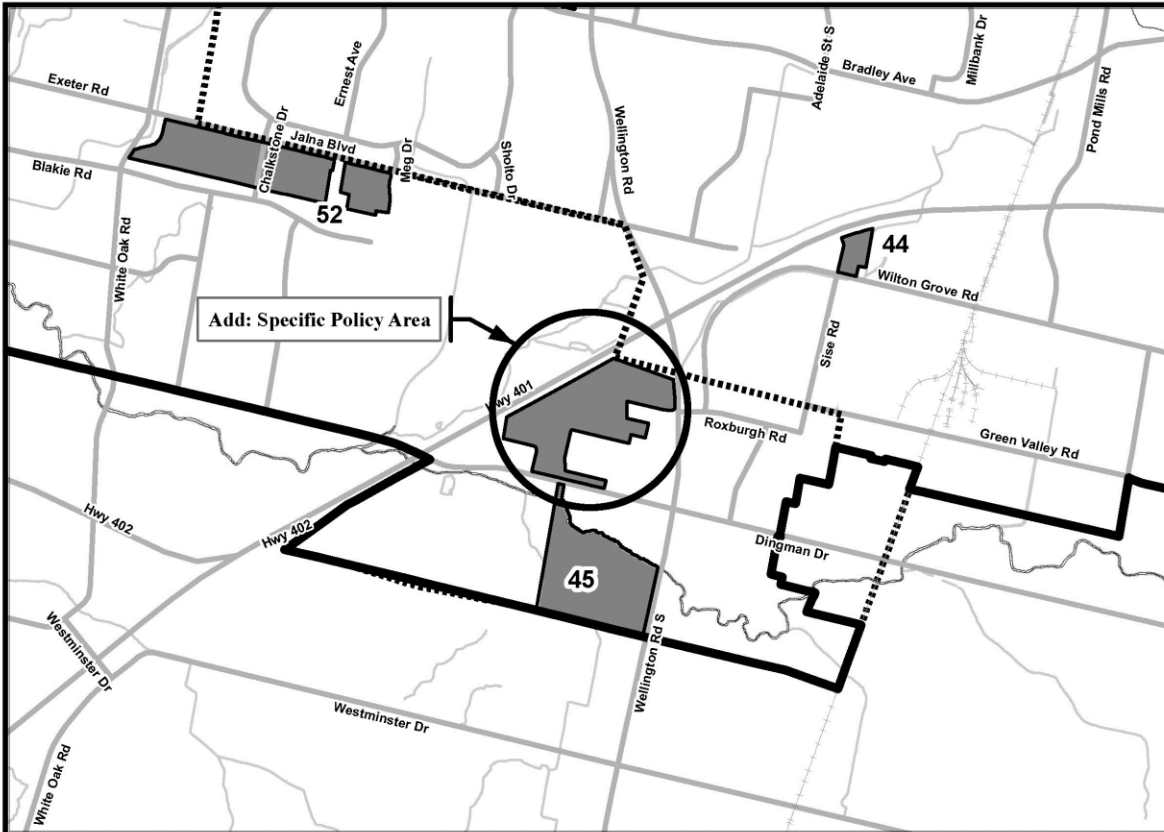
**D. THE AMENDMENT**

The London Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Shopping Area Place Type of Official Plan, The London Plan, for the City of London is amended by adding the following:  
  
(\_\_) In the Shopping Area Place Type at 3055 Dingman Drive/ Roxburgh Road & 4313 Wellington Road South, a limited range of light industrial uses including warehousing/distribution and craft brewing may be permitted.
2. Map 7 - Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 3055 Dingman Drive/ Roxburgh Road & 4313 Wellington Road South in the City of London, as indicated on “Schedule 1” attached hereto.

# “Schedule 1”

AMENDMENT NO:

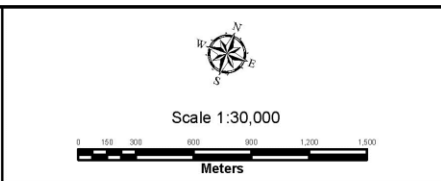


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 1  
TO**  
**OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9665  
**PLANNER:** ID  
**TECHNICIAN:** RC  
**DATE:** 11/27/2023

## Appendix B – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road & 4313 Wellington Road South

WHEREAS KWA Site Development Consulting Inc. on behalf of PenEquity Realty Corporation applied to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to The London Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South, as shown on the attached map comprising part of Key Map No. A111, **FROM** an Associated Shopping Area Commercial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)) Zone **TO** an Associated Shopping Area Commercial Special Provision/ holding Light Industrial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)/h-55\*h-212\*LI1(\_)) Zone.
2. Section Number 40.4 of the Light Industrial Zone is amended by adding the following Special Provisions:

LI1(\_) 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South

a. Additional Permitted Uses:

- i) Building or contracting establishment;
- ii) Storage depot;
- iii) Bakeries;
- iv) Business service establishments;
- v) Manufacturing and assembly industries (does not include household waste recycling depots);
- vi) Offices support;
- vii) Warehouse establishments;
- viii) Wholesale establishments;
- ix) Custom workshop;

- x) Service trade;
- xi) Existing Self-Storage Establishments;
- xii) Artisan Workshop;
- xiii) Craft Brewery;

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 23, 2024

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of October 31, 2023

File Number: OZ-9665  
 Planner: ID  
 Date Prepared: 2023/11/27  
 Technician: RC

SUBJECT SITE 

1:4,500





## Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3637 Colonel Talbot Road.

WHEREAS SOFCO Properties has applied to rezone an area of land located at 3637 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3637 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A110, **FROM** a holding Residential R1 (h-17\*R1-16) Zone and Open Space (OS4) Zone **TO** a Residential R1 Special Provision (R1-14( )) Zone, a Holding Residential R5 Special Provision (h-149\*h-121\*R5-2( )) and Open Space (OS4) Zone.

2. Section Number 5.4 of the Residential R1 Zone is amended by adding the following Special Provisions:

R1-14( ) 3637 Colonel Talbot Road

a. Regulations

- i) Rear yard setback (Minimum): 2.4 metres (7.9 feet)
- ii) Lot Coverage (Maximum): 28.5%
- iii) Front Yard Garage Depth of 4.5 metres.
- iv) Notwithstanding Section 4.1.4.a), Accessory Buildings in the form of detached garages, shall be permitted within the Front Yard.
- v) Garage doors shall not face Colonel Talbot Road.

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provisions:

R5-2( ) 3637 Colonel Talbot Road

a. Regulations

- i) Lot Coverage (Maximum): 32%

ii) Lot Frontage (Minimum): 10.0 metres

4. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

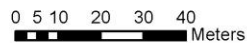
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9664  
Planner: ID  
Date Prepared: 2023/11/28  
Technician: rc  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250



Bill No. 19  
2024

By-law No. A.-\_\_\_\_\_ - \_\_\_\_

A by-law to confirm the proceedings of the  
Council Meeting held on the 23<sup>rd</sup> day of  
January, 2024.

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

1. Every decision of the Council taken at the meeting at which this by-law is passed and every motion and resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted, except where prior approval of the Ontario Land Tribunal is required and where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
2. The Mayor and the proper civic employees of the City of London are hereby authorized and directed to execute and deliver all documents as are required to give effect to the decisions, motions and resolutions taken at the meeting at which this by-law is passed.
3. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

Bill No. 20  
2024

By-law No. A.-\_\_\_\_-\_\_

A by-law to appoint Evelina Skalski as Deputy Clerk.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 228(1) of the *Municipal Act, 2001*, as amended (the "Act") requires a municipality to appoint a clerk;

AND WHEREAS subsection 228(2) of the Act, permits a municipality to appoint a Deputy Clerk who shall have all the powers and duties of the clerk under this Act or any other Act;

AND WHEREAS subsection 228(4) of the Act, permits the clerk to delegate, in writing, any of the clerk's powers and duties under this and any other Act;

AND WHEREAS subsection 228(5) of the Act, the clerk may continue to exercise the delegated powers and duties, despite the delegation;

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

1. Evelina Skalski is hereby appointed Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
2. By-law No. A.-8087-119 being "A by-law to appoint Barb Westlake-Power as Deputy Clerk" is hereby repealed.
3. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

Bill No. 21  
2024

By-law No. A.-\_\_\_\_\_ -\_\_\_\_

A by-law to appoint deputies to the City Clerk.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 228(1) of the *Municipal Act, 2001*, as amended (the “Act”) requires a municipality to appoint a clerk;

AND WHEREAS subsection 228(2) of the Act, permits a municipality to appoint a deputy clerk(s) who shall have all the powers and duties of the clerk under this Act or any other Act;

AND WHEREAS subsection 228(4) of the Act, permits the clerk to delegate, in writing, any of the clerk’s powers and duties under this and any other Act;

AND WHEREAS subsection 228(5) of the Act, the clerk may continue to exercise the delegated powers and duties, despite the delegation;

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

1. Elizabeth Hunt is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
2. Jeannie Raycroft is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
3. Bridgette Somers is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
4. Mike Szarka is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
5. By-law No. A.-8245-138 being “A by-law to appoint deputies to the City Clerk and repeal By-law No. A.-8089-121” is hereby repealed.
6. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

Bill No. 22  
2024

By-law No. A.- \_\_\_\_ - \_\_\_\_

A by-law to raise the amount required for the purposes of the Argyle Business Improvement Association Board of Management for the year 2024 in accordance with section 208 of the *Municipal Act, 2001*.

WHEREAS subsection 5(3) of the Municipal Act, 2001 S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the Municipal Act, 2001 as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the Municipal Act, 2001 as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law No. A.-6873-292, as amended, provides for an improvement area to be known as the Argyle Business Improvement Association and establishes a Board of Management for it known as the Argyle Business Improvement Association Board of Management;

AND WHEREAS subsection 208(1) of the Municipal Act, 2001 provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the Municipal Act, 2001 provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the Municipal Act, 2001;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2024 fiscal year submitted by the Argyle Business Improvement Association Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2024 fiscal year for the purposes of The Argyle Business Improvement Association Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$315,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law No. A.-6873-292, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

6. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024



## Schedule "A"

### Argyle Business Improvement Association 2024 Proposed Budget with 2023 Comparators Revenue Overview

Revenue Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2023	Percentage Budget Change over 2023
Municipal Special Levy	215,000	215,000	215,000	0	315,000	63.9%	100,000	46.5%
Tax Write Offs/Allowance	0	0	0	0	0	0.0%	0	N/A
<b>Net Municipal Special Levy</b>	<b>215,000</b>	<b>215,000</b>	<b>215,000</b>	<b>0</b>	<b>315,000</b>	<b>63.9%</b>	<b>100,000</b>	<b>46.5%</b>
Draw from Operating Fund	0	56,820	0	-56,820	145,000	29.4%	88,180	155.2%
COVID-19 Business Relief Funding	0	0	125,000	125,000	0	0.0%	0	N/A
Gift Card Program Grant	27,573	0	0	0	0	0.0%	0	N/A
Digital Main Street	12,936	0	0	0	0	0.0%	0	N/A
Government Student Funding	6,223	15,000	14,665	-335	22,000	4.5%	7,000	46.7%
Interest Income	1,130	300	1,330	1,030	1,500	0.3%	1,200	400.0%
HST Rebate	0	5,000	12,065	7,065	5,000	1.0%	0	N/A
City of London Patio Improvement Grant	1,790	0	0	0	0	0.0%	0	N/A
Santa Claus Parade Sponsorship	0	3,500	3,500	0	4,500	0.9%	1,000	28.6%
Miscellaneous Income	7,655	0	304	304	0	0.0%	0	N/A
<b>Total Revenue</b>	<b>272,307</b>	<b>295,620</b>	<b>371,864</b>	<b>76,244</b>	<b>493,000</b>	<b>100.0%</b>	<b>197,380</b>	<b>66.8%</b>

## Expenditure Overview

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditures	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Administration</b>								
Salaries	96,833	89,000	91,000	-2,000	105,000	21.3%	16,000	18.0%
Student Wages and Benefits	0	15,000	14,665	335	22,000	4.5%	7,000	46.7%
Seasonal / PT Wages	0	7,000	7,000	0	0	0.0%	-7,000	-100.0%
EI / CPP	0	6,500	6,500	0	9,000	1.8%	2,500	38.5%
Telephone and Internet	906	1,200	1,000	200	1,200	0.2%	0	N/A
Banking Charges	0	100	35	65	100	0.0%	0	N/A
Insurance	1,838	2,000	1,900	100	2,000	0.4%	0	N/A
Bookkeeping, Audit and Professional Fees	8,570	9,000	8,670	330	9,000	1.8%	0	N/A
Alarm System	0	0	1,355	-1,355	600	0.1%	600	0.0%
Repairs and Maintenance	0	1,500	1,320	180	1,500	0.3%	0	N/A
Training/ Conferences	1,638	2,100	1,848	252	2,300	0.5%	200	9.5%
OBIAA Membership	602	700	700	0	700	0.1%	0	N/A
Travel and Transportation	0	200	200	0	200	0.0%	0	N/A
Office Administration	570	0	0	0	0	0.0%	0	N/A
Office Supplies	2,870	3,000	2,500	500	3,000	0.6%	0	N/A
Postage and Courier	0	200	0	200	200	0.0%	0	N/A
Website Hosting and Domain	0	120	120	0	200	0.0%	80	66.7%
<b>Total Administration</b>	<b>113,827</b>	<b>137,620</b>	<b>138,813</b>	<b>-1,193</b>	<b>157,000</b>	<b>31.8%</b>	<b>19,380</b>	<b>14.1%</b>

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditures	Increase/ Decrease over 2023	Percentage Budget Change over 2023
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Rent								
Rent and Utilities	22,297	22,500	31,000	-8,500	33,000	6.7%	10,500	46.7%
Total Rent	22,297	22,500	31,000	-8,500	33,000	6.7%	10,500	46.7%

Business Development								
Communications and Marketing								
Communications & Marketing	25,132	25,000	25,000	0	50,000	10.1%	25,000	100.0%
Digital Main Street	12,936	0	0	0	0	0.0%	0	N/A
Beautification								
Banner Redevelopment	0	0	0	0	5,000	1.0%	5,000	0.0%
Streetscape Improvement Program	0	4,000	1,000	3,000	4,000	0.8%	0	N/A
Planter Basket Program	22,800	20,000	24,850	-4,850	25,000	5.1%	5,000	25.0%
Banner Maintenance	1,658	2,500	1,700	800	2,000	0.4%	-500	-20.0%
Clean Streets Program	1,225	5,000	2,000	3,000	5,000	1.0%	0	N/A
Community Well-Being Program								
BIA Security Program	10,194	20,000	17,000	3,000	25,000	5.1%	5,000	25.0%
COVID-19 Business Relief	0	0	0	0	125,000	25.4%	125,000	0.0%
Community Impact								
Santa Claus Parade / Santa Community Event	20,212	20,000	20,000	0	20,000	4.1%	0	N/A
Gift Card Program	12,950	0	15,500	-15,500	10,000	2.0%	10,000	0.0%
Event Sponsorship Program	0	10,000	0	10,000	10,000	2.0%	0	N/A

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditures	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Business Development (Continued)</b>								
<b>Community Impact</b>								
Canada Day, Halloween, Argyle After Hours	272	7,000	7,000	0	10,000	2.0%	3,000	42.9%
Facade Improvement Grant	1,280	10,000	0	10,000	0	0.0%	-10,000	-100.0%
<b>Total Business Development</b>	<b>108,659</b>	<b>123,500</b>	<b>114,050</b>	<b>9,450</b>	<b>291,000</b>	<b>59.0%</b>	<b>167,500</b>	<b>115.4%</b>
<b>Other</b>								
Harmonized Sales Tax	1,889	2,000	2,000	0	2,000	0.4%	0	N/A
Amortization	2,352	0	2,500	-2,500	0	0.0%	0	N/A
Tax Write Offs	1,758	10,000	10,000	0	10,000	2.0%	0	N/A
<b>Total Other</b>	<b>5,999</b>	<b>12,000</b>	<b>14,500</b>	<b>-2,500</b>	<b>12,000</b>	<b>2.4%</b>	<b>0</b>	<b>N/A</b>
<b>Total Expenditure</b>	<b>250,782</b>	<b>295,620</b>	<b>298,363</b>	<b>-2,743</b>	<b>493,000</b>	<b>100.0%</b>	<b>197,380</b>	<b>66.8%</b>
<b>Net Surplus/ Deficit</b>	<b>21,525</b>	<b>0</b>	<b>73,501</b>	<b>73,501</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>-21,525</b>	<b>0</b>	<b>-73,501</b>	<b>-73,501</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.

All figures subject to rounding

Bill No. 23  
2024

By-law No. A.-\_\_\_\_\_ -\_\_\_\_

A by-law to raise the amount required for the purposes of the Hamilton Road Business Improvement Area Board of Management for the year 2024 in accordance with section 208 of the *Municipal Act, 2001*.

WHEREAS subsection 5(3) of the Municipal Act, 2001 S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the Municipal Act, 2001 as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the Municipal Act, 2001 as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law No. C.P.-1528-486, as amended, provides for an improvement area to be known as the Hamilton Road Business Improvement Area and establishes a Board of Management for it known as the Hamilton Road Business Improvement Area Board of Management;

AND WHEREAS subsection 208(1) of the Municipal Act, 2001 provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the Municipal Act, 2001 provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the Municipal Act, 2001;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2024 fiscal year submitted by the Hamilton Road Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2024 fiscal year for the purposes of the Hamilton Road Business Improvement Area Board of Management and pursuant to subsection 208(1) of the *Municipal Act, 2001* is \$70,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law No. C.P.-1528-486, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

6. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

## Schedule "A"

### Hamilton Road Business Improvement Area 2024 Proposed Budget with 2023 Comparators Revenue Overview

Revenue Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2023	Percentage Budget Change over 2023
Municipal Special Levy	70,478	70,000	70,478	478	70,000	19.7%	0	0%
Tax Write Offs/Allowance	0	0	0	0	0	0.0%	0	N/A
<b>Net Municipal Special Levy</b>	<b>70,478</b>	<b>70,000</b>	<b>70,478</b>	<b>478</b>	<b>70,000</b>	<b>19.7%</b>	<b>0</b>	<b>N/A</b>
Draw From Operating Fund	0	8,011	0	-8,011	154,092	43.5%	146,081	1823.5%
City of London Funding	N/A	0	100,000	100,000	100,000	28.2%	100,000	N/A
Digital Main Street	12,936	0	0	0	0	0.0%	0	N/A
Corporate Contributions	13,700	0	0	0	0	0.0%	0	N/A
Canada Summer Jobs Funding	23,921	27,054	9,277	-17,777	30,000	8.5%	2,946	10.9%
COVID-19 Business Relief Funding	0	0	125,000	125,000	0	0.0%	0	N/A
Friends from the Tree Tour Fund	0	10,000	10,883	883	500	0.1%	-9,500	(95.0%)
Miscellaneous Income	-239	0	846	846	0	0.0%	0	N/A
<b>Total Revenue</b>	<b>120,796</b>	<b>115,065</b>	<b>316,484</b>	<b>201,419</b>	<b>354,592</b>	<b>100.0%</b>	<b>239,527</b>	<b>208.2%</b>

## Expenditure Overview

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Administration</b>								
Admin Salaries and Wages	16,550	46,800	52,000	-5,200	60,000	16.9%	13,200	28.2%
Administration Other	24,636	0	0	0	0	0.0%	0	N/A
Payroll, Employment Insurance and Canadian Pension Plan	2,634	3,702	4,502	-800	4,800	1.4%	1,098	29.7%
Canada Summer Jobs Wages	20,782	25,580	8,284	17,296	30,000	8.5%	4,420	17.3%
CSJ Employment Insurance and Canadian Pension Plan	0	1,474	615	859	1,559	0.4%	85	5.8%
Telephone and Internet	1,719	1,560	1,500	60	1,500	0.4%	-60	(3.8%)
Alarm System	563	637	563	74	600	0.2%	-37	(5.8%)
Insurance	1,885	1,892	1,968	-76	2,000	0.6%	108	5.7%
Bookkeeping, Audit and Professional Fees	3,800	3,800	5,930	-2,130	6,900	1.9%	3,100	81.6%
Office Supplies and Equipment	3,595	1,000	3,500	-2,500	3,200	0.9%	2,200	220.0%
Training/ Conferences	3,100	3,500	1,197	2,303	2,500	0.7%	-1,000	(28.6%)
Office Cleaning/Maintenance	0	0	400	-400	1,500	0.4%	1,500	N/A
<b>Total Administration</b>	<b>79,264</b>	<b>89,945</b>	<b>80,459</b>	<b>9,486</b>	<b>114,559</b>	<b>32.3%</b>	<b>24,614</b>	<b>27.4%</b>
<b>Rent</b>								
Rent and Hydro	10,800	12,000	12,000	0	13,000	3.7%	1,000	8.3%
<b>Total Rent</b>	<b>10,800</b>	<b>12,000</b>	<b>12,000</b>	<b>0</b>	<b>13,000</b>	<b>3.7%</b>	<b>1,000</b>	<b>8.3%</b>



Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Member Services</b>								
CRM/Member Services	0	600	0	600	600	0.2%	0	0%
Annual General Meeting	536	250	0	250	500	0.1%	250	100.0%
Memberships - Provincial Business	0	270	244	26	260	0.1%	-10	(3.7%)
<b>Total Member Services</b>	<b>536</b>	<b>1,120</b>	<b>244</b>	<b>876</b>	<b>1,360</b>	<b>0.4%</b>	<b>240</b>	<b>21.4%</b>
<b>Business Development</b>								
Website Maintenance and Domain	840	1,000	2,000	-1,000	1,200	0.3%	200	20.0%
Website and Email Hosting	0	300	0	300	0	0.0%	-300	(100.0%)
Signage & Permits	1,970	500	0	500	0	0.0%	-500	(100.0%)
Strategic Planning	0	200	0	200	0	0.0%	-200	(100.0%)
Tree Trunk Tour Fund Initiative	0	10,000	636	9,364	5,000	1.4%	-5,000	(50.0%)
Bank Fees	68	0	80	-80	100	0.0%	100	N/A
Amortization of Tangible Capital Assets	637	0	637	-637	637	0.2%	637	N/A
Contract Admin Wages	1,444	0	16,300	-16,300	1,000	0.3%	1,000	N/A
Networking: Board Meetings, Parking, Business Networking	0	0	350	-350	1,500	0.4%	1,500	N/A
Hambucks Dollar Incentive Program	0	0	6,500	-6,500	1,500	0.4%	1,500	N/A
Awards & Grants	10,345	0	0	0	500	0.1%	500	N/A
Digital Main Street	0	0	0	0	0	0.0%	0	N/A
Marketing	0	0	2,000	-2,000	1,500	0.4%	1,500	N/A
Special Events & Sponsorships	2,419	0	3,642	-3,642	10,000	2.8%	10,000	N/A
Public Art/Tree Sculpture Maintenance	0	0	10,000	-10,000	5,000	1.4%	5,000	N/A
Graffiti Removal	0	0	1,200	-1,200	1,500	0.4%	1,500	N/A
Safety Program	0	0	4,500	-4,500	5,400	1.5%	5,400	N/A

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Business Development (Continued)</b>								
Banners Installation	0	0	1,500	-1,500	3,000	0.8%	3,000	N/A
Planters/Hanging Baskets	0	0	10,149	-10,149	20,000	5.6%	20,000	N/A
Beautification	11,931	0	0	0	22,836	6.4%	22,836	N/A
Carnevale Event	0	0	0	0	20,000	5.6%	20,000	N/A
COVID-19 Business Relief	0	0	0	0	125,000	35.3%	125,000	N/A
<b>Total Business Development</b>	<b>29,653</b>	<b>12,000</b>	<b>59,494</b>	<b>-47,494</b>	<b>225,673</b>	<b>63.6%</b>	<b>213,673</b>	<b>1780.6%</b>
<b>Other</b>								
Harmonized Sales Tax	0	0	0	0	0	0.0%	0	N/A
Miscellaneous	0	0	0	0	0	0.0%	0	N/A
<b>Total Other</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>N/A</b>
<b>Total Expenditure</b>	<b>120,252</b>	<b>115,065</b>	<b>152,197</b>	<b>-37,132</b>	<b>354,592</b>	<b>100.0%</b>	<b>239,527</b>	<b>208.2%</b>
<b>Net Surplus/ Deficit</b>	<b>544</b>	<b>0</b>	<b>164,287</b>	<b>164,287</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>-544</b>	<b>0</b>	<b>-164,287</b>	<b>-164,287</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.  
All figures subject to rounding.

Bill No. 24  
2024

By-law No. A.- \_\_\_\_ - \_\_\_\_

A by-law to raise the amount required for the purposes of the Hyde Park Business Improvement Association Board of Management for the year 2024 in accordance with section 208 of the Municipal Act, 2001.

WHEREAS subsection 5(3) of the Municipal Act, 2001 S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the Municipal Act, 2001 as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the Municipal Act, 2001 as amended provides that a municipality may pass by-law respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law No. C.P.-1519-490, as amended, provides for an improvement area to be known as the Hyde Park Business Improvement Association and establishes a Board of Management for it known as the Hyde Park Business Improvement Association Board of Management;

AND WHEREAS subsection 208(1) of the Municipal Act, 2001 provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the Municipal Act, 2001 provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the Municipal Act, 2001;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2024 fiscal year submitted by the Hyde Park Business Improvement Association Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2024 fiscal year for the purposes of The Hyde Park Business Improvement Association Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$599,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law No. C.P.-1519-490, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

6. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

## Schedule "A"

### Hyde Park Business Improvement Association 2024 Proposed Budget with 2023 Comparators Revenue Overview

Revenue Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	Variance	2024 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2023	Percentage Budget Change over 2023
Municipal Special Levy	480,996	530,000	530,000	0	599,000	80.9%	69,000	13.0%
Tax Write Offs/Allowance	0	0	0	0	0	0.0%	0	N/A
<b>Net Municipal Special Levy</b>	<b>480,996</b>	<b>530,000</b>	<b>530,000</b>	<b>0</b>	<b>599,000</b>	<b>80.9%</b>	<b>69,000</b>	<b>13.0%</b>
Draw from Operating Fund	0	174,000	108,830	-65,170	49,869	6.7%	-124,131	(71.3%)
Canada Summer Jobs	0	16,000	14,039	-1,961	17,000	2.3%	1,000	6.3%
Interest Income	0	0	3,000	3,000	0	0.0%	0	N/A
HST Rebate	0	0	35,849	35,849	0	0.0%	0	N/A
Miscellaneous Income	143,787	60,000	70,000	10,000	75,000	10.1%	15,000	25.0%
<b>Total Revenue</b>	<b>624,783</b>	<b>780,000</b>	<b>761,718</b>	<b>-18,282</b>	<b>740,869</b>	<b>100.0%</b>	<b>-39,131</b>	<b>-5.0%</b>

## Expenditure Overview

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	Variance	2024 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Administration</b>								
Wage, Benefits & MERCS	164,069	208,973	208,973	0	232,905	31.4%	23,932	11.5%
Student Wages and Benefits	19,952	16,000	14,039	1,961	17,000	2.3%	1,000	6.3%
Insurance	3,072	3,400	3,455	-55	3,600	0.5%	200	5.9%
Bookkeeping, Audit and Professional Fees	6,050	6,000	9,275	-3,275	4,000	0.5%	-2,000	(33.3%)
Office Equipment Upgrades	607	2,500	2,500	0	1,000	0.1%	-1,500	(60.0%)
Office Furniture	0	10,000	10,000	0	2,000	0.3%	-8,000	(80.0%)
Leasehold Improvements	0	20,000	25,000	-5,000	0	0.0%	-20,000	(100.0%)
Phone, Internet, Office 365	2,792	2,500	2,940	-440	2,500	0.3%	0	0%
Office Supplies	3,658	4,000	4,600	-600	4,000	0.5%	0	0%
Training & Conferences	9,594	10,000	4,134	5,866	15,000	2.0%	5,000	50.0%
Subscriptions & Memberships	1,979	1,500	2,754	-1,254	3,000	0.4%	1,500	100.0%
Bank Charges	1,174	650	1,100	-450	650	0.1%	0	0%
Operating	1,243	3,000	6,073	-3,073	4,000	0.5%	1,000	33.3%
Employee Health Insurance Benefit	1,006	1,500	1,518	-18	1,500	0.2%	0	0%
<b>Total Administration</b>	<b>215,196</b>	<b>290,023</b>	<b>296,360</b>	<b>-6,338</b>	<b>291,155</b>	<b>39.3%</b>	<b>1,132</b>	<b>0.4%</b>
<b>Rent</b>								
Rent and Hydro	24,538	24,257	24,292	-35	24,984	3.4%	727	3.0%
<b>Total Rent</b>	<b>24,538</b>	<b>24,257</b>	<b>24,292</b>	<b>-35</b>	<b>24,984</b>	<b>3.4%</b>	<b>727</b>	<b>3.0%</b>

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	Variance	2024 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2023	Percentage Budget Change over 2023
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Member Services								
Annual General Meeting	10,608	9,000	2,500	6,500	2,000	0.3%	-7,000	(77.8%)
1645 Hyde Park Road Lease	1,068	0	11,707	-11,707	14,000	1.9%	14,000	N/A
<b>Total Member Services</b>	<b>11,676</b>	<b>9,000</b>	<b>14,207</b>	<b>-5,207</b>	<b>16,000</b>	<b>2.2%</b>	<b>7,000</b>	<b>77.8%</b>

Business Development								
Communications, Marketing	25,553	30,000	30,000	0	30,000	4.0%	0	0%
Promotional Marketing Materials	892	3,000	3,000	0	3,000	0.4%	0	0%
Website Dev., Hosting, & Maintenance	722	2,500	1,362	1,138	800	0.1%	-1,700	(68.0%)
Board Meeting & Monthly Business Networking Meetings	1,776	2,000	2,000	0	2,000	0.3%	0	0%
Special Events & Sponsorships	9,693	10,000	10,000	0	10,000	1.3%	0	0%
Other Program Initiatives	4,765	10,000	10,000	0	10,000	1.3%	0	0%
PondFest / Outdoor Piano Program	43,758	42,000	47,131	-5,131	55,000	7.4%	13,000	31.0%
Breakfast with Santa / Christmas Market	62,691	55,000	55,000	0	60,000	8.1%	5,000	9.1%
Sunday Market	0	0	11,441	-11,441	15,000	2.0%	15,000	N/A
Traffic Calming Program	27	1,200	1,399	-199	1,500	0.2%	300	25.0%
Hyde Park Dollars Incentive Program	18,034	15,000	12,370	2,630	15,000	2.0%	0	0%
HPBIA Loyalty Card Program	6,059	1,500	0	1,500	500	0.1%	-1,000	(66.7%)
CTV Ad Program	61,478	69,390	72,329	-2,939	70,461	9.5%	1,071	1.5%
Digital Sign	0	80,000	0	80,000	0	0.0%	-80,000	(100.0%)
Bus Shelter Advertising Program	8,909	9,700	10,117	-417	9,969	1.3%	269	2.8%
Community Beautification Projects	65,842	120,000	120,000	0	120,000	16.2%	0	0%
<b>Total Business Development</b>	<b>310,198</b>	<b>451,290</b>	<b>386,149</b>	<b>65,141</b>	<b>403,230</b>	<b>54.4%</b>	<b>-48,060</b>	<b>-10.6%</b>

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	Variance	2024 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Other</b>								
Harmonized Sales Tax	0	0	0	0	0	0.0%	0	N/A
Contingency	2,220	5,430	710	4,720	5,500	0.7%	70	1.3%
Digital Mainstreet	24,916	0	0	0	0	0.0%	0	N/A
Amortization	8,336	0	0	0	0	0.0%	0	N/A
Strat Planning	0	0	40,000	-40,000	0	0.0%	0	N/A
<b>Total Other</b>	<b>35,472</b>	<b>5,430</b>	<b>40,710</b>	<b>-35,280</b>	<b>5,500</b>	<b>0.7%</b>	<b>70</b>	<b>1.3%</b>
<b>Total Expenditure</b>	<b>597,079</b>	<b>780,000</b>	<b>761,718</b>	<b>18,281</b>	<b>740,869</b>	<b>100.0%</b>	<b>-39,131</b>	<b>(5.0%)</b>
<b>Net Surplus/ Deficit</b>	<b>27,704</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>-27,704</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.

All figures subject to rounding



Bill No. 25  
2024

By-law No. A.-\_\_\_\_\_ -\_\_\_\_\_

A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2024 in accordance with section 208 of the *Municipal Act, 2001*.

WHEREAS subsection 5(3) of the Municipal Act, 2001 S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the Municipal Act, 2001 as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the Municipal Act, 2001 as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10 (1) (paragraph 7);

AND WHEREAS By-law CP-2, as amended, provides for an improvement area to be known as the London Downtown Business Improvement Area and establishes a Board of Management for it known as the London Downtown Business Improvement Area Board of Management;

AND WHEREAS subsection 208(1) of the Municipal Act, 2001 provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the Municipal Act, 2001 provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the Municipal Act, 2001;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2024 fiscal year submitted by the London Downtown Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2024 fiscal year for the purposes of the London Downtown Business Improvement Area Board of Management and pursuant to subsection 208(1) of the *Municipal Act, 2001* is \$2,050,227.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-2, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

6. This by-law comes into force and effect on the day it is passed, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

## Schedule "A"

### London Downtown Business Improvement Area 2024 Proposed Budget with 2023 Comparators Revenue Overview

Revenue Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Revenue	Increase/Decrease over 2023	Percentage Budget Change over 2023
Municipal Special Levy	1,905,238	1,943,343	1,943,343	0	2,050,227	68.1%	106,884	5.5%
Tax Write Offs/Allowance	-204,686	-55,000	-199,000	-144,000	-110,000	-3.7%	-55,000	100.0%
<b>Net Municipal Special Levy</b>	<b>1,700,552</b>	<b>1,888,343</b>	<b>1,744,343</b>	<b>-144,000</b>	<b>1,940,227</b>	<b>64.5%</b>	<b>51,884</b>	<b>2.7%</b>
Draw from Operating Fund	0	30,000	57,000	27,000	1,065,000	35.4%	1,035,000	3450.0%
COVID-19 Business Relief Funding	0	0	1,160,000	1,160,000	0	0.0%	0	N/A
Interest Income	6,350	1,700	16,555	14,855	5,000	0.2%	3,300	194.1%
Miscellaneous Income	214,160	0	34,400	34,400	0	0.0%	0	N/A
<b>Total Revenue</b>	<b>1,921,062</b>	<b>1,920,043</b>	<b>3,012,298</b>	<b>1,092,255</b>	<b>3,010,227</b>	<b>100.0%</b>	<b>1,090,184</b>	<b>56.8%</b>

### Expenditure Overview

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditures	Increase/Decrease over 2023	Percentage Budget Change over 2023
<b>Administration</b>								
Wages and Benefits	567,679	587,100	561,610	25,490	592,000	19.7%	4,900	0.8%
Telephone and Internet	9,221	9,500	9,895	-395	9,500	0.3%	0	0%
Stationery and Supplies	3,991	4,000	4,000	0	4,000	0.1%	0	0%
Insurance	9,000	8,200	8,200	0	8,700	0.3%	500	6.1%
Legal, Audit and Professional Fees	16,257	9,000	9,160	-160	9,000	0.3%	0	0%

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditures	Increase/Decrease over 2023	Percentage Budget Change over 2023
<b>Administration (Continued)</b>								
Purchase and Leasing Equipment	14,747	15,000	16,345	-1,345	18,000	0.6%	3,000	20.0%
Training/Conferences	17,953	18,000	18,475	-475	18,000	0.6%	0	0%
Meetings and Meals	1,132	4,000	3,200	800	4,000	0.1%	0	0%
Subscriptions/ Memberships	4,956	4,500	4,500	0	4,500	0.1%	0	0%
Cleaning	8,746	9,200	9,965	-765	9,200	0.3%	0	0%
Board Development & Expenses	678	5,000	3,690	1,310	4,000	0.1%	-1,000	(20.0%)
Miscellaneous Expense	714	1,000	500	500	750	0.0%	-250	(25.0%)
<b>Total Administration</b>	<b>655,074</b>	<b>674,500</b>	<b>649,540</b>	<b>24,960</b>	<b>681,650</b>	<b>22.6%</b>	<b>7,150</b>	<b>1.1%</b>
<b>Rent</b>								
Rent and Hydro	79,718	83,000	81,000	2,000	112,000	3.7%	29,000	34.9%
Move and Leaseholds	0	0	0	0	30,000	1.0%	30,000	N/A
<b>Total Rent</b>	<b>79,718</b>	<b>83,000</b>	<b>81,000</b>	<b>2,000</b>	<b>142,000</b>	<b>4.7%</b>	<b>59,000</b>	<b>34.9%</b>
<b>Member Services</b>								
Graffiti Removal	52,914	53,000	53,890	-890	54,000	1.8%	1,000	1.9%
Member Services and Retention	78,393	96,500	95,185	1,315	111,800	3.7%	15,300	15.9%
Annual General Meeting	4,850	8,000	4,150	3,850	8,400	0.3%	400	5.0%
Data Research	42,420	10,000	8,600	1,400	15,000	0.5%	5,000	50.0%
<b>Total Member Services</b>	<b>178,577</b>	<b>167,500</b>	<b>161,825</b>	<b>5,675</b>	<b>189,200</b>	<b>6.3%</b>	<b>21,700</b>	<b>13.0%</b>

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditures	Increase/Decrease over 2023	Percentage Budget Change over 2023
<b>Business Development</b>								
Communications and Marketing	238,282	227,250	225,000	2,250	226,650	7.5%	-600	(0.3%)
Event Sponsorships	106,232	80,500	55,000	25,500	75,000	2.5%	-5,500	(6.8%)
Community Led Event Sponsorships	38,905	25,000	15,000	10,000	0	0.0%	-25,000	(100.0%)
Downtown Gift Card Sponsorships	57,978	50,000	50,000	0	75,000	2.5%	25,000	50.0%
Pandemic Response	155,649	0	0	0	0	0.0%	0	N/A
OBIAA Conference	0	15,000	13,000	2,000	0	0.0%	-15,000	(100.0%)
Grant Program Through MainStreet	100,000	165,000	165,000	0	137,500	4.6%	-27,500	(16.7%)
Business Recruitment Through MainStreet	74,696	140,000	140,000	0	95,000	3.2%	-45,000	(32.1%)
Planters	32,839	33,000	32,850	150	40,000	1.3%	7,000	21.2%
Public Realm/Art	43,924	33,000	20,000	13,000	33,000	1.1%	0	0%
Cleaning and Maintenance	168,996	209,380	231,000	-21,620	215,500	7.2%	6,120	2.9%
COVID-19 Business Relief	0	0	95,000	-95,000	1,065,000	35.4%	1,065,000	N/A
Miscellaneous	0	1,368	1,000	368	1,227	0.0%	-141	(10.3%)
<b>Total Business Development</b>	<b>1,017,501</b>	<b>979,498</b>	<b>1,042,850</b>	<b>-63,352</b>	<b>1,963,877</b>	<b>65.2%</b>	<b>984,379</b>	<b>100.5%</b>

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditures	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Other</b>								
Harmonized Sales Tax	13,685	15,545	12,000	3,545	12,500	0.4%	-3,045	(19.6%)
Reserve build up	0	0	0	0	21,000	0.7%	21,000	N/A
<b>Total Other</b>	<b>13,685</b>	<b>15,545</b>	<b>12,000</b>	<b>3,545</b>	<b>33,500</b>	<b>1.1%</b>	<b>17,955</b>	<b>-19.6%</b>
<b>Total Expenditure</b>	<b>1,944,555</b>	<b>1,920,043</b>	<b>1,947,215</b>	<b>-27,172</b>	<b>3,010,227</b>	<b>100.0%</b>	<b>1,090,184</b>	<b>56.8%</b>
<b>Net Surplus/ Deficit</b>	<b>-23,493</b>	<b>0</b>	<b>1,065,083</b>	<b>1,065,083</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>23,493</b>	<b>0</b>	<b>-1,065,083</b>	<b>-1,065,083</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.

All figures subject to rounding

Bill No. 26  
2024

By-law No. A.- \_\_\_\_ - \_\_\_\_

A by-law to raise the amount required for the purposes of the Old East Village Business Improvement Area Board of Management for the year 2024 in accordance with section 208 of the Municipal Act, 2001.

WHEREAS subsection 5(3) of the Municipal Act, 2001 S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the Municipal Act, 2001 as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the Municipal Act, 2001 as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law CP-1, as amended, provides for an improvement area to be known as the Old East Village Business Improvement Area and establishes a Board of Management for it known as the Old East Village Business Improvement Area Board of Management;

AND WHEREAS subsection 208(1) of the Municipal Act, 2001 provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the Municipal Act, 2001 provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the Municipal Act, 2001;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2024 fiscal year submitted by the Old East Village Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2024 fiscal year for the purposes of The Old East Village Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$42,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-1, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

6. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024



## Schedule "A"

### Old East Village Business Improvement Area 2024 Proposed Budget with 2023 Comparators Revenue Overview

Revenue Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2023	Percentage Budget Change over 2023
Municipal Special Levy	42,000	42,000	42,000	0	42,000	6.4%	0	N/A
Tax Write Offs/Allowance	-2,000	-2,000	-2,000	0	-2,000	-0.3%	0	N/A
<b>Net Municipal Special Levy</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>0</b>	<b>40,000</b>	<b>6.1%</b>	<b>0</b>	<b>N/A</b>
Interest Income	0	120	300	180	250	0.0%	130	108.3%
City of London Funding	141,102	141,102	141,102	0	141,102	21.5%	0	N/A
Draw from Operating Fund	0	69,128	0	-69,128	470,748	71.7%	401,620	581.0%
COVID-19 Business Relief Funding	0	0	500,000	500,000	0	0.0%	0	N/A
LEDC Vacancy Reduction Program	65,000	0	30,000	30,000	0	0.0%	0	N/A
Other Program Funding	36,109	0	0	0	0	0.0%	0	N/A
Activation Funding	93,445	0	50,000	50,000	0	0.0%	0	N/A
Canadian Urban Institute	65,123	0	11,339	11,339	0	0.0%	0	N/A
HST Rebate	0	0	23,000	23,000	4,000	0.6%	4,000	N/A
Miscellaneous Income	0	0	0	0	0	0.0%	0	N/A
<b>Total Revenue</b>	<b>440,779</b>	<b>250,350</b>	<b>795,741</b>	<b>545,391</b>	<b>656,100</b>	<b>100.0%</b>	<b>405,750</b>	<b>162.1%</b>

## Expenditure Overview

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Administration</b>								
Telephone and Internet	1,654	1,700	1,172	528	1,750	0.3%	50	2.9%
Travel	0	700	126	574	500	0.1%	-200	(28.6%)
Operating Supplies & Costs	2,150	2,000	1,030	970	2,000	0.3%	0	N/A
Printing & Communications	1,208	1,500	697	803	1,500	0.2%	0	N/A
Equipment & Building Allowance	200	4,500	0	4,500	4,500	0.7%	0	N/A
Salary & Benefits	1,617	2,000	1,282	718	2,000	0.3%	0	N/A
Financial Audits	5,751	3,350	3,000	350	3,350	0.5%	0	N/A
Training Education Development	330	1,000	60	940	2,000	0.3%	1,000	100.0%
Miscellaneous Expense	4,982	6,000	3,944	2,056	7,000	1.1%	1,000	16.7%
<b>Total Administration</b>	<b>17,892</b>	<b>22,750</b>	<b>11,311</b>	<b>11,439</b>	<b>24,600</b>	<b>3.7%</b>	<b>1,850</b>	<b>8.1%</b>
<b>Rent</b>								
Rent and Hydro	12,769	15,000	8,585	6,415	15,000	2.3%	0	N/A
<b>Total Rent</b>	<b>12,769</b>	<b>15,000</b>	<b>8,585</b>	<b>6,415</b>	<b>15,000</b>	<b>2.3%</b>	<b>0</b>	<b>N/A</b>
<b>Member Services</b>								
Advertising Marketing Promotions	3,098	8,500	3,681	4,819	8,500	1.3%	0	N/A
Purchases Services	12,400	20,000	12,925	7,075	20,000	3.0%	0	N/A
Salary & Benefits	156,566	160,000	139,708	20,292	160,000	24.4%	0	N/A
<b>Total Member Services</b>	<b>172,064</b>	<b>188,500</b>	<b>156,314</b>	<b>32,186</b>	<b>188,500</b>	<b>28.7%</b>	<b>0</b>	<b>N/A</b>

Expenditure Detail:	2022 Audited Actuals	2023 Approved Budget	2023 Projected Actuals	2023 Projected Variance	2024 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2023	Percentage Budget Change over 2023
<b>Business Development</b>								
Special Projects	16,298	10,000	3,091	6,909	10,000	1.5%	0	N/A
Other Program Expenses	264,930	0	0	0	0	0.0%	0	N/A
Beautification	5,888	8,100	4,860	3,240	12,000	1.8%	3,900	48.1%
COVID-19 Business Relief	8,074	0	0	0	400,000	61.0%	400,000	0.0%
Community Initiatives	2,586	6,000	374	5,626	6,000	0.9%	0	N/A
<b>Total Business Development</b>	<b>297,776</b>	<b>24,100</b>	<b>8,325</b>	<b>15,775</b>	<b>428,000</b>	<b>65.2%</b>	<b>403,900</b>	<b>1675.9%</b>
<b>Other</b>								
Harmonized Sales Tax	2,631	0	0	0	0	0.0%	0	N/A
Miscellaneous	0	0	0	0	0	0.0%	0	N/A
<b>Total Other</b>	<b>2,631</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>N/A</b>
<b>Total Expenditure</b>	<b>503,132</b>	<b>250,350</b>	<b>184,535</b>	<b>65,815</b>	<b>656,100</b>	<b>100.0%</b>	<b>405,750</b>	<b>162.1%</b>
<b>Net Surplus/ Deficit</b>	<b>-62,353</b>	<b>0</b>	<b>611,206</b>	<b>611,206</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>62,353</b>	<b>0</b>	<b>-611,206</b>	<b>-611,206</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.

All figures subject to rounding.

Bill No. 27  
2024

By-law No. A.- \_\_\_\_\_ - \_\_\_\_

A by-law to approve an Amending Agreement between The Corporation of the City of London and Brightly Software Canada Inc. to provide for the ongoing license and support fees for the Corporate Asset Management Computer System.

WHEREAS subsection 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS Municipal Council of The Corporation of the City of London considers it to be in the interests of the municipality to enter into an Amending Agreement with Brightly Software Canada Inc. to continue to use the Corporate Asset Management Computer System and to address the license and support fees for Years 8 -12 (2024-2028);

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

1. The Amending Agreement between The Corporation of the City of London and Brightly Software Canada Inc. attached as Schedule I to this by-law (the “Amending Agreement”) to amend the agreement entered into between The Corporation of the City of London and Assetic Canada Holdings Inc. on December 1, 2016 is hereby authorized and approved.
2. The Mayor and City Clerk are authorized to execute the Amending Agreement authorized and approved in section 1 of this by-law.
3. The Deputy City Manager, Finance Supports is delegated the authority to approve any future amending agreements between Brightly Software Canada Inc. and The Corporation of the City of London to continue the Corporate Asset Management Computer System.
4. The Mayor and Clerk are authorized to execute any amending agreements approved by the Deputy City Manager, Finance Supports approved pursuant to section 3 of this by-law.
5. This by-law comes into effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Passed in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

**Schedule I**  
**AMENDING AGREEMENT**

This agreement made the 24th day of January, 2024.

**BETWEEN:**

**THE CORPORATION OF THE CITY OF LONDON (the “City”)**

- and -

**BRIGHTLY SOFTWARE CANADA INC. (“Brightly Canada”)**

**WHEREAS** The Corporation of the City of London and Assetic Canada Holdings Inc. entered into an agreement commencing December 1, 2016 for the acquisition and implementation of a Corporate Asset Management Software Computer System (the “Original Agreement”);

**AND WHEREAS** Brightly Software Canada Inc. acquired Assetic Canada Holdings Inc. in 2020 and Brightly Software Canada Inc. has agreed to assume all rights and obligations of Assetic Canada Holdings Inc. under the Original Agreement and to observe and be bound by the terms, conditions, covenants and provisions therein contained;

**AND WHEREAS** the Original Agreement did not address licensing fees for years 2024-2028 and the parties wish to enter into an Amending Agreement to provide for annual ongoing license and support fees for years 2024-2028;

**AND WHEREAS** the parties wish to extend the term of the Original Agreement to December 31, 2028;

**NOW THEREFORE THIS AGREEMENT WITNESSES** that in consideration of the mutual covenants and agreements, and subject to the terms and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Original Agreement dated December 1, 2016 shall be continued upon the same terms and conditions as therein set out, except as specifically varied in this Amending Agreement.
2. Brightly Canada acknowledges and agrees that it has been assigned the rights, obligations and interests of Assetic Canada Holdings Inc. in the Original Agreement and further acknowledges and agrees that every term, covenant, attornment, provision, condition and stipulation in the Original Agreement shall apply to and bind Brightly Canada with the same effect as if Brightly Canada had been Assetic Canada Holdings Inc. and as such had executed the Original Agreement and Brightly Canada covenants with the City to do, observe, keep and perform every term, covenant, attornment, proviso, condition and stipulation of the Original Agreement.
3. The City will pay Brightly Canada an annual ongoing license and support fee of \$116,905 for the year 2024. The annual ongoing license and support fee shall increase by 3% for each subsequent year until the end of the term being December 31, 2028, as set out in Schedule 2 attached hereto. For greater clarity, the total fees the Corporation will pay to Brightly Canada for ongoing license and support from 2024-2028 will be \$620,664.52. The parties therefore agree to delete Schedule 2 of Schedule B of the Original Agreement and replace it with Schedule 2 of Schedule B attached hereto as Schedule 2
4. This Amending Agreement and the Original Agreement (the “Agreement”) together constitute the entire agreement between the parties.

5. The Agreement shall terminate on December 31, 2028.
6. The Agreement may be renewed at the City's sole discretion upon review of the proposed license and support fees for future years, which shall be submitted to the Corporation no later than July 1, 2028.
7. This Amending Agreement shall enure and be binding upon the parties and their respective successors and assigns.
8. This Amending Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

**IN WITNESS WHEREOF** the parties have duly executed and delivered this Amending Agreement.

**THE CORPORATION OF THE CITY OF LONDON**

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Josh Morgan  
Mayor

---

Michael Schulthess  
City Clerk

**Brightly Software Canada Inc.**

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Ben Moller  
Channel Manager  
I have authority to bind the corporation.

**Schedule 2**

**Schedule B - Project Cost Estimate Update**

Modified May 16, 2023 by Marissa C. Lambert

**Project Cost Summary**

The 2024 licensing fee of \$116,905 (before HST) and an increase of 3% annually, for the remaining renewal period (2025-2028) as seen in the table below:

Item	Year 2 01/01/2025	Year 3 01/01/2026	Year 4 01/01/2027	Year 5 01/01/2028
Brightly Software	120,412.15 CAD	124,024.51 CAD	127,745.25 CAD	131,577.61 CAD

**Project Cost Estimate**

<b>Year 1</b>	
<ul style="list-style-type: none"> <li>• Predictor Parks, Recreation and Forestry</li> <li>• Assets &amp; Assessments</li> <li>• Predictor Facilities/Physical Plant</li> <li>• Predictor Enterprise</li> </ul>	\$116,905.00
<b>Sub Total</b>	<b>\$116,905.00</b>
<b>Year 2</b> Cost (excl. HST)	
<ul style="list-style-type: none"> <li>• Predictor Parks, Recreation and Forestry</li> <li>• Assets &amp; Assessments</li> <li>• Predictor Facilities/Physical Plant</li> <li>• Predictor Enterprise</li> </ul>	\$120,412.15
<b>Sub Total</b>	<b>\$120,412.15</b>
<b>Year 3</b> Cost (excl. HST)	
<ul style="list-style-type: none"> <li>• Predictor Parks, Recreation and Forestry</li> <li>• Assets &amp; Assessments</li> <li>• Predictor Facilities/Physical Plant</li> <li>• Predictor Enterprise</li> </ul>	\$124,024.51
<b>Sub Total</b>	<b>\$124,024.51</b>
<b>Year 4</b> Cost (excl. HST)	
<ul style="list-style-type: none"> <li>• Predictor Parks, Recreation and Forestry</li> <li>• Assets &amp; Assessments</li> <li>• Predictor Facilities/Physical Plant</li> <li>• Predictor Enterprise</li> </ul>	\$127,745.25
<b>Sub Total</b>	<b>\$127,745.25</b>
<b>Year 5</b> Cost (excl. HST)	
<ul style="list-style-type: none"> <li>• Predictor Parks, Recreation and Forestry</li> <li>• Assets &amp; Assessments</li> <li>• Predictor Facilities/Physical Plant</li> <li>• Predictor Enterprise</li> </ul>	\$131,577.61
<b>Sub Total</b>	<b>\$131,577.61</b>
<b>Project Total</b>	<b>\$620,664.52</b>

Bill No.28  
2024

By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_

A by-law to appoint a Drainage Superintendent pursuant to the *Drainage Act*, R.S.O. 1990, c. D.17, and to repeal By-law No. A.-8287-224 entitled “A by-law to appoint a Drainage Superintendent pursuant to the *Drainage Act*, R.S.O. 1990”.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS Section 93 of the *Drainage Act*, R.S.O. 1990, c. D.17, authorizes the council of a local municipality to appoint by by-law a drainage superintendent and provide for fees or other remuneration for services performed by drainage superintendents in carrying out their duties under the *Drainage Act*;

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

1. Jessica Trela is hereby appointed as Drainage Superintendent for The Corporation of the City of London.
2. The Drainage Superintendent shall carry out the duties as prescribed by the *Drainage Act*, R.S.O. 1990, c. D.17.
3. By-law No. A.-8287-224 passed on August 2, 2022, entitled “A by-law to appoint a Drainage Superintendent pursuant to the *Drainage Act*, R.S.O. 1990” is hereby repealed.
4. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024



Bill No. 29  
2024

By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_

A by-law to approve a Service Agreement for case management software between The Corporation of the City of London and ESCASES INC.

WHEREAS section 2 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that municipalities are created by the Province of Ontario to be responsible and accountable governments with respect to matters within their jurisdiction and each municipality is given powers and duties under this Act and many other Acts for the purpose of providing good government with respect to those matters;

AND WHEREAS subsection 5(3) of the Municipal Act, 2001 provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the Municipal Act, 2001 provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS section 10 of the Municipal Act, 2001 provides that the City may provide any service or thing that the City considers necessary or desirable for the public, and may pass by-laws respecting same, and respecting economic, social and environmental well-being of the City, and the health, safety and well-being of persons;

AND WHEREAS the City is the Service System Manager for the London Catchment Area;

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

1. The Service Agreement for the provision of case management software for service providers within the London Catchment Area (“Service Agreement”) to be entered into between The Corporation of the City of London and ESCASES INC. attached as Schedule 1 IS APPROVED.
2. The Deputy City Manager, Social and Health Development, and the City Manager, are severally delegated the authority and power to:
  - (i) represent the City (City Representative) with respect to the Service Agreement; and
  - (ii) execute the agreement approved under Schedule 1 on behalf of the City of London; and
  - (iii) approve and execute amending agreements, and approve additional one-year terms to the Service Agreement, that are consistent with the requirements contained in the Service Agreement, and that do not require additional City of London funding.
3. This by-law shall come into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First reading – January 23, 2024  
Second reading – January 23, 2024  
Third reading – January 23, 2024

Agreement Number:

**ESCASES CASE MANAGEMENT SERVICE AGREEMENT**

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This Services Agreement (this “**Agreement**”) is made as of, \_\_\_\_\_, being the (“**Start Date**”) (the “**Effective Date**”), by and between:

1) **ESCASES INC.**, having its registered address at 285 Montreal Street, Kingston, Ontario, Canada K7K 3G9, and represented by Sath Ly as CEO (“**ESCases**”).

- and -

2) **The Corporation of the City of London**, having its registered address at [**Client address**], and represented by [**name and title of client**] (“**CLIENT**”).

**RECITALS**

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**WHEREAS** CLIENT wishes to enter into this Agreement with ESCases for it to obtain the following services:

- An internet-accessible use of ESCases’s Case Management System, and which is hosted by or on behalf of ESCases and made available to CLIENT over its network on a term-use basis.
- the creation or development of new features for the Case Management System.
- training for the use of the Case Management System; and
- support services.

**NOW THEREFORE**, for good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

**SECTION 1 – DEFINITIONS AND INTERPRETATION**

**1.1. Definitions**

In this Agreement, the following words and expressions have the following meanings:

<b>Case Management System</b>	means a web-based software application with basic case management functionalities, as described in Annex “A”.
<b>Accessible</b>	means compliant with the Accessibility for Ontarians with Disabilities Act, 2005 and regulations to ensure that a product or service can be easily reached or obtained; a facility that can be easily entered; information that can be easily accessed; posing no obstacles to People with Disabilities.

**Agreement Number:**

<b><i>Accessibility</i></b>	means a general term which is used to describe the degree of ease that something (for example, device, service, and environment) can be used and enjoyed by People with Disabilities. The term implies conscious planning, design, or effort to ensure it is barrier-free to People with Disabilities, and by extension, usable and practical for the general population as well.
<b><i>Business Day</i></b>	means a day (other than a Saturday, Sunday or public holiday) on which banks are open for general banking business.
<b><i>Confidential Information</i></b>	means: (i) individual client personal data including without limitation, name, address, email address; or (ii) the personal data of CLIENT employees and affiliates, including without limitation, company name (if applicable) employee name, address, and email address; and (iii) other individual information which could reasonably be viewed as being of a confidential nature.
<b><i>Delivery Date</i></b>	has the meaning given in Section 5 of this Agreement.
<b><i>Documentation</i></b>	has the meaning given in Section 2.5.6 of this Agreement.
<b><i>Employment Services</i></b>	or “ES” means services to help job seekers obtain and retain employment.
<b><i>Feature Add-ons</i></b>	means an Upgrade of the Case Management System intended to add functionality specific to the requirements of the CLIENT.
<b><i>FIPPA</i></b>	means the Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. F. 31, as amended.
<b><i>MFIPPA</i></b>	means the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56, as amended.
<b><i>Privacy Laws</i></b>	means all federal, provincial, state, municipal or other applicable statute, law or regulation of any governmental authority in any jurisdiction governing the handling of information about an identifiable individual, including the Personal Information and Protection of Electronic Documents Act (Canada), MFIPPA and FIPPA.
<b><i>Province</i></b>	means Ontario and Ontario’s Ministry of Labour, Training, and Skills Development.

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<b>Services</b>	has the meaning given in Section 2.1 of this Agreement.
<b>Service Fee</b>	has the meaning given in Section 3.1 of this Agreement.
<b>Site</b>	means a physical location where services are coordinated for, or provided to, clients and requires access to ESCase’s Case Management System.
<b>Subscription Term</b>	has the meaning given in Section 5.3 of this Agreement.
<b>Support Hours</b>	has the meaning given in Section 2.4.4 of this Agreement.
<b>Support Services</b>	has the meaning given in Section 2.4.2 of this Agreement.
<b>Update</b>	has the meaning given in Section 2.4.5 of this Agreement.
<b>Upgrade</b>	has the meaning given in Section 2.4.5 of this Agreement.
<b>User</b>	means an individual seeking a job and accessing Employment Services through ESCases’s Case Management System.
<b>User Data</b>	is data that is (a) received from Client or the Province that is marked as User Data or (b) received directly from the Client regardless of any marking, but in both instances contains information related to personal: <ul style="list-style-type: none"><li>· demographics,</li><li>· life stabilization,</li><li>· skills</li><li>· self-efficacy,</li><li>· income/assistance, education status and history,</li><li>· employment status and history, and</li></ul>

	<ul style="list-style-type: none"> <li>· work attitudes and employment goals.</li> </ul> <p>Some examples of User Data (for illustrative purposes only) can be found at:  <a href="https://www.omssa.com/docs/1What_is_Life_Stabilization.pdf">https://www.omssa.com/docs/1What_is_Life_Stabilization.pdf</a>.          Aggregated or Obfuscated Client data shall not constitute Client data for purposes of this definition.</p> <p>Any requirements regarding handling User Data, data security or privacy apply to any of ESCases’s third-party services providers.</p>
<b>Work</b>	<p>includes any and all information, programs, concepts, processes, discoveries, improvements, formulas, know-how and inventions, in any form whatsoever, relating to the business or activities of ESCases, or resulting from or suggested by any work developed by ESCases in connection with this Agreement.</p>

**1.2. Interpretation**

- (a) Unless a contrary intention appears, any reference in this Agreement to:
  - (i) “**CLIENT**”, “**ESCases**” and any “**Party**” shall be construed so as to include its successors in title, permitted assigns and permitted transferees; and
  - (ii) this “**Agreement**” or any other document or instrument is a reference to this Agreement or that document or instrument as amended, novated, supplemented, extended or restated from time to time.
- (b) Unless a contrary intention appears, in this Agreement:
  - (i) headings are for convenience only and do not affect the interpretation of this Agreement; and
  - (ii) words importing the singular include the plural and vice versa, and neuter.

**SECTION 2 – SCOPE OF SERVICES**

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**2.1.** CLIENT hereby engages ESCases to provide CLIENT with the services described in this Article 2 (the “**Services**”):

- A. a nonexclusive right to access and use the Case Management System solely for CLIENT’s internal business operations, during the term of, and subject to and governed by, the provisions of this Agreement.

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- B. the creation and development of new features to the Case Management System, as set out more fully in Section 2.3 and Annex B of this Agreement.
- C. support services as set out more fully in Section 2.4 of this Agreement; and
- D. training for the use of the Case Management System as set out more fully in Section 2.5.

**2.2.** All Services to be provided by ESCases shall be performed with promptness and diligence in a professional manner and at a high level of proficiency, in accordance with this Agreement

### **2.3. ADDITIONAL FEATURES**

**2.3.1.** CLIENT engages ESCases to create and develop, on or before the Delivery Date, Feature Add-ons to the existing Case Management System, as more particularly described in Annex B. CLIENT shall provide detailed specifications to ESCases, within 10 Business Days of the date of execution of this Agreement, to state the CLIENT's requirements and functionality goals more fully for these Feature Add-ons.

**2.3.2.** ESCases agrees to:

- a. create the Feature Add-ons and updates set out in Annex B of this Agreement and use its best efforts to ensure that the design and functionality of the Case Management System, including the Feature Add-ons, meets CLIENT's specifications; and
- b.

**2.3.3.** CLIENT agrees to provide ESCases with:

- a. all assistance and cooperation to ESCases to complete the integration of the Case Management System in CLIENT's internal business operations, in a timely and efficient manner; This will include and be limited to ensuring CLIENT operational teams are available to validate specified Feature Add-Ons, provide user acceptance testing support, and user support to ensure all integrations are populating information correctly.
- b. initial information, and all content for the Case Management System.

**2.3.4.** If additional software Feature Add-ons are required to be developed outside the scope of work, outlined in Annex B, ESCases and CLIENT shall meet to discuss and agree on required software features, build-out requirements, timelines and estimated costs. ESCases will draft a "fee" quotation based on the new scope of work, as part of a Change Order document which will constitute an amendment to this Agreement by adding the

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additional functionality to Annex B, with the additional development work and costs payable by the Client. Once completed, the Change Order shall form part of this Agreement.

## 2.4. SUPPORT SERVICES

**2.4.1.** ESCases shall provide to CLIENT ongoing support for the Case Management System during the Subscription Term, commencing from and including the Delivery Date. This support will be provided to CLIENT at no additional cost.

**2.4.2.** During the Subscription Term, ESCases shall provide to CLIENT support services (the “**Support Services**”) which are intended to respond to any issues with the Case Management System as integrated in the CLIENT’s internal business operation, which Support Services shall be available via:

- a. Telephone; and
- b. On-line.

The Support Services shall be provided to the specific delivery standards described in Annex “C”.

**2.4.3.** ESCases is not required to provide Support Services involving:

- a. correction of problems caused by operation of the Case Management System in a manner other than that contemplated by this Agreement; and
- b. rectification of problems caused by misuse or incorrect use of the Case Management System by CLIENT.

**2.4.4.** The Support Services shall be provided during the hours of 8:30am to 5pm, Monday to Friday (the “**Support Hours**”).

**2.4.5.** During the Subscription Term, ESCases shall promptly provide CLIENT with the following information for any “Update” to or “Upgrade” of the Case Management System it may make or has made available from time to time:

- a. the nature of the improvements and/or corrections contained in the Update or Upgrade; and
- b. any adverse effects that the Update or Upgrade may be expected to have on CLIENT’s system/s, including any expected degradation in reliability, performance or functionality.

In this Agreement, an “**Update**” refers to a regular, periodic maintenance of the Case Management System, which is typically installed by ESCases, for bug fixes or similar functionality, whereas an “**Upgrade**” is a release of new features for the Case Management System. An update is typically not billed to the Client, whereas the upgrade is a billable

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release, and the client shall have the option of whether to install an upgrade to the Case Management System licensed to it.

## 2.5. TRAINING

**2.5.1.** ESCases will provide initial training to CLIENT staff on how to use the Case Management System.

**2.5.2.** The training shall be conducted by Sath Ly of ESCases in one session that will last approximately one (1) hour and will take place on a date to be agreed by the Parties.

**2.5.3.** CLIENT may have up to 100 participants attend the training session referred to in Section 2.5.2 of this Agreement.

**2.5.4.** The training sessions shall take place online, with a third-party video sharing conference software of choice, to be agreed by the Parties.

**2.5.5** A reasonable number of additional training sessions, throughout the term of this Agreement, will be made available by ESCases free of charge to CLIENT, through on-line learning facilities, as described in Section 2.5.4 above.

**2.5.6.** ESCases shall provide CLIENT with documentation for the Case Management System, in electronic format, that contains a description of the Case Management System's material functions and operations (the "**Documentation**").

## SECTION 3 – FEES

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**3.1.** CLIENT shall pay ESCases a fee (the "**Service Fee**") of CAD **[Price]** plus HST, for the Services provided. This is "per site" service fee and will include all the functionality and support specified in Annex A, B, and C. This is for the first year of the Subscription Term and any Service Fee required for subsequent annual terms of the Subscription Term is in addition to this payment. The sites to be included in this agreement are attached in Annex D. CLIENT has the right to add or remove or transfer access to the ESCases service to sites within the boundaries of the London Catchment at its sole discretion.

**3.3.** The Service Fee of Cdn. **[Price]** per 12-month renewal period of the Subscription Term, shall be payable by the CLIENT to ESCases.

**3.4.** The Service Fee shall be payable Net 30 days following the date of the relevant invoice sent by ESCases to CLIENT, which shall be sent to the CLIENT within 10 Business Days of the date of service start for the final list of sites provided to Escases by Client for which a draft list is reflected in Annex D, or the date of the start of a subscription term for site(s) added by Client during the term of this Agreement, respectively. Fees which are not paid within the



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30-day period shall be subject to a late fee of 6% per annum, calculated monthly, not in advance.

**3.5.** Client's preferred method of payment to Escases is through bank EFT and shall require set-up documents from Escases to establish it as Payee. All amounts payable by CLIENT under or in relation to this Agreement should be made either by cash, cheque, bank draft, or wire transfer to the following bank account held by ESCases:

Account with Institution	
<b>Name: Toronto Dominion Bank</b>	Swift Code: TDOMCATTOR
Beneficiary	
<b>Account Name ESCases Inc</b>	Account Number 019020045236652

**3.6.** ESCases reserves the right to suspend the provision of Services in the event a payment obligation for such services is not met after 60 calendar days from the payment due date which is, in accordance with the terms of this Agreement, thirty (30) calendar days from the date of Escases's accurate and complete invoice to Client. Escases agrees to make all reasonable and customary attempts to collect payment from Client prior to any potential suspension and to notify Client, in writing to both the operational and contractual POCs named hereunder, no less than thirty (30) calendar days prior to any potential suspension date. If any Escases invoices are incorrect or disputed by Client, the affected services shall not be at risk of suspension. Only the services which are the subject of Client's non-payment shall be subject to potential suspension

**3.7.** CLIENT is responsible for paying HST and any other taxes applicable to the payments required to be made by it pursuant to this Agreement.

**3.8** Escases shall submit invoices only upon the successful delivery and acceptance of the work by the CLIENT in accordance with the specifications, requirements, and billing milestone schedule identified in Annex E, as applicable. Invoices shall include required supporting statements or certificates, which shall be sent under a separate email to the relevant Client POC. All invoices will be clearly identifiable with the required Agreement number stated clearly as "Purchase Order Number" at the top of the invoice; invoices must be provided in .pdf format with only one (1) attached invoice per email submission.

**3.9** Special billing provisions may be incorporated into the billing milestone issued hereunder. In no event shall invoiced amounts exceed the amount funded by Client, and in no event shall the total funding issued, and amounts invoiced, under this Agreement exceed the limits in Annex D and E. Client shall issue funding in accordance with the agreed upon fixed prices listed in Annex D and E; while the "per site" cost in Annex D shall remain unchanged, the list of sites is subject to change over time. Each invoice must be signed and

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approved by an authorized representative of Escases who shall certify that the invoiced amounts are accurate and that Escases has, in its possession, records to substantiate the invoices submitted to Client.

**4.0 Invoices** must be submitted electronically to [lres@london.ca](mailto:lres@london.ca) and [epardy@london.ca](mailto:epardy@london.ca) and shall include the Agreement Number, stated clearly as “Purchase Order Number” at the top of the invoice which shall also include the Invoice Date and a unique Invoice Number; the period of performance for the services/work being invoiced, cost of each invoiced service(s) in accordance with the pricing in Annex D and E, and total costs for that period; the Subcontractor Name and address;. ESCases shall also separately subtotal taxable services, materials and supplies on each invoice.

#### **SECTION 4 – LICENSE TERM AND PAYMENT**

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**4.1.** Subject to CLIENT compliance with the terms and conditions of this Agreement, ESCases hereby grants CLIENT a non-exclusive right and license to distribute internally, for the use of its officers, members, managers, employees, agents, contractors, successors and assigns, the Case Management System, subject to the payment of periodic fees and compliance with the other terms and conditions of this Agreement.

**4.2. “Subscription Term”** shall mean that period during which CLIENT will have on-line access and use of the Case Management System in accordance with this Agreement. The Subscription Term shall commence on the Delivery Date, which Escases agrees to provide to Client after order processing and delivery are completed and shall continue for 12 months thereafter. Client shall have the sole and exclusive option of renewing the Subscription Term upon issuance of a Purchase Order to Escases with Client’s authorized funding for the renewal term. Client shall make every attempt to notify Escases in writing, via electronic mail, of its intent to renew a Subscription Term not later than 60 calendar days prior to the end of the first (or of any succeeding) Subscription Term and all renewals shall be in accordance with the same terms and conditions as set out in this Agreement. Client’s notification to Escases of its intent to renew a Subscription Term shall not commit Client to a renewal and the details of such notification are subject to change as the site(s) change over time. The Client shall have up to four (4) successive annual options to renew this Agreement, provided that the unexercised options expire if CLIENT does not renew in any preceding year. Client may deliver written notice of non-renewal to Escases at least 30 calendar days prior to the expiration of the then-current Subscription Term.

#### **4.3. Expiry and Termination**

- A. Upon termination of this Agreement or expiration of the Subscription Term, ESCases shall immediately cease providing the Services and all usage rights granted under this Agreement shall terminate.

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- B. if ESCases terminates this Agreement due to a breach by CLIENT, then CLIENT shall immediately pay to ESCases all amounts then due under this Agreement. If CLIENT terminates this Agreement due to a breach by ESCases, then ESCases shall immediately repay to Customer all pre-paid amounts for any unperformed Services scheduled to be delivered after the termination date.
- C. Either Party may immediately terminate this Agreement for cause by written notice to the other Party and may regard the other Party as in default of this Agreement, if the other Party (i) becomes insolvent or bankrupt, (ii) makes an assignment for the benefit of creditors, (iii) to a trustee or receiver appointment, (iv) a trustee or receiver is appointed for its business or assets, or (v) voluntarily initiates bankruptcy or is the subject of involuntary bankruptcy proceedings and no successor assumes the Other Party's obligations under this agreement.

When requested by Client and within ten (10) calendar days from receiving such a request, but no less than twice annually, ESCases shall place the source code and associated documentation (together the "Source Code Materials") for the case management tools as used by Client and covered within the scope of this Agreement, with an escrow agent acceptable to both Parties with neither Party unreasonably withholding such agreement. The Source Code Materials means the source code and all related documentation reasonably required or needed for ESCases or its nominee to install, run, support, maintain (including to modify, compile and assemble) and otherwise use and make available the ESCases case management tools that are within the scope of this Agreement and in accordance with the terms of this Agreement. If Client terminates this Agreement for breach by ESCases or ESCases becomes insolvent or incapable of its performance, Client shall be entitled per the terms of the escrow agreement to access the Source Code Materials and use them in performance of its contract obligations for the term of its Agreement with the Ministry with no further obligation to ESCases.

- D. Termination for Convenience. CLIENT may unilaterally terminate this agreement, in whole or in part, without cause by written notice to ESCases. If terminated under this provision, CLIENT shall not be liable for any products delivered or services initiated and performed after sending to ESCases written notice of termination.
- E. Upon termination of this Agreement and upon subsequent written request by the disclosing party, the receiving party of tangible Confidential Information shall immediately return such information or destroy such information and provide written certification of such destruction, provided that the receiving

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party may permit its legal counsel to retain one archival copy of such information in the event of a subsequent dispute between the parties.

- F. If this agreement is terminated, or when the final Term expires whichever occurs first, all information residing in the Case Management System shall be exported to a data file and returned to CLIENT by ESCases within thirty (30) calendar days of the end or termination effective date, with the data file format to be determined by the CLIENT which shall be within the group of normally utilized file formats at no cost to CLIENT.

#### **SECTION 5 – TIMING AND DELAYS**

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The “*Delivery Date*” of the Case Management System is the date upon which the Case Management System, as upgraded by the Additional Feature Add-ons described in Section 2.3 and Annex B, shall be installed and initialized for Client’s use by Escases in accordance with the Billing Milestones (Annex E) and the terms of this Agreement. If either Party fails to meet agreed to deadlines as required by this Agreement, including the provision and utilization of complete data sets required for the functionality of the Case Management System in the SQL format required by ESCases, the Delivery Date may be postponed accordingly by the number of Business Days between the agreed to deadline and actual completion date. Neither Party shall be liable for the consequences (whether direct or indirect) of a delay caused entirely by the other Party.

#### **SECTION 6 – NATURE OF RELATIONSHIP**

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ESCases agrees to perform the Services hereunder solely as an independent contractor. The Parties agree that nothing in this Agreement shall be construed as creating a joint venture, partnership, franchise, agency, employer/employee, or similar relationship between the Parties, or as authorizing either Party to act as the agent of the other. ESCases is and will remain an independent contractor in its relationship to CLIENT.

#### **SECTION 7 – SUBCONTRACTING**

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In the performance of its obligations hereunder, ESCases shall have the right, in its sole discretion, to use third parties for the purposes of assisting it with completion of a one or more of the Services, *provided that* ESCases shall not be relieved from any of its obligations under this Agreement by doing so. ESCases shall require any such third party to conform with ESCases’s obligations hereunder.

ESCases will ensure that any agreement between ESCases and a third party related to the Project will:

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- i. Include such provisions as are necessary to enable ESCases to comply with all the terms and conditions of the Agreement with respect to the Project for which the third party is to be responsible in the same manner as if the Project were provided by ESCases.
- ii. Be drafted in accordance with all Applicable Laws, Privacy Laws and the obligations of ESCases in the Agreement.
- iii. Include provisions requiring the third party.
  1. to keep and maintain for a period of seven (7) years from their creation all financial records and non-financial records relating to any monies ESCases provides the third party related to the Project.
  2. to allow ESCases or any Person ESCases designates:
    - a. upon twenty-four hours' Notice to the third party and during normal business hours, to enter upon the third party's premises to conduct an audit or investigation of the third party regarding the third party's compliance with the agreement between ESCases and the third party.
    - b. inspects and copy and remove any copies of any records and documents ESCases or any Person it designates, reviews.
  3. to the extent possible, assignment rights to the CLIENT or any third party designated by the CLIENT upon the termination or expiry of this Agreement in accordance with its terms, without any further consent from the third party or any additional, accelerated or other similar payments having to be made.
  4. to acknowledge that ESCases may be subject to disclosure in accordance with FIPPA and/or MFIPPA.
  5. to develop procedures for responding to wrongdoing.
  6. to have a conflict-of-interest policy in place.
  7. to adhere to communication requirements, including:
    - a. a requirement to acknowledge that the project is supported by the CLIENT.
    - b. a publication requirement that includes the statement: "The Government of Ontario and its agencies are in no way bound by the recommendations contained in this document."
    - c. a requirement for third party's delivering EO Programs to comply with the Visual Identity and Communication Guidelines for EO SSMs.

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8. to outline obligations in relation to termination, e.g., continuation of service delivery until the effective date of the termination, implementation of wind-down procedures, etc.

9. to be prohibited from assigning the agreement without the consent of ESCases; and

10. to give the right for ESCases to provide the agreement between ESCases and third party to the CLIENT, which shall not be considered a breach of any confidentiality provisions of the relevant agreement.

## **SECTION 8 – INTELLECTUAL PROPERTY**

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**8.1.** CLIENT agrees that it will not interfere with the normal operation of the Software; will not itself, or allow any third party to copy, transfer, translate, reverse-assemble, reverse-compile, reverse-engineer or in any way derive from the Case Management System any source code or create derivative works based upon the Case Management System, or Documentation.

**8.2** CLIENT waives any objection to any Upgrade created for it by ESCases pursuant to this Agreement being used in other versions of the Case Management System for other customers of ESCases and waives all moral rights and *droits de suite* that it has now or may have in the future to the intellectual property rights existing in any of the works created for it by ESCases pursuant to this Agreement.

## **SECTION 9 – PRIVACY**

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### **9.2. Confidential Information**

(a) CLIENT hereby acknowledges and agrees that ESCases's performance of this Agreement may require ESCases to process, transmit and/or store CLIENT's Confidential Information, provided that ESCases shall restrict access to such Confidential Information to those of its directors, officers, employees, agents, partners, affiliates or subcontractors who have a need to know such information to provide the Services for the CLIENT. By submitting Confidential Information to ESCases, CLIENT agrees that ESCases and its Affiliates may process, transmit and/or store Confidential Information only to the extent necessary for, and for the sole purpose of, enabling ESCases to perform its obligations to under this Agreement, and for no other purpose whatsoever.

(b) The CLIENT shall be responsible for confirming, prior to providing Confidential Information to ESCases, whether the Confidential Information may be accessed pursuant to the *Freedom of Information and Protection of Privacy Act* (Ontario) ("FIPPA") and *Municipal Freedom of Information and Protection of Privacy Act* (Ontario) ("MFIPPA"), and ESCases shall not access any such information where the CLIENT has advised ESCases that such information is no longer accessible in accordance with FIPPA and/or MFIPPA.

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(c) ESCases agrees to use commercially reasonable data protection measures in the provision of the Services to protect Confidential Information., and that its data shall be stored on Servers within Canada.

(d) With respect to any Confidential Information provided by CLIENT and which is resident in the Case Management System, ESCases agrees to provide Records, as defined in FIPPA and MFIPPA, to the CLIENT within seven (7) calendar days and/or remove them from the Case Management System, after being directed by CLIENT, in writing, to do so. ESCases agrees that any Confidential Information provided by it to the CLIENT may be disclosed by the CLIENT, where it is legally obligated to do so under FIPPA and/or MFIPPA by an order of a Court or Tribunal having jurisdiction, and this provision shall prevail over any other inconsistent provision in the Agreement.

**9.3 Data Controller Function** In relation to all Confidential Information provided by or through CLIENT to ESCases, CLIENT will be responsible as sole “Data Controller” for complying with all applicable data protection or similar laws and laws that regulate the processing of Confidential Information. CLIENT agrees to obtain all necessary consents and make all necessary disclosures before including Confidential Information in Content and using the Case Management System. CLIENT confirms that CLIENT is solely responsible for any Confidential Information that may be contained in Content, including any information which any ESCases User shares with third parties on CLIENT’s behalf. CLIENT is solely responsible for determining the purposes and means of processing CLIENT Confidential Information by ESCases under this Agreement, including that such processing according to CLIENT’s instructions will not place ESCases in breach of applicable data protection laws. Prior to processing, CLIENT will inform ESCases about any special categories of data contained within CLIENT Confidential Information and any restrictions or special requirements in the processing of such special categories of data, including any cross-border transfer restrictions. CLIENT is responsible for ensuring that the ESCases meets such restrictions or special requirements.

#### **9.4 Data Security**

ESCases represents and warrants that all industry best practices and security measures are implemented and adhered to.

- (a) The Case Management System will be based on current security technologies which will remain updated, supported, and maintained throughout the Subscription Term of the agreement. The Case Management System will comprise of the following:
- Hosted and Computing provided through Microsoft Azure Canada public Cloud and Amazon Web Services.

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- All web traffic is using HTTPS.
- All traffic will require authorization headers; and
- The CLIENT shall be provided with a separate MSSQL database on a shared instance.

(b) Escases must comply with the provincial guidelines relating to security and privacy set forth below. In addition, Escases shall put in place procedures that limit access to TWCP to only persons who are authorized to have access and for the purposes for which they are authorized. All persons with authorized access to provincial systems must comply with all security, acceptable use, conduct and other applicable ministry guidelines and policies as provided in the links below in this Section 10.8 as such policies exist as of the effective date of this Agreement:

- Security: GO-ITS 25.0 General Security Requirements:  
<https://www.ontario.ca/page/go-its-250-general-security-requirements>
- Privacy: Information Sensitivity Classification Guidelines:  
<https://www.ontario.ca/page/corporate-policy-information-sensitivity-classification>
- Ministry system standards are embodied in broader technology standards that are defined here: <https://www.ontario.ca/page/information-technology-standards>

(c) In the absence of well-established independent certifications of information and system security controls (such as a SOC 2 Type II, ISO 27001, or Cloud Security Alliance) for both the website/application security, as well as the security of the web hosting environment, EScases will:

**Website/application security (OWASP Application Security Verification Standard)**

(i) Provide and maintain, or allow the City of London to engage or perform, independent validation by a reputable application security assessor of implementation of OWASP ASVS v4.0.x Level 2 application security controls. Any exceptions to Level 2 controls, or acceptance of an alternative control framework (and exceptions thereto), must be managed and approved through standard City of London Information Technology Services (information security risk management) and Records Management (privacy management) processes.

(ii) Ensure that re-validation is performed on an annual basis at a minimum, or upon any significant changes to website/application functionality, or allow the City of London to engage or perform the same re-validation.

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**Web hosting security (CIS Critical Security Controls)**

- (iii) Provide and maintain, or allow the City of London to engage, independent validation by a reputable application security assessor of implementation of relevant CIS version 8 security controls for ESCases' development, test, QA, and production CMS environments. Any exceptions to CIS controls, or acceptance of an alternative control framework (and exceptions thereto), must be managed and approved through standard City of London Information Technology Services (information security risk management) and Records Management (privacy management) processes.
  
- (iv) Ensure that re-validation is performed on an annual basis at a minimum, or upon any significant changes to website/application functionality, or allow the City of London to engage or perform the same re-validation.
  
- (d) ESCases will complete the City of London Information Security Questionnaire and agrees to resolve or mitigate any significant vulnerabilities detected in the systems prior to production usage. The City of London Information Security team will evaluate the significance and pertinence of any detected vulnerabilities and work with ESCases to propose mitigation strategies.
  
- (e) Furthermore, Escases agrees that all Users Data will be stored inside Canada residing in Canadian data centres with established ISO/IEC security standards meeting GO-ITS 25.0 General Security Requirements.

**9.5 Data Privacy**

- (a) Both ESCases and the CLIENT are responsible for complying with any obligations applying respectively to each party under applicable federal and provincial privacy laws and regulations. CLIENT is responsible for ensuring that all persons to whom it permits access to any Confidential Information stored on the Case Management System have the appropriate internal authorizations and passwords permitting such access.
  
- (b) Both ESCases and the CLIENT will ensure that Confidential Information is protected in accordance with the security safeguards communicated by the other and agreed to by the receiving party. Only the CLIENT can authorize the use or disclosure of data.
  
- (c) Both ESCases and the CLIENT will ensure that any third party to whom Confidential Information is transferred is bound by the applicable terms within this section.
  
- (d) In addition to the foregoing, the ESCases agrees:

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- (i) to keep CLIENT records secure.
- (ii) to ensure the security and integrity of Confidential Information and keep it in a physically secure location safe from loss, alteration, destruction, or intermingling with other records and databases and to implement, use, and maintain the most appropriate products, tools, measures and procedures to do so.
- (iii) Not to access any Confidential Information for any purpose other than as described in this Agreement.

#### **9.6 FIPPA and MFIPPA.**

(a) ESCases acknowledges that the Government of Ontario is bound by the Freedom of Information and Protection of Privacy Act (Ontario) and that any information provided to the Government of Ontario in connection with this Agreement may be subject to disclosure in accordance with FIPPA.

(b) ESCases acknowledges that the CLIENT is bound by the Municipal Freedom of Information and Protection of Privacy Act (Ontario) and that any information provided to the CLIENT in connection with this Agreement may be subject to disclosure in accordance with MFIPPA.

#### **SECTION 10 – FORCE MAJEURE**

A Party shall not be considered in breach of or in default under this Agreement on account of, and shall not be liable to the other Party for, any delay or failure to perform its obligations hereunder by reason of fire, earthquake, flood, explosion, strike, riot, war, terrorism, or similar event beyond that Party's reasonable control (each a "**Force Majeure Event**"); provided however, that if a Force Majeure Event occurs, the affected Party shall, as soon as practicable:

- a. notify the other Party of the Force Majeure Event and its impact on performance under this Agreement; and
- b. use reasonable efforts to resolve any issues resulting from the Force Majeure Event and perform its obligations hereunder.

#### **SECTION 11 – REPRESENTATIONS AND WARRANTIES**

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**11.1.** Each Party represents and warrants that:

- a. it has full power, authority and capacity to enter and perform its obligations under this Agreement and has taken all such action as is necessary, if any, to enter and perform its obligations under this Agreement.

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- b. this Agreement is a legal, valid and binding obligation of the Party, enforceable against it in accordance with its terms.
- c. entering into this Agreement will not violate the charter, bylaws or other constitutional document(s) of the Party or any material contract to which it is also a party; and
- d. the Services shall be performed in a legally acceptable manner and shall not violate any applicable laws.

**11.2.** ESCases hereby represents and warrants that the Case Management System will perform in all material respects in accordance with the documentation. ESCases does not guarantee that the services will be performed error-free or uninterrupted. CLIENT acknowledges that ESCases does not control the transfer of data over communications facilities, including the internet, and that the Services may be subject to limitations, delays, and other problems inherent in the use of such communications facilities. This section sets forth the sole and exclusive warranty given by ESCases (express or implied) with respect to the subject matter of this agreement. neither ESCases nor any of its licensors or other suppliers warrant or guarantee that the operation of the subscription service will be uninterrupted, virus-free or error-free, nor shall ESCases or any of its service providers be liable for unauthorized alteration, theft or destruction of customer's or any user's data, files, or programs.

**11.3** ESCases represents, warrants to, and covenants with CLIENT that

- a. all the Services to be performed by it hereunder will be rendered in a competent and professional manner by knowledgeable, trained and qualified personnel consistent in all material respects with generally accepted industry standards reasonably applicable to the provisions thereof.
- b. it possesses all rights necessary to grant CLIENT the rights set forth in this Agreement and that the Services do not infringe any intellectual property rights or other third-party proprietary right; and
- c. is in compliance with and will continue to comply with all Applicable Laws including but not limited to Privacy Laws and Client Data requirements, as defined in Section 1 of this Agreement, related to any aspect of this Agreement.
- d. has provided and will continue to provide, or ensure that it is provided, for the term of the Agreement, training to any person involved in carrying out the Agreement on the relevant responsibilities of ESCases set out in the Agreement.
- e. it has a privacy policy that is consistent with the Canadian Standards Association Code for the Protection of personal information and the privacy policy is publicly available.

**Agreement Number:**

- f. has in place the necessary infrastructure and experienced employees to ensure compliance with ESCases' privacy policy.
- g. will provide notice of collection to the applicable persons and users, if required, and obtain and retain any consents that may be necessary to provide access to the Services and meet its obligations under the Agreement.
- h. will ensure that only authorized users have access to the ESCases platform and that the authorized users abide by the Terms and Conditions related to those systems and the representations made by us in this Agreement and in the users' respective registration forms.
- j. will ensure the secure and irreversible destruction or handover in accordance with CLIENT's direction to handover such paper records to CLIENT of paper records containing User Data or personal information where (i) the records are no longer needed to deliver the Services or to comply with the obligations under the Agreement, and (ii) ESCases received prior-written approval to destroy such records and destruction is consistent with written instructions from CLIENT. After the destruction is complete, the vendor will provide written confirmation of the destruction of the records and the destruction date.
- k. will ensure that electronic records containing User Data or personal information that are no longer needed to deliver the Services or to comply with the obligations under the Agreement are not accessible until secure and irreversible destruction of these records is possible and ESCases received prior-written approval to destroy such records and destruction is consistent with written instructions from CLIENT. After the destruction is complete, the vendor will provide written confirmation of the destruction of the records and the destruction date.
- l. will notify CLIENT as soon as ESCases becomes aware of a potential or actual breach of any of the privacy policy and the privacy protection provisions of the Agreement.
- m. will cooperate with CLIENT and its experts, subcontractors, and auditors in any audit of or investigation into a breach of the privacy policy and the privacy protection provisions of the Agreement.
- n. will not perform or fail to perform any action which could reasonably be expected to bring CLIENT or the Province into material disrepute in carrying out the Agreement.
- o. will ensure all User contact conducted on behalf of CLIENT or CLIENT's Service Provider in carrying out the Agreement will be by individuals located within Canada; and
- p. will ensure that all User Data related to carrying out the Agreement will be stored inside Canada residing in Canadian data centres with established ISO/IEC security standards

**Agreement Number:**

meeting G0-ITS 25.0 requirements (available at <https://www.ontario.ca/page/go-its-250-general-security-requirements>).

r. has, will maintain in writing, and will follow:

- a code of conduct and ethical responsibilities for all persons at all levels of the ESCases's organization; and,
- procedures to ensure we can comply with its respective obligations under Applicable Law, including for greater certainty Privacy Laws and any policies and procedures established by the CLIENT or ESCases with respect to the security of personal information of Users.

### **SECTION 12 - LIMITATION OF LIABILITY**

IN NO EVENT SHALL CLIENT BE LIABLE TO ESCASES FOR ANY LOST PROFITS, LOST SAVINGS, CONSEQUENTIAL, INCIDENTAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

### **SECTION 13 - INSURANCE & INDEMNIFICATION**

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(a) ESCases covenants and agrees to maintain, during the term of this Agreement:

(i) Ontario Workplace Safety and Insurance Board coverage or General Employers Liability Insurance, as required by law; and

(ii) Commercial General Liability Insurance against claims for bodily injury or death, property damage or loss, indemnifying ESCases and its employees, servants, volunteers, contractors and agents to the inclusive per occurrence limit of not less than \$2,000,000.00; and

(iii) Combined Technology Security/ Professional Liability Insurance for financial loss arising out of an error, omission or negligent act in the rendering of Services, to the inclusive per occurrence limit of not less than \$2,000,000.00. **SECTION 14 - NOTICES**

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Any notice or other communication provided for herein or given hereunder to a Party hereto shall be in writing and shall be given by electronic mail to the respective Party as follows:

*If to ESCases:*

Name: Sath Ly

Phone Number: 613 583 8697

Email address: Sath.ly@ESCases.ca

Address: 285 Montreal Street, Kingston, Ontario, Canada K7K 3G9

**Agreement Number:**

*If to CLIENT:*

Name: []

Phone Number:[]

Email address:[]

Address: []

All notices shall be given by email with a Delivery and Read request to confirm receipt by the other Party.

**SECTION 15 – CONFLICT OF INTEREST**

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ESCases hereby warrants to CLIENT that, to the best of its knowledge, it is not currently obliged under any existing contract or other duty that conflicts with or is inconsistent with this Agreement. ESCases is free to engage in other development activities; provided, however, ESCases shall not accept work, enter contracts, or accept obligations inconsistent or incompatible with its obligations or the scope of Services to be rendered for CLIENT pursuant to this Agreement.

**SECTION 16 – DISPUTE RESOLUTION & GOVERNING LAW**

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**15.1.** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the applicable federal laws of Canada.

**15.2.** Each party irrevocably and unconditionally submits to the exclusive jurisdiction of the Provincial or federal courts located in the Province of Ontario for the purpose of any action or proceeding brought by either of them in relation to or in connection with this Agreement.

**SECTION 17 – SEVERABILITY**

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Any provision of this Agreement that is prohibited or unenforceable in any jurisdiction will, as to that jurisdiction, be ineffective to the extent of that prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of that provision in any other jurisdiction.

**SECTION 18 – AMENDMENT AND ASSIGNMENT**

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**17.1.** This Agreement may be amended in whole or in part only in writing signed by the Parties hereto.

**17.2.** Neither Party may assign its rights under this Agreement without the prior written consent of the other Party hereto.

**SECTION 19 – ENTIRE AGREEMENT**

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This Agreement and the Annex attached hereto constitute the entire agreement between the Parties and supersede all previous negotiations, understandings and agreements, verbal or written with respect to any matters referred to in this Agreement except as specifically set out in this Agreement. The Annex hereto forms an integral part of this Agreement and is incorporated by reference herein.

**SECTION 20 – COUNTERPARTS**

---

**Agreement Number:**

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one agreement. To evidence the fact that it has executed this Agreement, a Party may send a copy of its executed counterpart to the other Party by electronic transmission and the signature transmitted by such transmission shall be deemed to be that Party's original signature for all purposes.

[Click here to enter text.](#)

## **SECTION 22 – RECORD MAINTENANCE**

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ESCases will keep and maintain for a period of seven years from their creation:

- A. all financial records (including invoices and evidence of payment) relating to the Funds or otherwise to the Project in a manner consistent with either international financial reporting standards or generally accepted accounting principles or any comparable accounting standards that apply to ESCases; and
- B. all non-financial records and documents relating to the Funds or otherwise to the Project.

1. **Records Review.** The CLIENT may, at its own expense, upon twenty-four hours' Notice to Escases and during normal business hours enter upon ESCases' premises to conduct an audit or investigation of ESCases regarding ESCases' compliance with the Agreement, including assessing any of the following:
  - a. the truth of any of ESCases' representations and warranties.
  - b. the progress of the Project.
  - c. ESCases' allocation and expenditure of the Funds.
2. **Inspection and Removal.** For the purposes of any Records Review, the CLIENT may take one or both of the following actions:
  - a. inspects and copy any records and documents referred to in Record Maintenance.
  - b. removes any copies the CLIENT makes pursuant to section A., above.
3. **Cooperation.** To assist the CLIENT in respect of its rights provided for in Inspection and Removal, ESCases will cooperate with the CLIENT by:
  - a. ensuring that the CLIENT has access to the records and documents wherever they are located, including records and documents in the possession of a Service Provider.
  - a. assisting the CLIENT to copy records and documents.
  - b. providing to the CLIENT, in the form the CLIENT specifies, any information the CLIENT identifies; and
  - c. carrying out any other activities the CLIENT requests.
4. **Records Transfer.** At any time during the Term or after the expiry of the Agreement or the termination of the Agreement pursuant to the Financial Administration Act (Ontario) and Termination, upon the request of the CLIENT ESCases will transfer any records referred to in Record Maintenance to any Person identified by the CLIENT to facilitate the continuation or completion of the Project, or a similar project, including the continuation or completion of services to Users.



**Agreement Number:**

5. Collection and Review of Service Provider Records. ESCases will:
- a. ensure that ESCases has unobstructed access to, and the right to always copy and retain copies of all records relevant to the delivery of the Project by Service Providers.
  - b. upon the CLIENT's request, obtain any relevant records from Service Providers or to respond to the CLIENT's requests for further information to be obtained from Service Providers and provide such records to the CLIENT within the timeframe indicated in the CLIENT's request.
  - c. in the event ESCases initiates a review, inspection or audit of a Service Provider's records with whom ESCases has contracted with for the delivery of the Project, ESCases shall provide Notice to the CLIENT and, upon the CLIENT's request, designate the CLIENT as a Person permitted to participate in any review, inspection or audit of the applicable Service Provider; and
  - d. in the event the CLIENT requests ESCases to undertake a review, inspection and/or audit of the records of a Service Provider with whom ESCases has contracted with for the delivery of the Project, ESCases will designate the CLIENT as a Person permitted to participate in any review, inspection or audit of the applicable Service Provider.

### 23. PROGRAM REVIEWS

Scheduled program / subcontract reviews to address

- System Performance
- Support (issues)
- Enhancement Status
- Any other issues or concerns by either party will occur monthly for the first 6-months after the date of the execution of this Agreement and quarterly thereafter.

Agreement Number:

**IN WITNESS WHEREOF**, and intending to be legally bound, the Parties have duly executed this Agreement as of the date first written above.

**ESCASES INC.**

**CLIENT.**

Per:

\_\_\_\_\_

Per: \_\_\_\_\_

I have authority to bind the corporation

Name            Sath Ly

Name

Position        President & CEO

Position

Date             December 1, 2022

Date

**ANNEX A**

**Case Management System**

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ESCASES CASE MANAGEMENT FEATURES

OVERVIEW

1. Microsoft outlook calendar integration
  2. Employers and Trainers Management
  3. Client Profile Management
  4. One way notification via email and SMS
  5. Contract Management
  6. Program Specific Reporting
  7. Mileage and Expense Management
  8. User roles management
  9. Digital File Storage
-

Agreement Number:

**ANNEX B**

**Case Management System Feature Add-ons**

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ESCases shall provide and maintain a working, tested and secure application interface to the Employment Ontario Information Systems – Case Management System (EOIS-CaMS). This interface shall meet the GO-ITS Information and Information Technology Standards for security and privacy referenced in Sec. 9.4 of this Agreement.

**ANNEX C**

**Service Standards**

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- **Response time:** 4 hours during Business Day 9am – 5 pm EST
- **Availability:** 99.9% Case Management System availability guarantee based on, and congruent with, AMS/Microsoft standards of availability
- **Return to service:** not more than 24 hours to full return to service following downtime incidents, if Bug resolution may, depending on the severity, take up to 48 hours.
- **Remote Correction** - remote correction of issues shall be the preferred standard.
- **on-site visits** – are not normally required, but On-site visits outside the Kingston area can be provided, on the pre-condition that ESCases and CLIENT agree as to the expenses that ESCases will incur in making any such on-site visit(s) and that CLIENT will reimburse such expenses.

**ANNEX D**

**Site Locations and Rate Table**

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<b>Organization</b>
London Regional Employment Services
ATN Access Inc.
Community Employment Choices
Community Employment Services – Ingersoll
Community Employment Services – Woodstock
CHS – London
College Boreal – London
Community Living Tillsonburg
Employment Services Elgin
West Elgin Support Services
Employment Solutions
Fanshawe College – London
Fanshawe College – Aylmer
Fanshawe College – St Thomas
Goodwill Career Centre
Hutton House Learning Centre
Leads Employment Services Inc.
London Training Centre
March of Dimes Canada
MCS Employment Resources
Pathways Employment Help Centre
Tillsonburg & District Multi-Service Centre
Women’s Employment Resource Centre
WILL Employment Solutions
Woodstock & District Developmental Services
Youth Opportunities Unlimited

**ANNEX E**

**Billing Milestone Schedule**

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**Subscription Term:**

The subscription term for the software-as-a-service offering shall be two years, commencing from the Effective Date of this Agreement.

**Billing Frequency:**

Billing shall occur annually throughout the subscription term.

**Payment Structure:**

For the first year of the subscription term, the CLIENT agrees to make an initial payment of 90% of the total annual subscription fee upon the execution of this Agreement.

The remaining 10% of the total annual subscription fee shall be payable upon successful implementation and deployment of the system.

**Annual Total:**

The total annual subscription fee is set at \$130,000.00, exclusive of applicable taxes.

**Taxes:**

All amounts specified in this billing schedule are exclusive of Harmonized Sales Tax (HST). HST will be applied to the total annual subscription fee at the prevailing rate.

**Amendment:** This billing schedule may be amended by mutual written agreement of the Parties.

**ANNEX F**

**Roles and Responsibilities**

<b>Role</b>	<b>Responsibilities</b>	<b>Assignment</b>
Technical administration	<ul style="list-style-type: none"> <li>• Responsible for overall system health and performance</li> <li>• Manages server configurations, updates, and backups.</li> <li>• Monitors resource utilization to address issues.</li> <li>• Manages data integrity, consistency and availability.</li> <li>• Ensures the security of the software and the associated data.</li> <li>• Addresses user issues raised through ticketing process.</li> </ul>	ESCASES INC.
User administration	<ul style="list-style-type: none"> <li>• Allocates licences.</li> <li>• Oversees service providers.</li> <li>• Evaluates user feedback to coordinate upgrade requests to ESCASES INC.</li> <li>• Liaises with ESCASES to address CaMS-related issues.</li> </ul>	LRES
Reporting specialist	<ul style="list-style-type: none"> <li>• Designs, develops and maintains customized reports.</li> <li>• Addresses user requests for specific data or analytics.</li> </ul>	LRES



Bill No. 30  
2024

By-law No. C.P.-1512( )-\_\_\_\_

A by-law to amend the Official Plan the City of London, 2016 relating to 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South.

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

1. Amendment No. \_\_\_\_ to The Official Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

**AMENDMENT NO.  
to the  
OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy to the Specific Policies for the Shopping Area Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit a limited range of light industrial uses and would restrict residential uses subject to the policies for the Shopping Area Place Type contained in the Urban Place Types part of this Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South in the City of London.

**C. BASIS OF THE AMENDMENT**

The site-specific amendment is consistent with the PPS and policies of The Official Plan and the Southwest Area Secondary Plan. The recommended amendment facilitates a broader range of uses of a site within the Wellington Road/Highway 401 Neighbourhood. The recommendation provides for a limited range of light industrial uses that are compatible with the Shopping Area Place Type and address the demand for serviced, light industrial lands along the Highway 401 corridor, allowing easy access for the proposed uses.

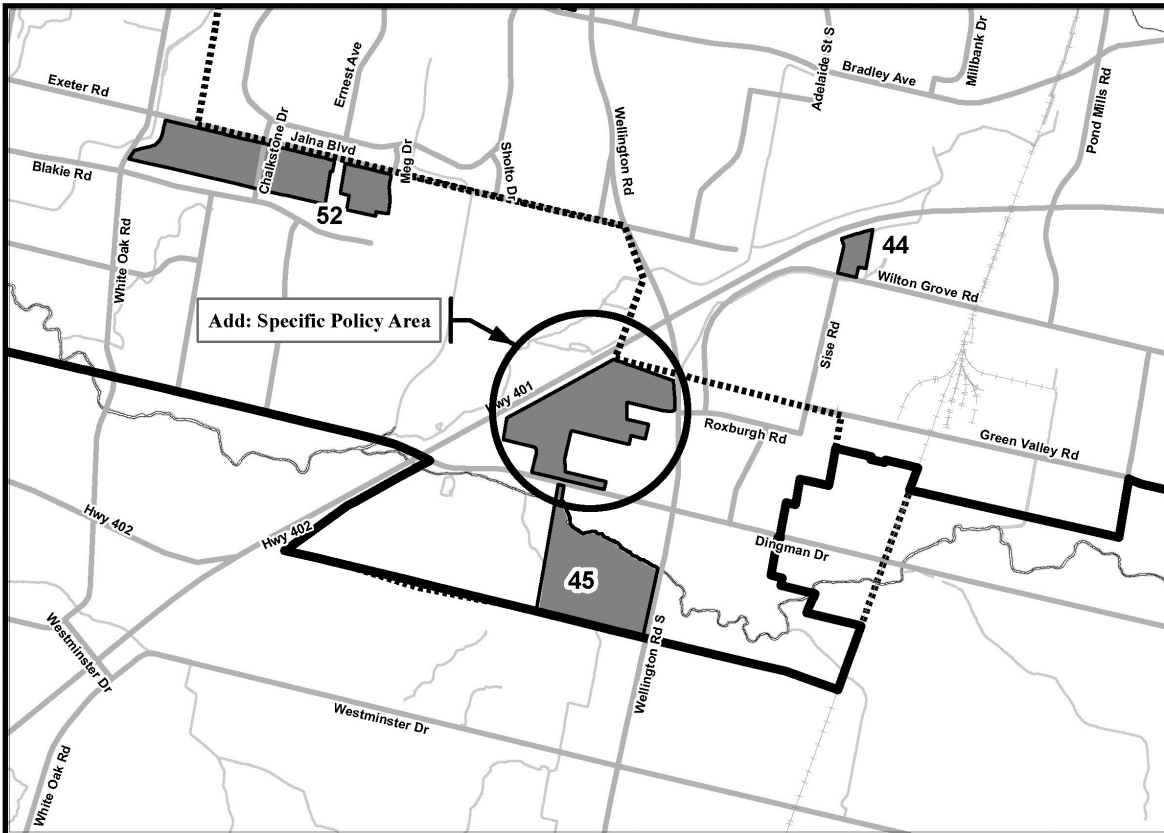
**D. THE AMENDMENT**

The Official Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Shopping Area Place Type of Official Plan for the City of London is amended by adding the following:  
  
( ) In the Shopping Area Place Type at 3055 Dingman Drive/ Roxburgh Road & 4313 Wellington Road South, a limited range of light industrial uses including warehousing/distribution and craft brewing may be permitted.
2. Map 7 - Specific Policy Areas, to The Official Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 3055 Dingman Drive/ Roxburgh Road & 4313 Wellington Road South in the City of London, as indicated on “Schedule 1” attached hereto.

“Schedule 1”

AMENDMENT NO:

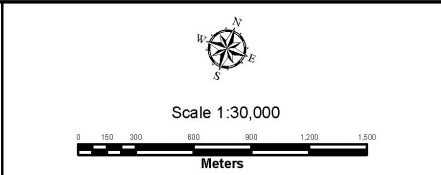


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 1  
TO**  
**OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9665  
**PLANNER:** ID  
**TECHNICIAN:** RC  
**DATE:** 11/27/2023

Bill No. 31  
2024

By-law No. W.-5689(\_\_)-\_\_

A by-law to amend by-law No. W.-5689-65, entitled, "A by-law to authorize Project RT1430-1B – Wellington Gateway – Land Rapid Transit."

WHEREAS the Treasurer has calculated an updated limit for The Corporation of the City of London using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02, and has calculated the estimated annual amount payable by The Corporation of the City of London in respect of the project described in this by-law and has determined that such estimated annual amount payable does not exceed the Limit;

AND WHEREAS it has been deemed expedient to amend By-law No. W.-5689-65 passed on March 7, 2023, to authorize an increase in the net amount of monies to be debentured for "Project 1430-1B – Wellington Gateway – Land Rapid Transit";

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

1. The net cost of this project shall be met by the increase in the issue of debentures by \$3,000,000.00 from \$1,000,000.00 to \$4,000,000.00
2. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

Bill No. 32  
2024

By-law No. WM-12-24\_\_\_\_\_

A by-law to amend the Municipal Waste &  
Resources Collection By-law WM-12.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10 of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public, and may pass by-laws respecting the economic, social and environmental well-being of the municipality, and the health, safety and well-being of persons;

AND WHEREAS the Municipal Council wishes to amend By-law No. WM-12, being “A by-law to provide for the Collection of Municipal Waste and Resource Materials in the City of London” to identify additional requirements to implement the Green Bin program and help prevent litter on private property;

NOW THEREFORE the Council of The Corporation of the City of London enacts as follows:

1. Section 1.1 of by-law WM-12 is amended by adding the following new definition of “Business collection calendar” after the definition of “Brush”:

**Business collection calendar – defined**

“Business collection calendar (residential)” shall mean the calendar of dates for collection of commercial waste and other material designated by the City Engineer for commercial premises.”

2. Section 1.1 of by-law WM-12 is amended by adding the following new definition of “Collection schedule (residential)” after the definition of “Collection point”:

**Collection schedule (residential) – defined**

“Collection schedule (residential)” shall mean the schedule of dates and weeks for collection of garbage, Green Bin material, municipal waste, recyclable material, rubbish, waste, and yard material and other material designated by the City Engineer for residential curbside premises.”

3. Section 1.1 of by-law WM-12 is amended by adding the following new definition of “Green Bin” after the definition of “Grass clippings”:

**Green Bin – defined**

“Green Bin” shall mean a 45 to 50 litre rigid plastic container, the design and dimensions of which is detailed specifically by information obtainable from the City Engineer.

4. Section 1.1 of by-law WM-12 is amended by adding the following new definition of “Green Bin cart” after the definition of “Green Bin”:

**Green Bin cart – defined**

“Green Bin cart” shall mean an 80 litre, 120 litre or 240 litre standard rollout cart with lid on rubber wheels and capable of being lifted by a tipping device installed on a garbage truck, the design and dimensions of which is detailed specifically by information obtainable from the City Engineer.

5. Section 1.1 of by-law WM-12 is amended by adding the following new definition of “Green Bin material” after the definition of “Green Bin liner”:

**Green Bin material – defined**

“Green Bin material” shall mean material designated from time to time by the City Engineer as compostable or digestible and for which alternative collection regulations apply.

6. Section 1.1 of by-law WM-12 is amended by adding the following new definition of “Non-Green Bin material” after the definition of “Non-collectible waste”:

**Non-Green Bin material – defined**

“non-Green Bin material” shall include any material that is not Green Bin material as defined herein. From time to time the City Engineer may designate other materials as non-Green Bin material.

7. Section 1.1 of by-law WM-12 is amended by deleting the definition of “Receptacles” and replacing it with the following new definition:

**Receptacles – defined**

“receptacles” shall include Green Bins, Green Bin carts, recyclable material collection receptacles, waste collection receptacles and yard material collection receptacles.

8. Section 1.1 of by-law WM-12 is amended by deleting the definition of “Resource Materials” and replacing it with the following new definition:

**Resource materials – defined**

“Resource materials” shall include Green Bin material, recyclable material, yard material and Christmas trees collected from residential curbside premises and collection points.

9. Section 1.1 of by-law WM-12 is amended by deleting the definition of “Waste collection receptacle” and replacing it with the following new definition:

**Waste collection receptacles - defined**

“waste collection receptacles” shall include metallic or plastic cans, polyethylene bags and metal or plastic bins.

10. Section 2.4 is deleted and replaced with the following new section 2.4:

**“2.4 Owners - duty to supply information guides and collection schedules to tenants**

All property owners of rented or leased premises, including their agents and/or property management firms, shall ensure that a copy of the applicable and current City collection schedule for residential premises or the City Business collection calendar for commercial premises and related information provided by the City, is located on site for each tenant of the rental or leased premises.”

11. The title of Part 3 is deleted and replaced with the following new title:

**“Part 3 Receptacles Regulations for Residential Waste, Resource Materials and Commercial Waste Collection.”**

12. Section 3.5 is deleted and replaced with the following new section 3.5:

“Occupants of multi-family building premises may place multi-family waste for collection provided the metal and/or plastic bins conform to the following regulations:

- (a) Multi-family waste at multi-family premises may be set out for collection in a metal and/or plastic bin that has been constructed to the standards specified by the City Engineer.
- (b) Occupants shall keep all metal and plastic bins in a clean and sanitary condition.
- (c) Occupants setting out multi-family waste in metal and plastic bins for collection shall ensure that the bin’s casters are lubricated to allow the bins to be easily maneuvered by one person.”

13. Part 3 of by-law WM-12 is amended by adding the following new section:  
**“Section 3.10 Receptacles – Green Bin - Green Bin carts – requirements for Green Bin materials – residential curbside premises**  
Occupants of residential curbsides premises may place Green Bin material for collection provided the Green Bins or Green Bin carts conform to the following regulations:
- (a) Only Green Bin material from residential curbside premises may be set out for collection in a Green Bin or Green Bin cart that meets the standards specified by the City Engineer.
  - (b) Occupants shall keep all Green Bin carts in a clean and sanitary condition.
  - (c) Green Bins or Green Bin carts containing materials other than Green Bin material will not be collected.”
14. Part 3 of by-law WM-12 is amended by adding the following new section:  
**“Section 3.11 Liners – Green Bin and kitchen container – requirements for Green Bin materials**  
Occupants may use liners for the Green Bin, Green Bin carts or kitchen containers provided the liners conform to the following regulations:
- (a) The liners are certified as compostable by the Biodegradable Products Institute (BPI) US Composting Council or Bureau de normalisation du Québec (BNQ).”
15. Subsection 4.1.2 is deleted and replaced with the following new subsection 4.1.2:
- “(1) during the annual exemption periods as listed on the Collection schedule; or
  - (2) if the City Engineer exempts the occupant in writing based on compelling medical grounds.”
16. Section 4.2 is deleted and replaced with the following new section 4.2:  
**“4.2 Placement for collection - residential waste, Green Bin material and recyclable material - times - restrictions**  
Occupants shall ensure that all residential waste collection receptacles, Green Bins, Green Bin carts and recyclable material collection receptacles except for metal and plastic bins, containing residential waste for removal by the collector, shall be placed to the edge of the roadway for day collection before 7:00 a.m. local time on the date fixed for collection, and for night collection before 7:00 p.m. local time on the day of the date fixed for collection, but in no case shall they be so placed before 6:00 p.m. local time on the day prior to the date fixed for collection.”
17. Section 4.3 is deleted and replaced with the following new section 4.3:  
**“4.3 City Engineer - designate – Green Bin material - recyclable material - yard material**  
From time to time the City Engineer may designate specific types of items as Green Bin material, recyclable material or yard material and whether recyclable material is considered a paper product or container and may direct those items so designated be set out for collection in a separate receptacle provided for such purpose or as otherwise directed.”
18. Section 4.7 is deleted and replaced with the following new section 4.7:  
**“4.7 Placement for collection - residential waste, Green Bin material and recyclable material - late - City not responsible**  
The City is not responsible for the collection of residential waste, Green Bin material and recyclable material placed at the edge of the roadway after 7:00 a.m. local time on the day fixed for day collection, or after 7:00 p.m. local time on the day of the date fixed for night collection.”

19. Section 5.4 is deleted and replaced with the following new section 5.4:  
 The City Engineer may designate or authorize a specific location on a private property as a collection point. The City Engineer may consider the following factors in deciding to residential waste or resource materials' collection from private property and/or designating a collection point:
- (a) the availability of a collection point that is freely accessible for collection vehicles;
  - (b) the configuration of the private streets and roadways in a townhouse or condominium complex and the ability of collection vehicles to manoeuvre on such streets and roadways;
  - (c) the desirability of an enclosure for the storage of waste collection receptacles or polyethylene bags as well as the availability of a freely accessible site for such an enclosure;
  - (d) the desire to prevent litter blowing from private property onto adjacent private and public property;
  - (e) requirements under the Site Plan Control Area By-law.
20. Section 5.9 is deleted and replaced with the following new section 5.9:  
 Occupants shall ensure that all collection points are maintained free of residential waste or resource materials of any kind except during the period of time for setting out residential waste, Green Bin material or recyclable material as authorized by this by-law.
21. Section 5.11 is deleted and replaced with the following new section 5.11:  
 Occupants shall ensure that waste collection receptacle enclosures are constructed as approved by the City Engineer and maintained in a clean and sanitary manner, free from loose waste, rats, vermin and scavenging animals, and regularly maintained to prevent litter.
22. Section 5.13 is deleted and replaced with the following new section 5.13:  
 "Occupants for whom a collection point has been approved or designated shall ensure that all waste collection receptacles containing residential waste for removal by the collector, recyclable material collection receptacles containing recyclable material or Green Bin containing Green Bin materials, shall be placed at the collection point for day collection before 7:00 a.m. local time, on the day fixed for collection, and for night collection, before 7:00 p.m. local time, on the day of the date fixed for collection, but in no case shall they be so placed before 6:00 p.m. local time on the day prior to the date fixed for collection."
23. Part 5 of by-law WM-12 is amended by adding the following new section:  
**"Section 5.16 Collection point – maintained – litter prevention**  
 Occupants shall ensure that collection points are regularly maintained to prevent litter on private and public property.
24. The title of Part 6 is deleted and replaced with the following new title:  
**"Part 6 Collection Regulations for Multi-family Waste and Resource Materials – Private Property"**
25. Section 6.1 is deleted and replaced with the following new section 6.1:  
 "The City Engineer may authorize the collection of multi-family waste, Green Bin materials and recyclable material from private property at multi-family building premises."
26. Section 6.2 is deleted and replaced with the following new section 6.2:  
**"6.2 Metal and plastic bins, Green Bins, Green Bin carts and recycling storage carts - location - requirements**  
 Occupants shall ensure that all metal and plastic bins, Green Bins, Green Bin carts and recycling storage carts are set on a level, smooth hard surface



containing a mechanism to ensure that the metal bins do not roll away, in a location that is easily and safely accessible to the collection vehicle.”

27. Section 6.3 is deleted and replaced with the following new section 6.3:

**6.3 Metal and plastic bins, Green Bins, Green Bin carts and recycling storage carts - area - maintained - accessible -safe**

Occupants shall ensure that the area surrounding the metal and plastic bins, Green Bins, Green Bin carts and recycling storage carts is kept clear of snow, ice, or any other obstructions including vehicles so that collection vehicles have proper access to the bins and carts.

28. Section 6.4 is deleted and replaced with the following new section 6.4:

“The City Engineer may designate or authorize a specific location on a private property as a collection point. The City Engineer may consider the following factors in deciding to authorize multi-family waste, Green Bin material or recyclable material collection from private property and/or designating a collection point:

- (a) the availability of a collection point that is freely accessible for collection vehicles;
- (b) the configuration of the private streets and roadways in a multi-family building premise and the ability of collection vehicles to manoeuvre on such streets and roadways;
- (c) the desirability of an enclosure for the storage of waste collection receptacles or polyethylene bags as well as the availability of a freely accessible site for such an enclosure;
- (d) the desire to prevent litter blowing from private property onto adjacent private and public property;
- (e) requirements under the Site Plan Control Area By-law.”

29. Section 6.5 is deleted and replaced with the following new section 6.5:

“Occupants shall ensure that a designated or authorized collection point is maintained free from snow, ice and any other obstructions which may impede access to the multi-family waste, Green Bin material or recyclable material by collection vehicles and crew.”

30. Section 6.8 is deleted and replaced with the following new section 6.8:

“Occupants shall ensure that multi-family waste or recyclable material for collection is placed at a collection point after such location receives the approval of the City Engineer and that multi-family waste, Green Bin material or recyclable material is not placed at any other location for collection.”

31. Section 6.9 is deleted and replaced with the following new section 6.9:

“Occupants shall ensure that all collection points are maintained free of multi-family waste, Green Bin material or recyclable material of any kind except during the period of time for setting out multi-family waste or recyclable material as authorized by this by-law.”

32. Section 6.11 is deleted and replaced with the following new section 6.11:

“Occupants shall ensure that waste collection receptacle enclosures are constructed as approved by the City Engineer and maintained in a clean and sanitary manner, free from loose waste, rats, vermin and scavenging animals, and regularly maintained to prevent litter.”

33. Section 6.13 is deleted and replaced with the following new section 6.13:

**“6.13 Placement of multi-family waste or Green Bin material or recyclable material at collection point**

Occupants for whom a collection point has been approved or designated shall ensure that all waste collection receptacles containing residential waste or multi-

family waste for removal by the collector, Green Bins containing Green Bin materials or recyclable material collection receptacles containing recyclable material, shall be placed at the collection point on the day determined by the City Engineer.”

34. Part 6 of by-law WM-12 is amended by adding the following new section:

**“Section 6.14 Storage – enclosure – collection point - maintained – litter prevention**

Occupants shall ensure that storage areas and enclosures are regularly maintained to prevent litter on private and public property.”

35. The title of Part 8 is deleted and replaced with the following new title:

**“Part 8 Non-Collectible Waste, Non-Green Bin Material and Non-Recyclable Material”**

36. Section 8.1 is deleted and replaced with the following new section 8.1:

“Occupants shall forthwith remove all non-collectible waste, non-Green Bin material and non-recyclable material from the edge of a roadway or a collection point, that the collector refuses to collect under the terms of this by-law.”

37. Section 8.2 is deleted and replaced with the following new section 8.2:

“Occupants, who fail to remove non-collectible waste, non-Green Bin material and non-recyclable material from the edge of the roadway or a collection point, shall be notified in writing by the City Engineer that the City may remove the non-collectible waste, Non-Green Bin material and non-recyclable material at the occupant's expense.”

38. Section 8.3 is deleted and replaced with the following new section 8.3:

“The collector may not collect the following municipal waste and/or resource materials from any premises:

- (a) non-collectable waste, Non-Green Bin material and non-recyclable material as defined by this by-law;
- (b) municipal waste contained in a waste collection receptacle that does not conform to the regulations of this by-law;
- (c) municipal waste contained in a metal bin or waste receptacle enclosure that is deemed to be inaccessible or for which the access is deemed to be hazardous to the collector;
- (d) municipal waste that is placed at a collection point that is deemed to be inaccessible to the collector;
- (e) animal or vegetable waste resulting from the preparation or consumption of food that is not thoroughly drained and packaged;
- (f) dog, cat and pet feces and litter that is not placed inside a sealed and leak-free bag and placed in a waste collection receptacle;
- (g) sharps not packaged and labelled in rigid containers;
- (h) broken glass, and other sharp objects that are not properly packaged inside cardboard and tape;
- (i) yard material that is placed for collection on a date other than the week designated by the City Engineer for yard material collection;
- (j) residential waste, multi-family waste or resource materials that are not placed at either the edge of the roadway or at a designated collection point;
- (k) municipal waste that is packaged in a manner that presents a hazard to persons involved in any part of the collection process on behalf of the City.
- (l) Recyclable material that has not been sorted into paper products and containers.
- (m) Resource materials that are placed for collection in non-authorized collection receptacles as per this by-law;
- (n) surgical and non-surgical masks, gloves, wipes, tissues, napkins, paper towel, not placed inside a sealed and leak-free bag;

- (o) sawdust, cigarette ash, fireplace ash and vacuum dust, not placed inside a sealed bag”
39. Section 10.2 is deleted and replaced with the following new section 10.2:  
**“10.2 Municipal waste and resources materials - placement for collection – in advance**  
No person shall place or cause to be placed municipal waste or resource materials for collection by the collector at a collection point or at the edge of the roadway before 6:00 p.m. local time on the day prior to the day fixed for collection of such waste by the City Engineer.”
40. Section 10.6 is deleted and replaced with the following new section 10.6:  
“No person shall place or cause to be placed non-collectable waste in the same receptacle as brush, yard material, recyclable material, Green Bin material, commercial waste, garbage or rubbish.”
41. Section 10.7 is deleted and replaced with the following new section 10.7:  
**“10.7 Metal or plastic bin - non-complying**  
No person shall use a metal or plastic bin that does not conform to the required by-law standards.”
42. Section 10.8 is deleted and replaced with the following new section 10.8:  
**“10.8 Metal or plastic bin - private - failure to maintain**  
No person shall fail to maintain a privately owned metal or plastic bin in accordance with regulations of this by-law.”
43. Section 10.12 is deleted and replaced with the following new section 10.12:  
**10.12 Green Bin materials and Recyclable material - no removal except by collector**  
No person, other than the collector, shall remove Green Bin material or recyclable material that has been placed in or beside a recyclable material collection receptacle, after such materials have been placed at the edge of the roadway or at a collection point for collection by the collector.
44. Section 10.13 is deleted and replaced with the following new section 10.13:  
Despite section 6.12, an occupant of the premise where the Green Bin material or recyclable material originated may retrieve recyclable material that they have set out for collection, prior to its collection by the collector.
3. This by-law shall come into force and effect on the day it is passed.

Passed in Open Council on January 23, 2024.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

Bill No. 33  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 1544 Dundas Street.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the  
Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1544 Dundas Street, as shown on the attached map comprising part of Key Map No. A108, **FROM** an Associated Shopping Area Commercial (ASA4) Zone **TO** an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone.
2. Section Number 24.4 of the Associated Shopping Area Commercial (ASA) Zone is amended by adding the following Special Provisions:

ASA1( ) 1544 Dundas Street

a. Additional Permitted Use:

- i) Restaurant; take-out services

b. Regulations:

- |  |  |
|--|--|
| i) Lot Frontage<br>(Minimum)   | As existing on the date of passing<br>this by-law (10.86 metres) |
| ii) Rear Yard Setback<br>(Minimum)                                       | As existing on the date of passing<br>this by-law (0.2 metres)   |
| iii) Landscaped Open Space<br>(Minimum)                                  | As existing on the date of passing<br>this by-law (0%)           |
| iv) Off-Street Parking for<br>Restaurant; take-out services<br>(Minimum) | 9 spaces   |

3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990*, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

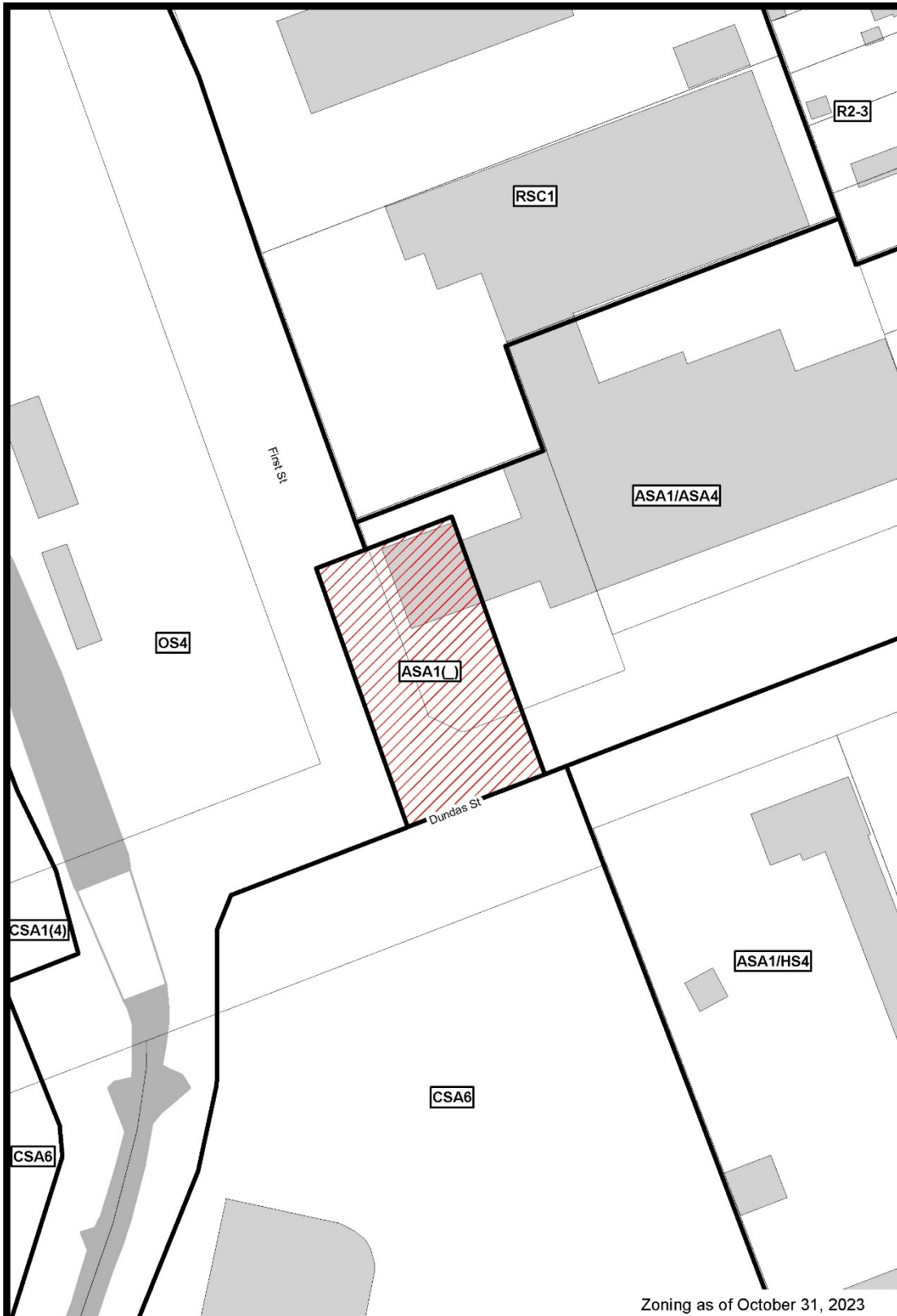
PASSED in Open Council on January 23, 2024, subject to the provisions  
of PART VI.1 of the *Municipal Act, 2001*.



Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: Z-9671 Planner: CC Date Prepared: 2023/11/20 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters</p> 
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Geodatabase

Bill No. 34  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 1982 Commissioners  
Road East

WHEREAS 2804904 Ontario Inc. has applied to rezone an area of land  
located at 1982 Commissioners Road East and part of 1964 Commissioners Road E.  
(39T-19501, Block 62), as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning  
applicable to lands located at 1982 Commissioners Road East and part of 1964  
Commissioners Road East, as shown on the attached map comprising part of Key Map  
No. A113, from an Urban Reserve (UR4) and Urban Reserve Special Provision  
(UR4(7)) Zone to a holding Residential R5 Special Provision (h-\*h-18\*R5-7(□)) Zone.

2. Section Number 9.4 of the Residential R5 Zone is amended by adding the  
following Special Provisions:

R5-7(□) 1982 Commissioners Road East and part of 1964 Commissioners  
Road East

a. Regulations:

- i) For the purposes of Zoning, Commissioners Road East is to be  
considered the front lot line.
- ii) Front Yard Depth 3.0 metres (9.8 feet)  
(Minimum)
- iii) Rear Yard Depth 1.5 metres (4.9 feet)  
(Minimum)
- iv) North Interior Side Yard Depth 1.8 metres (5.9 feet)  
(Minimum)

3. The inclusion in this By-law of imperial measure along with metric  
measure is for the purpose of convenience only and the metric measure governs in  
case of any discrepancy between the two measures.

4. This Amendment shall come into effect in accordance with Section 34 of  
the *Planning Act, R.S.O. 1990*, c. P13, either upon the date of the passage of this by-  
law or as otherwise provided by the said section.

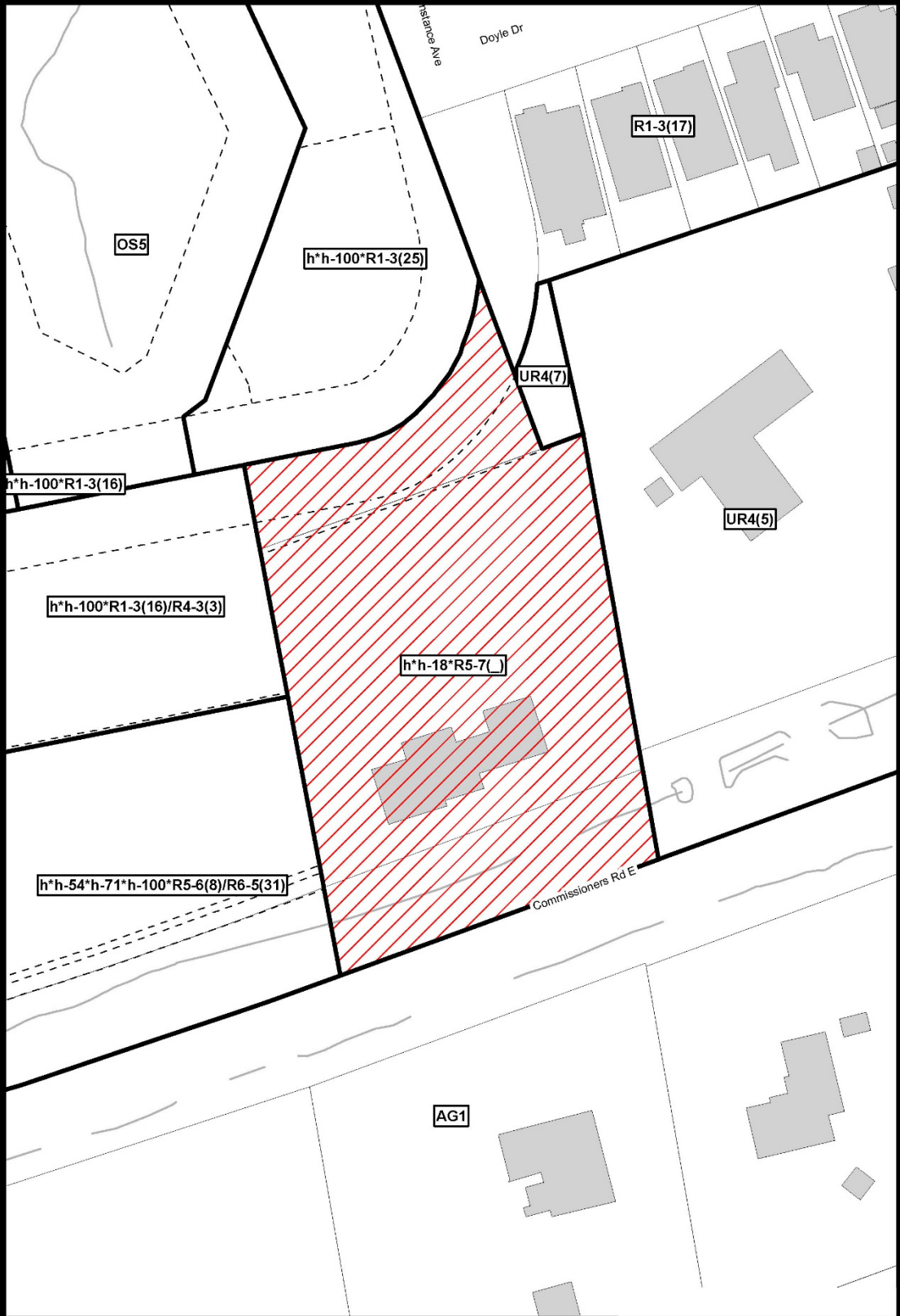
PASSED in Open Council on January 23, 2024, subject to the provisions  
of PART VI.1 of the *Municipal Act, 2001*.


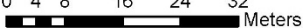

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: Z-9668                  Planner: MH                  Date Prepared: 2023/11/27                  Technician: RC                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters </p> <p></p>
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Geodatabase

Bill No. 35  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 150 King Edward  
Avenue

WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 150 King Edward Avenue, as shown on the attached map comprising part of Key Map No. A107, **FROM** a Neighbourhood Shopping Area Special Provision (NAS3(3)) Zone and Residential R6 Special Provision (R6-5(80)) Zone **TO** a Neighbourhood Shopping Area Special Provision (NAS3(\_)) Zone and Residential R6 Special Provision (R6-5(\_)) Zone;

2. Section Number 23.4 of the Neighbourhood Shopping Area (NSA) Zone is amended by adding the following special provisions:

NSA3( ) 150 King Edward Avenue

a. Additional Permitted Uses

i) Place of Worship

3. Section Number 10.4 of the Residential R6 Zone is amended by adding the following special provision

R6-5( ) 150 King Edward Avenue

a. Additional Permitted Uses

i) Place of Worship

4. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

5. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

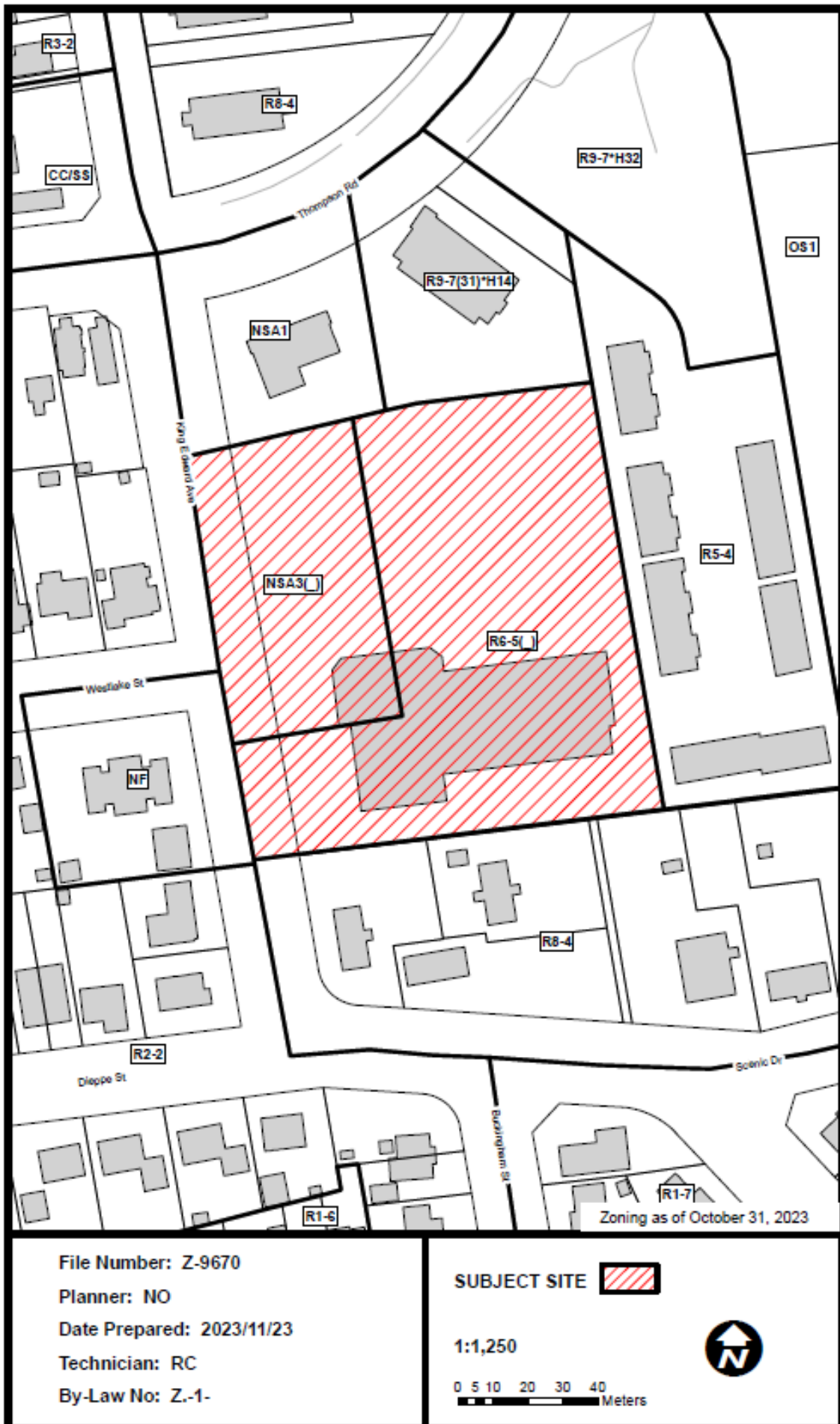
Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024



AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: Z-9670

Planner: NO

Date Prepared: 2023/11/23

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40 Meters



GeoDatabase

Bill No. 36  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3810-3814 Colonel Talbot Road

WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_ this rezoning will conform to the Official Plan;

WHEREAS Towns of Magnolia Inc. has applied to rezone an area of land located at 3810-3814 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3810-3814 Colonel Talbot, as shown on the attached map comprising part of Key Map No. A110, **FROM** an Urban Reserve (UR3) Zone **TO** a Holding Residential Special Provision R6 (h-17\*h-67\*h-89\*R6-5(\_\_\_\_)) Zone.
2. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provisions:

R6-5(\_\_\_\_) 3810-3814 Colonel Talbot Road

a. Regulations

- |      |   |                      |
|------|---|----------------------|
| i)   | Front Yard Depth<br>(Minimum)                               | 6.4 metres           |
| ii)  | Height for Apartment Building<br>(Maximum)                  | 21.0 metres          |
| iii) | Density<br>(Maximum)  | 44 units per hectare |
| iv)  | Apartment building shall be oriented to Colonel Talbot Road |                      |

3. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

4. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

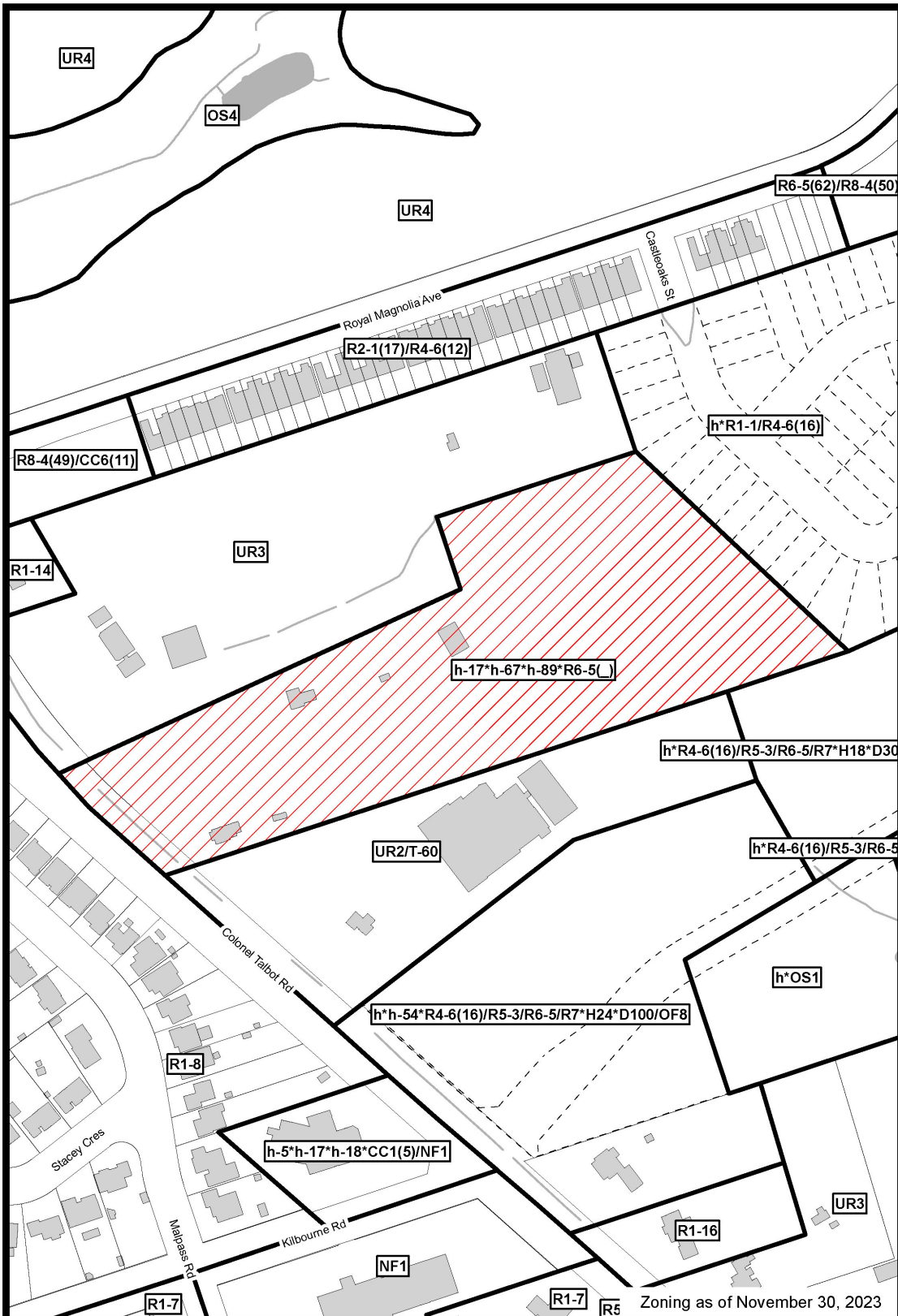
PASSED in Open Council on January 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor


Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

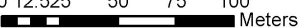
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: Z-9675  
 Planner: AR  
 Date Prepared: 2023/12/12  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters 



Geodatabase

Bill No. 37  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road & 4313 Wellington Road South

WHEREAS KWA Site Development Consulting Inc. on behalf of PenEquity Realty Corporation applied to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_\_ this rezoning will conform to The London Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South, as shown on the attached map comprising part of Key Map No. A111, **FROM** an Associated Shopping Area Commercial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)) Zone **TO** an Associated Shopping Area Commercial Special Provision/ holding Light Industrial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)/h-55\*h-212\*LI1(\_\_\_\_)) Zone.

2. Section Number 40.4 of the Light Industrial (LI) Zone is amended by adding the following Special Provisions:

LI1(\_\_\_\_) 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South

a. Additional Permitted Uses:

- i) Building or contracting establishment;
- ii) Storage depot;
- iii) Bakeries;
- iv) Business service establishments;
- v) Manufacturing and assembly industries (does not include household waste recycling depots);
- vi) Offices support;
- vii) Warehouse establishments;
- viii) Wholesale establishments;
- ix) Custom workshop;
- x) Service trade;
- xi) Existing Self-Storage Establishments;
- xii) Artisan Workshop;
- xiii) Craft Brewery;

3. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

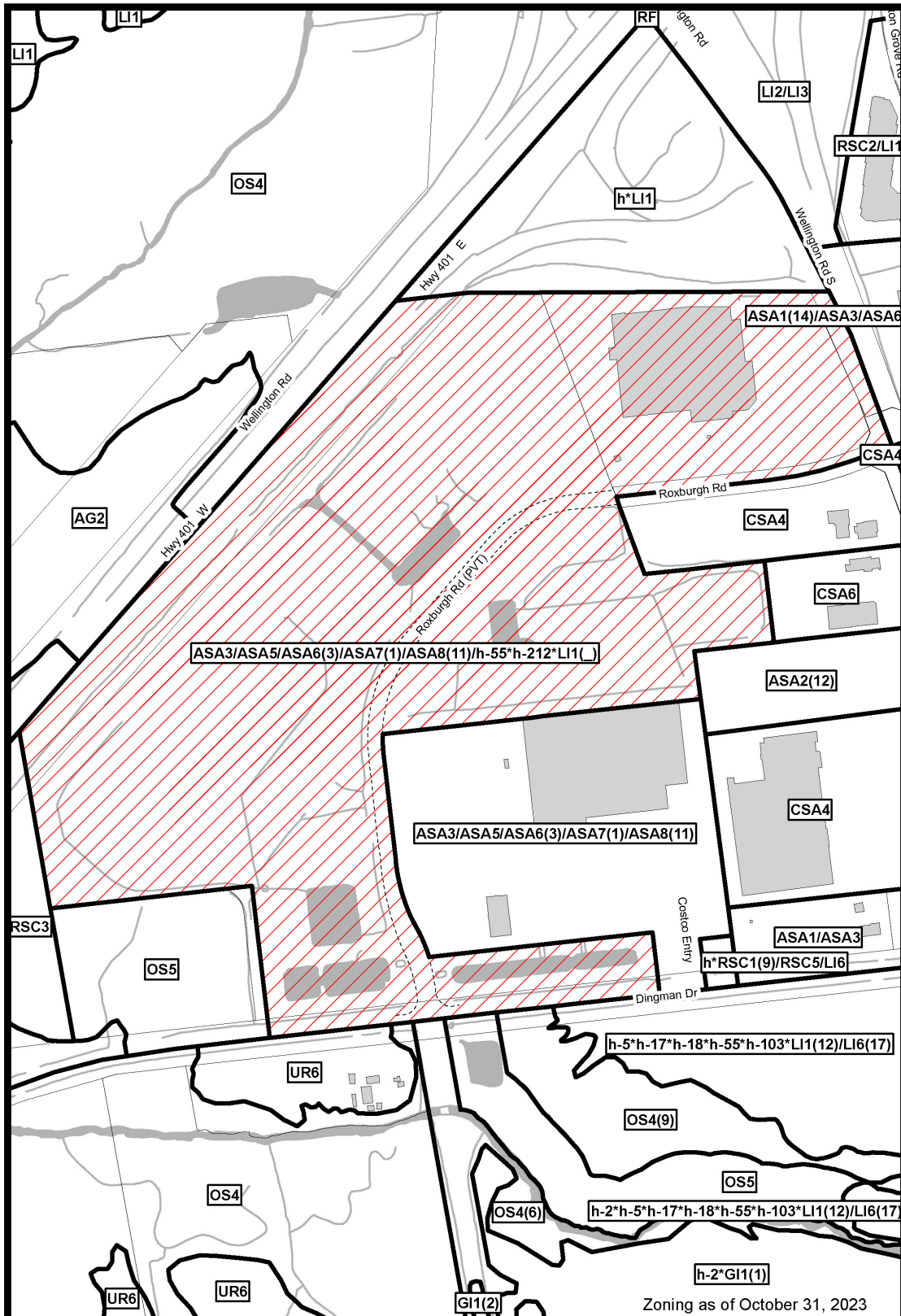
PASSED in Open Council on January 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.



Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: OZ-9665                  Planner: ID                  Date Prepared: 2023/11/27                  Technician: RC                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:4,500</p> <p>0 20 40 80 120 160 Meters</p> 
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Geodatabase

Bill No. 38  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 3637 Colonel Talbot  
Road

WHEREAS SOFCO Properties has applied to rezone an area of land  
located at 3637 Colonel Talbot Road, as shown on the map attached to this by-law, as  
set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning  
applicable to lands located at 3637 Colonel Talbot Road, as shown on the attached map  
comprising part of Key Map No. A110, **FROM** a holding Residential R1 (h-17\*R1-16)  
Zone and Open Space (OS4) Zone **TO** a Residential R1 Special Provision (R1-14(\_))  
Zone, a Holding Residential R5 Special Provision (h-149\*h-121\*R5-2(\_)) and Open  
Space (OS4) Zone.

2. Section Number 5.4 of the Residential R1 Zone is amended by adding the  
following Special Provisions:

R1-14(\_) 3637 Colonel Talbot Road

a. Regulations

- i) Rear yard setback (Minimum): 2.4 metres (7.9 feet)
- ii) Lot Coverage (Maximum): 28.5%
- iii) Front Yard Garage Depth of 4.5 metres.
- iv) Notwithstanding Section 4.1.4.a), Accessory Buildings in the  
form of detached garages, shall be permitted within the Front  
Yard.
- v) Garage doors shall not face Colonel Talbot Road.

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the  
following Special Provisions:

R5-2(\_) 3637 Colonel Talbot Road

a. Regulations

- i) Lot Coverage (Maximum): 32%
- ii) Lot Frontage (Minimum): 10.0 metres

4. The inclusion in this By-law of imperial measure along with metric  
measure is for the purpose of convenience only and the metric measure governs in  
case of any discrepancy between the two measures.

5. This Amendment shall come into effect in accordance with Section 34 of  
the *Planning Act, R.S.O. 1990*, c. P13, either upon the date of the passage of this by-  
law or as otherwise provided by the said section.

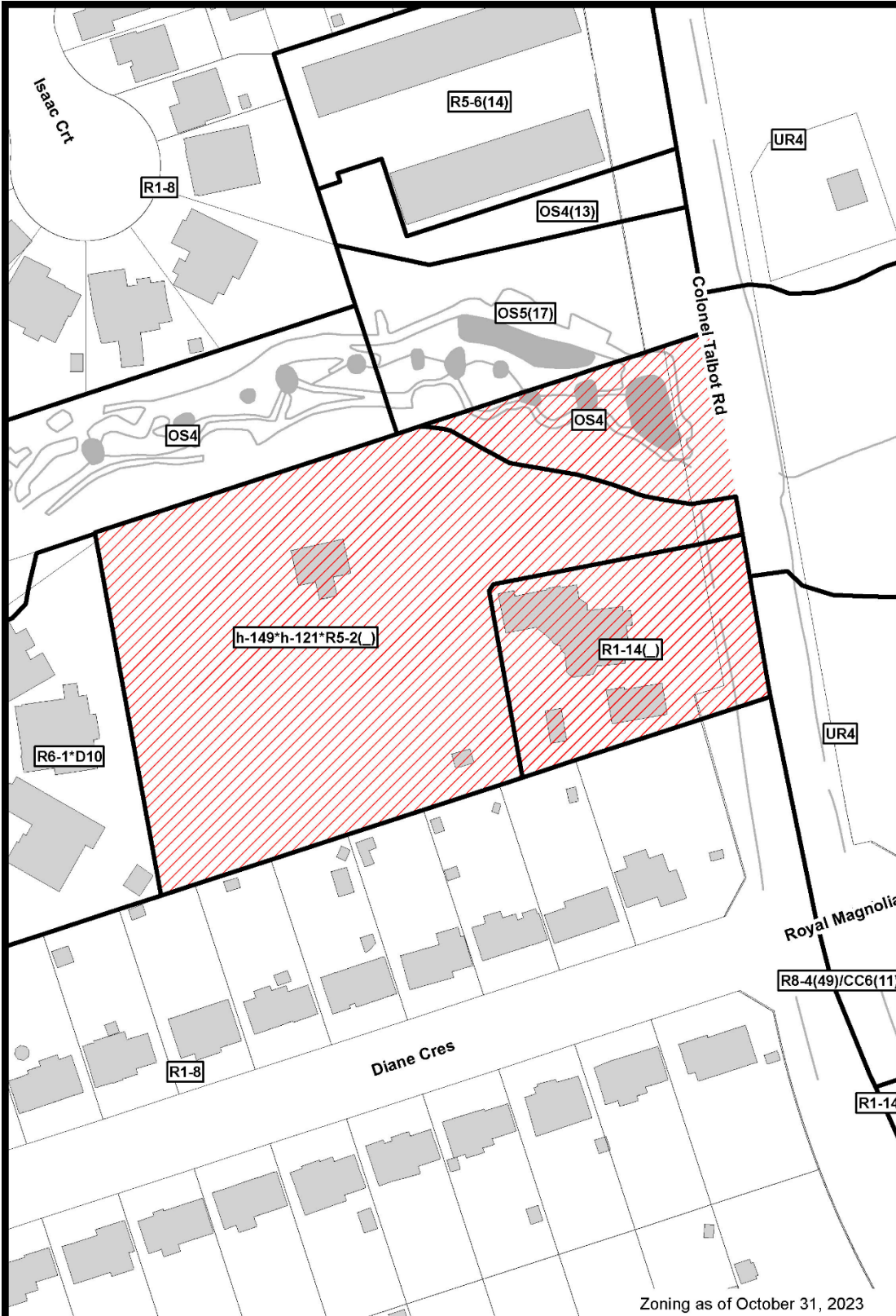
PASSED in Open Council on January 23, 2024, subject to the provisions  
of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor


Michael Schulthess  
City Clerk

First Reading – January 23, 2024  
Second Reading – January 23, 2024  
Third Reading – January 23, 2024

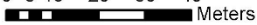
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)




File Number: Z-9664  
 Planner: ID  
 Date Prepared: 2023/11/28  
 Technician: rc  
 By-Law No: Z-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40  
 Meters



Geodatabase