



## Council Minutes

4th Meeting of City Council  
February 13, 2024, 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, M. Butlin, S. Corman, K. Dickins, C. Dooling, P. Ladouceur, S. Mathers, H. McNeely, J. Paradis, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, C. Smith, J. Taylor, J. Wills.

Remote Attendance: E. Bennett, C. Cooper, E. Hunt, J. Raycroft

The meeting is called to order at 1:01 PM; it being noted that Councillors P. Van Meerbergen, S. Lehman, E. Pelozza and S. Hillier were in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor A. Hopkins discloses a pecuniary interest in item 13, clause 3.8 of the 3rd Report of the Planning and Environment Committee having to do with City-Wide 5-Bedroom Limits and Increased Permissions for Additional Residential Units (OZ-9661) by indicating that her son owns a rental property.

At 1:04 PM, Councillor S. Trosow enters the meeting.

At 1:06 PM, Councillor P. Van Meerbergen enters the meeting.

### 2. Recognitions

None.

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

None.

### 4. Council, In Closed Session

Motion made by: S. Franke

Seconded by: D. Ferreira

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 subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.1/3/CSC)

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)**

That Council convenes In Closed Session, from 1:09 PM to 1:14 PM.

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

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

That the Minutes of the 2nd Meeting and 3rd Special Meeting of the Municipal Council, held on January 23, 2024, and January 31, 2024, respectively, 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)**

**6. Communications and Petitions**

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

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

6.1 4366 Colonel Talbot Road (Z-9676)

1. K. Barlett
2. M. Scott and F. Scott

6.2 City-Wide 5-Bedroom Limits and Increased Permissions for Additional Residential Units (OZ-9661)

1. D. Bartlett, London Neighbourhood Community Association Inc.
2. (ADDED) AM. Valastro

6.3 1310 Adelaide Street North and 795 Windermere Road (OZ-8709)

1. D. Windsor, North London Golf Centre Ltd.
2. F. Noory, CEO & President, Royal Premier Homes
3. W. Newton
4. J. Thrasher
5. (ADDED) K. Kelly
6. (ADDED) P. Green
7. (ADDED) V. Moretti
8. (ADDED) A. Brander
9. (ADDED) E. Brander

6.4 (ADDED) Remembrance Gardens at 2315 River Road

1. (ADDED) D. Hryckiwi, President, and O. Nowosad, Vice President - Ukrainian Canadian Congress

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)**

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

None.

**8. Reports**

8.1 3rd Report of the Community and Protective Services Committee

Motion made by: D. Ferreira

That the 3rd Report of the Community and Protective Services Committee  
BE APPROVED with the exception of item 7 (2.6)

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: D. Ferreira

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Grand Theatre 2024-2027 Multi-Year Grant Agreement  
(Relates to Bill No. 47)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services the following actions be taken with respect to the staff report, dated January 29, 2024, related to the Grand Theatre 2024-2027 Multi-Year Grant Agreement;

a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to:

i) approve the Grant Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and Grand Theatre, setting out the terms and conditions of the City's grant of funds to Grand Theatre;

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

iii) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or their written designate, to act as the city representative for the purposes of the above-noted Grant Agreement; and,

iv) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or their written designate, the authority to amend the above-noted Grant Agreement with respect to the total maximum amount of the City's contribution towards the funded activity under the Grant Agreement; and,

b) the above-noted staff report BE RECEIVED. (2024-F05A)

**Motion Passed**

3. (2.2) The London Arts Council 2024-2027 Multi-Year  
Agreement (Relates to Bill No. 48)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated January 29,

2024, related to the London Arts Council 2024-2027 Multi-Year Agreement:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to:
  - i) approve the Purchase of Service Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and the London Arts Council, setting out the terms and conditions of the City's grant of funds to the London Arts Council;
  - ii) authorize the Mayor and the City Clerk to execute the above-noted Purchase of Service Agreement;
  - iii) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or their written designate, to act as the city representative for the purposes of the above-noted Purchase of Service Agreement; and,
  - iv) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or their written designate, the authority to amend the above-noted Purchase of Service Agreement with respect to the total maximum amount of the City's contribution towards the funded activity under the Purchase of Service Agreement; and,
- b) the above-noted staff report BE RECEIVED. (2024-F05A)

**Motion Passed**

4. (2.3) London Heritage Council 2024-2027 Multi-Year Agreement (Relates to Bill No. 49)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated January 29, 2024, related to the London Heritage Council 2024-2027 Multi-Year Agreement:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to:
  - i) approve the Purchase of Service Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and the London Heritage Council, setting out the terms and conditions of the City's grant of funds to the London Heritage Council;
  - ii) authorize the Mayor and the City Clerk to execute the above-noted Purchase of Service Agreement;
  - iii) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or their written designate, to act as the city representative for the purposes of the above-noted Purchase of Service Agreement; and,
  - iv) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or their written designate, the authority to amend the above-noted Purchase of Service Agreement with respect to the total maximum amount of the City's contribution towards the funded activity under the Purchase of Service Agreement; and,
- b) the above-noted staff report BE RECEIVED. (2024-F05A)

5. (2.4) 2023-2024 Next Generation 9-1-1 Transition Funding Support – Transfer Payment Agreements (Relates to Bill No. 50 and Bill No. 51)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated January 29, 2024, related to the 2023-2024 Next Generation 9-1-1 Transition Funding Support Transfer Payment Agreements:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to:
- i) approve the Year Two (2023-2024) Next Generation 9-1-1 Transition Funding Support Transfer Payment Agreement, as appended to the above-noted by-law, between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London and London Police Service Communications Section; it being noted that this is the second round of three years of funding;
  - ii) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services to execute the above-noted Agreement;
  - iii) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services to undertake all the administrative, financial and reporting acts that are necessary in connection with the above-noted Agreement;
  - iv) authorize the Deputy City Manager, Neighbourhood and Community-Wide Services, or written delegate, to execute any financial reports required under the above-noted Agreement; and,
  - v) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services to approve and execute a future agreement between The Corporation of the City of London and the London Police Services Board assigning the terms of Schedule 'A' of Appendix 'A' to the London Police Services Board; and,
- b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 to:
- i) approve the Year Two (2023-2024) Next Generation 9-1-1 Transition Funding Support Transfer Payment Agreement, as appended to the above-noted by-law, between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London (London Fire Department-Communications Division); it being noted that this is the second round of three years of funding;
  - ii) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services to execute the above-noted Agreement;
  - iii) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services to undertake all the administrative, financial and reporting acts that are necessary in connection with the above-noted Agreement; and,
  - iv) authorize the Deputy City Manager, Neighbourhood and Community-Wide Services, or written delegate, to execute any financial reports required under the above-noted Agreement. (2024-P16/F05A)

**Motion Passed**

6. (2.5) Municipal Compliance Annual Report

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report, dated January 29, 2024, with respect to the Municipal Compliance Annual Report, BE RECEIVED; it being noted that accepting this report does not preclude the committee from further inquiry into 2023 data and future reporting will provide additional information and fulsome aggregate tables on Short Term Accommodations and Property Compliance. (2024-C01)

**Motion Passed**

8. (2.7) Data Regarding the Relocation of Homeless Individuals

Motion made by: D. Ferreira

That the following actions be taken with respect to the staff report, dated January 29, 2024, related to Data Regarding the Relocation of Homeless Individuals:

- a) the above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to update the snapshot of London Homelessness on the City of London website on a quarterly basis. (2024-S14)

**Motion Passed**

9. (4.1) Possible Amendments to the Vehicle for Hire By-law

Motion made by: D. Ferreira

The Civic Administration BE DIRECTED to report back at a future meeting of the Community and Protective Services Committee with recommendations on possible amendments to the Vehicle for Hire By-law to address cab owner regulations on minimum vehicle operation periods and licence renewal timeframes; it being noted that the Civic Administration will be reporting back on vehicle age limits in 2024; it being further noted that a verbal delegation from H. Savehilaghi, Yellow London Taxi Inc., with respect to this matter, was received. (2024-T03)

**Motion Passed**

10. (5.1) Remembrance Gardens at 2315 River Road

Motion made by: D. Ferreira

That the following actions be taken with respect to the Remembrance Gardens Located at 2315 River Road:

- a) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee with a memorandum of understanding laying out the

roles and responsibilities of the City of London and the Remember the November 11th Association, for the shared operations of the Remembrance Gardens, located at 2315 River Road, by the end of Q2 of 2024; it being noted that this report would include any costs that may be incurred on the part of the city for regular maintenance, electrical, or infrastructure upgrades which may be required on the property;

b) the Civic Administration BE DIRECTED to recognize and promote Remembrance Gardens as an attraction for both residents and visitors and to include park signage; and,

c) the communication from Councillor H. McAlister and Councillor D. Ferreira, as appended to the Added Agenda, BE RECEIVED. (2024-M02)

**Motion Passed**

7. (2.6) Operational Transition Plan for 446 King Street Housing Project

Motion made by: D. Ferreira

That the following actions be taken with respect to the staff report, dated January 29, 2024, related to Operational Transition Plan for the 446 King Street Housing Project:

a) the above-noted staff report BE RECEIVED;

b) the Civic Administration BE AUTHORIZED to disburse up to an additional \$300,000 as municipal contribution to this housing project from the Service Manager Administrative Funding account, conditional on the Canadian Mental Health Association (“CMHA”) taking ownership of this property and entering into an agreement of assignment and assumption with The Corporation of the City of London and Council of LIFT Non-Profit Housing Corporation;

c) the Deputy City Manager BE AUTHORIZED to approve and execute an amendment to the Municipal Contribution Agreement for CMHA to support the business transition plan;

d) the Civic Administration BE AUTHORIZED to allocate rent subsidies to this project; and,

e) the Civic Administration BE DIRECTED to provide an update to Council after the transition plan has been successfully implemented. (2024-S11)

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)**

8.2 3rd Report of the Civic Works Committee

Motion made by: A. Hopkins

That the 3rd Report of the Civic Works Committee BE APPROVED with the exception of items 5 (2.5), 6(2.6) and 8 (2.4)

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: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2nd Report of the Integrated Transportation Community Advisory Committee

Motion made by: A. Hopkins

The following actions be taken with respect to the Integrated Transportation Community Advisory Committee (ITCAC), from the meeting held on January 17, 2024:

- a) the Civic Administration BE REQUESTED to attend a future meeting of the ITCAC to present options for Thames Valley Parkway detours during the upcoming Greenway Wastewater Treatment Plant Flood Protection Project; and,
- b) clauses 1.1, 2.1, 2.2, 3.1 and 3.3 and 4.1 BE RECEIVED.

**Motion Passed**

3. (2.2) 2023 External Audit of London's Drinking Water Quality Management System and 2022 Management Review

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report, dated January 30, 2024, with respect to the 2023 External Audit of London's Drinking Water Quality Management System and 2022 Management Review, BE RECEIVED. (2024-E13)

**Motion Passed**

4. (2.3) RFP 2023-189 Large Diameter Watermain Inspection

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 January 30, 2024, related to RFP 2023-189 Large Diameter Watermain Inspection:

- a) GHD Limited BE APPOINTED to conduct consulting engineer services in the amount of \$1,275,707.94 including contingency (excluding HST), in accordance with Section 12.2(b) 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. (2024-E13)

**Motion Passed**

- 7. (2.7) Professional Consulting over \$100k: Highway 401 and Wellington Road/Highbury Avenue Area Traffic Study

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 January 30, 2024, related to Professional Consulting over \$100k for the Highway 401 and Wellington Road/Highbury Avenue Area Traffic Study:

- a) the contract with WSP E&I Canada Limited BE INCREASED by \$31,948, to a total amended value of \$122,438 (excluding HST), to allow for completion of additional traffic study activities, in accordance with Section 15.1 c) of the Procurement of Goods and Services Policy;
- b) the financing for this contract amendment 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 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. (2024-T08)

**Motion Passed**

- 9. (3.1) Jenkens Municipal Drain Improvements (Relates to Bill No. 72)

Motion made by: A. Hopkins

That on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated January 30, 2024, related to the Jenkens Municipal Drain Improvements:

- a) the drainage report, as appended to the above-noted staff report, prepared by Spriet Associates London Ltd, Consulting Engineers, for the for the construction of the Jenkens Municipal Drain (2023) BE ADOPTED; it being noted the notice of the public meeting was provided in accordance with the provisions of Section 41 of the Drainage Act; and,

b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at this meeting and BE GIVEN two readings at the February 13, 2024 Council meeting to authorize the construction of the Jenkins Municipal Drain 2023 project; it being noted that the third reading of the by-law for enactment would occur at the Council meeting after holding of the Court of Revision in connection with the project. (2024-E09)

### **Motion Passed**

5. (2.5) Contract Award - Tender No. RFT-2023-241 - East London Link and Municipal Infrastructure Improvements Phase 3C - Highbury Avenue

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 January 30, 2024, related to a Contract Award for Tender No. RFT-2023-241 for the East London Link and Municipal Infrastructure Improvements Phase 3C Highbury Avenue:

a) the bid submitted by Bre-ex Construction Inc. at its tendered price of \$28,487,258.16 (excluding HST), for the East London Link and Municipal Infrastructure Improvements Phase 3C project, BE ACCEPTED; it being noted that the bid submitted by Bre-ex Construction Inc. was the lowest of six bids received and meets the City's specifications and requirements in all areas;

b) Dillon Consulting Limited BE AUTHORIZED to carry out the resident inspection and contract administration for the said project in accordance with the estimate, on file, at an upset amount of \$2,253,446.80 (excluding HST), in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;

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

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

e) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project as it relates to interaction with Canadian Pacific and Kansas City Southern (CPCK) Railway;

f) the Civic Administration BE AUTHORIZED to approve Memorandums of Understanding between the Corporation of the City of London and public utilities and private service owners in relation to the cost-sharing of servicing works contained within the East London Link and Municipal Infrastructure Improvements Phase 3C project contract;

g) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (Tender RFT-2023-241); and,

h) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-L04)

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

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

**Motion Passed (13 to 2)**

6. (2.6) Contract Award - Tender No. RFT-2022-314 - Rapid Transit Implementation - Clarks Bridge and Wellington Road from Thames River to Watson Street

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 January 30, 2024, related to a Contract Award for Tender No. RFT-2022-314 for Rapid Transit Implementation at Clarks Bridge and Wellington Road from the Thames River to Watson Street:

- a) the bid submitted by Bre-Ex Construction Inc, at its tendered price of \$18,297,251.48 (excluding HST), for the Rapid Transit Implementation, Clarks Bridge and Wellington Road from Thames River to Watson Street project, BE ACCEPTED; it being noted that the bid submitted by Bre-Ex Construction Inc was the lowest of three (3) bids received and meets the City's specifications and requirements in all areas;
- b) AECOM Canada Ltd. BE AUTHORIZED to carry out the resident inspection and contract administration for the said project in accordance with the estimate, on file, at an upset amount of \$1,899,245 (excluding HST), in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- c) the financing for this project BE APPROVED as set out in the "Sources of Financing Report", as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- e) the Civic Administration BE AUTHORIZED to approve Memorandums of Understanding between the Corporation of the City of London and public utilities and private service owners in relation to the cost-sharing of servicing works contained within the Rapid Transit Implementation – Clarks Bridge and Wellington Road from Thames River to Watson Street project contract;
- f) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (Tender RFT-2022-314); and,
- g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-T03)

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

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

**Motion Passed (13 to 2)**

8. (2.4) Contract Award - Tender No. RFT-2023-264 - East London Link Phase 3A West - Dundas Street

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 January 30, 2024, related to a Contract Award for Tender No. RFT-2023-264 for the East London Link Phase 3A West Dundas Street:

a) the bid submitted by Bre-Ex Construction Inc., at its tendered price of \$9,277,302.47 (excluding HST), for the East London Link Phase 3A West project, BE ACCEPTED; it being noted that the bid submitted by Bre-Ex Construction Inc. was the lowest of five (5) bids received and meets the City's specifications and requirements in all areas;

b) Dillon Consulting Limited BE AUTHORIZED to carry out the resident inspection and contract administration for the said project in accordance with the estimate, on file, at an upset amount of \$1,244,545.50 (excluding HST), in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;

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

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

e) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project, as it relates to interaction with Canadian National Railway (CNR);

f) the Civic Administration BE AUTHORIZED to approve Memorandums of Understanding between The Corporation of the City of London and public utilities and private service owners in relation to the cost-sharing of servicing works contained within the East London Link and Municipal Infrastructure Improvements Phase 3A project contract;

g) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (Tender RFT-2023-264); and,

h) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-L04)

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

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

**Motion Passed (13 to 2)**

8.3 5th Report of the Strategic Priorities and Policy Committee

Motion made by: Mayor J. Morgan

That the 4th Report of the Strategic Priorities and Policy Committee BE APPROVED with the exception of item 4 (2.2).

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: Mayor J. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Special Meeting of the Shareholder of the Housing Development Corporation, London (Relates to Bill No. 52 and Bill No. 53)

Motion made by: Mayor J. Morgan

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed by-laws appended to the staff report dated February 6, 2024 as Appendix "A" and Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to:

a) to ratify and confirm the special resolution of the sole shareholder of the Housing Development Corporation, London to authorize the Housing Development Corporation, London to make application for Articles of Amendment to change the number of directors to a minimum of one (1) and a maximum of ten (10);

b) to ratify and confirm the special resolution of the sole shareholder of the Housing Development Corporation, London to address certain corporate deficiencies and outstanding corporate matters, specifically to ratify, confirm and approve the following:

i) ratify, confirm, and approve that Stephen Joseph Giustizia has never been elected as a director of the Corporation;

ii) to ratify, confirm and approve the resignations of directors set out in the special resolution;

iii) to ratify, confirm and approve that Craig Cooper was elected as a director of the Corporation on May 6, 2020; and

iv) ratify, confirm, and approve all resignations and/or removals by the shareholder of the Corporation, and past appointments and elections of directors of the Corporation made by the shareholder of the Corporation.

**Motion Passed**

3. (2.4) Contract Award for RFP 2023-346 - Consultation for Ward Boundary Review

Motion made by: Mayor J. Morgan

That on the recommendation of the City Clerk, the following actions be taken with respect to the award of contract for the Request for Proposal RFP 2023-346 – Consultation for Ward Boundary Review:

- a) Watson & Associates Economists Ltd. BE APPOINTED to conduct consultation services in the amount of \$123,600 including contingency, excluding HST, in accordance with Section 12.2(b) 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 staff report as Appendix “A”;
- c) the Civic Administration BE AUTHORIZED to undertake all 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 with Watson & Associates Economists Ltd. for this work; and
- e) the Mayor and City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

**Motion Passed**

- 5. (2.3) Community Advisory Committee on Planning (CACP) - Terms of Reference

Motion made by: Mayor J. Morgan

That the report entitled Community Advisory Committee on Planning (CACP) Terms of Reference BE REFERRED to the Community Advisory Committee on Planning for consultation on the amended Terms of Reference;

it being noted that the Strategic Priorities and Policy received a communication from S. Bergman, Chair, Community Advisory Committee on Planning with respect to this matter.

**Motion Passed**

- 6. (5.1) Capital Project Overruns - Mayor J. Morgan, Councillor S. Franke, Councillor A. Hopkins

Motion made by: Mayor J. Morgan

That, with respect to the resolution from the Association of Municipalities of Ontario (AMO), the following actions be taken:

- a) that the ~~attached~~ resolution from the Association of Municipalities of Ontario, requesting the Province of Ontario to undertake a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario BE ENDORSED;
- b) that Mayor Morgan, Councillor Franke and Councillor Hopkins BE SUPPORTED by Municipal Council in raising these concerns at Ontario Big City Mayors (OBCM), Federation of Canadian

Municipalities (FCM) and Association of Municipalities of Ontario (AMO), respectively; and

c) that the communication on the Added Agenda, from Mayor Morgan, Councillor Franke and Councillor Hopkins, with respect to this matter BE RECEIVED.

**Motion Passed**

4. (2.2) SS-2024-042: Housing Stability Services Single Source

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Social and Health Development, that this SS-2024-042: Housing Stability Services Single Source report be received, and the following actions be taken regarding Housing Stability Services Municipal Purchase of Service agreements:

a) single source procurements (SS-2024-042) with the Service Providers as outlined in Schedule 1, as appended to the staff report, for the period April 1, 2024 to March 31, 2026, with the option to renew for up to two additional two-year periods subject to the availability of future funding BE APPROVED;

b) one-time funding requests of up to \$273,204 (with costs related to compensation and diversity recruitment consultant, fundraising supports, and security needs consultant removed) as outlined in Schedule 3, as appended to the staff report for the period of April 1, 2024 to March 31, 2025 BE APPROVED;

c) a drawdown from the Operating Budget Contingency Reserve in the amount of up to \$4,576,168 BE APPROVED to fund the costs of these procurements in excess of available budgets;

d) the Civic Administration BE AUTHORIZED to continue to engage with the Encampment Reference Table in the design of an inclement weather plan that will be brought back for council endorsement in Q3 2024;

e) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and

f) the approval given herein BE CONDITIONAL upon the Corporation amending or entering into a Purchase of Service Agreement or other existing agreements;

it being noted that the Strategic Priorities and Policy Committee received a communication dated February 2, 2024 from C. Lazenby, Executive Director, Unity Project with respect to this matter.

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

Nays: (2): S. Stevenson, and J. Pribil

**Motion Passed (13 to 2)**

**ADDITIONAL VOTES:**

Motion made by: J. Pribil  
Seconded by: S. Stevenson

That the Housing Stability Services Municipal Purchase of Service Agreements BE REFERRED back to Civic Administration to meet with the service providers and review the proposed budgets to identify savings based on the two-year rather than one-year renewal agreements and report back to a future meeting of the Strategic Priorities and Policy Committee.

Yeas: (3): S. Stevenson, J. Pribil, and P. Van Meerbergen

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

**Motion Failed (3 to 12)**

8.4 3rd Report of the Planning and Environment Committee

Motion made by: S. Lewis

That the 3rd Report of the Planning and Environment Committee BE APPROVED with the exception of items 13 (3.8); and 14 (3.9).

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) Delegated Authority for Consent (Relates to Bill No. 59)

Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend By-law CP-23 to provide for the Committee of Adjustment and Consent Authority and to repeal By-law CP-23, as amended;

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. (2024-D28)

**Motion Passed**

3. (2.2) Building Division Monthly Report - November 2023

Motion made by: S. Lewis

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

**Motion Passed**

4. (2.3) Building Division Monthly Report - December 2023

Motion made by: S. Lewis

That the Building Division monthly report for the month of December, 2023 BE RECEIVED for information. (2024-A23)

**Motion Passed**

5. (2.4) 2nd Report of the Ecological Community Advisory Committee

Motion made by: S. Lewis

That the 2nd Report of the Ecological Community Advisory Committee, from its meeting held on January 18, 2024, BE RECEIVED for information.

**Motion Passed**

6. (3.1) 1st Report of the Community Advisory Committee on Planning

Motion made by: S. Lewis

That the 1st Report of the Community Advisory Committee on Planning (CACP), from its meeting held on January 10, 2024, BE RECEIVED for information; it being noted that the Planning and Environment Committee heard a verbal presentation from S. Bergman, Chair, CACP, with respect to these matters.

**Motion Passed**

7. (3.2) 900 Wilton Grove (Z-9677) (Relates to Bill No. 65)

Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Blackbridge Property Inc., (c/o Monteith Brown Planning Consultants), relating to the property located at 900 Wilton Grove Road, the proposed by-law appended to the staff report dated January 30, 2024, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 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 Light Industrial (LI2, LI3, LI7) Zone TO a Light Industrial Special Provision (LI2, LI3, LI7(\_)) Zone;

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

- A. Lagrou, Monteith Brown Planning Consultants;

it being 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 Key Directions, City Building policies, and the Light Industrial Place Type policies; and,
- the recommended amendment would permit an additional use that is considered appropriate within the surrounding context and will facilitate the reuse of the existing 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. (2024-D14)

### **Motion Passed**

8. (3.3) Demolition Request for Heritage Listed Properties at 16 Wellington Road and 26, 28 & 30 Wellington Road

Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, with respect to the demolition requests, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- a) 16 Wellington Road;
- b) 26 Wellington Road;
- c) 28 Wellington Road; and,
- d) 30 Wellington Road;

it being noted that commemorative measures will be implemented during the BRT Wellington Gateway construction project in recognition of the significant cultural heritage value of the abovementioned properties;

it being further noted that no individuals spoke at the public participation meeting associated with these matters;

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. (2024-R01)

### **Motion Passed**

9. (3.4) 3502 Manning Drive (OZ-9674) (Relates to Bills No. 55, 56, and 66)

Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the property located at 3502 Manning Drive:

a) the proposed by-laws appended to the staff report dated January 30, 2024 as Appendix "A" and Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 to amend the Official Plan for the City of London, 2016, to:

- i) amend Map 1 – Place Types to change the designation of portions of the subject lands FROM an Environmental Review Place Type TO Green Space Place Type and Waste Management Resource Recovery Area Place Type; and to change the designation of a portion of the subject lands FROM a Waste Management Resource Recovery Area Place Type TO a Green Space Place Type; and,
- ii) amend Map 5 – Natural Heritage to DELETE a portion of the Valleylands designation; to ADD Significant Valleylands designation to a portion of the subject lands; to change the designation of the northerly-located wetland FROM an Unevaluated Wetlands TO Wetlands; and to DELETE the Unevaluated Wetlands designation from the westerly located feature;

b) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 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 portions of the subject property FROM an Agricultural (AG2) Zone TO an Open Space (OS5) Zone and a Waste & Resource Management (WRM1) 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. Williams; and,
- it being noted that the Municipal Council approves this application for the following reasons:
- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
  - the recommended amendment conforms to the policies of The London Plan, including, but not limited to, the Key Directions, Environmental Review Place Type, Open Space Place Type and Waste Management Resource Recovery Area Place Type;
  - environmental studies have been undertaken and recommendations have informed the proposed designations and zoning;
  - the recommended amendment is not intended to impact the character of the agricultural area and is solely intended to expand the Waste Management facility within the allocated subject lands; and,
  - the recommended amendment considers both the long-term protection of agricultural resources and the long-term compatibility of uses;

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. (2024-D14)

**Motion Passed**

10. (3.5) 4366 Colonel Talbot Road (Z-9676) (Relates to Bill No. 67)  
Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Lambeth Health Organization Inc., (c/o Siv-ik Planning & Design Inc.), relating to the property located at 4366 Colonel Talbot Road:

a) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 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 Arterial Commercial (h-17\*h-18\*h-124\*AC2) Zone TO a Business District Commercial Special Provision (BDC(\_)) Zone;

b) the requested Special Provision, as part of the amendment to Zoning By-law No. Z.-1, that a single-lane drive-through exit shall be permitted onto Colonel Talbot Road, BE REFUSED for the following reason:

i) the requested Special Provision does not conform to the policies of The London Plan, including the Mobility policies and criteria of the Planning Impact Analysis, the Southwest Area Secondary Plan, nor the regulations of the Access Management Guidelines or Zoning By-law No. Z.-1 with regards to drive-through facility locations;

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

- i) relocate the exit of the drive-through lane internal to the site;
- ii) a landscape buffer between a drive-through lane and adjacent properties of 3.0 metre to the north and 1.5 metres to the east shall be provided;
- iii) implement the recommendations of the noise study; and,
- iv) short-term bicycle parking is required;

it being noted that the Planning and Environment Committee received the Project Summary from M. Davis, Siv-ik Planning and Design Inc., with respect to these matters;

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

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

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 Building policies, and the Main Street Place Type policies;
- the recommended amendment conforms to policies of the Southwest Area Secondary Plan, including but not limited to the Main Street Lambeth North Neighbourhood policies; and,
- the recommended amendment facilitates the redevelopment of an underutilized site with an appropriate range of uses at an appropriate scale and intensity;

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. (2024-D14)

### **Motion Passed**

11. (3.6) 934 Oxford Street West (Z-9678)

Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2419361 Ontario Inc., relating to the property located at 934 Oxford Street West:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R1 (R1-10) Zone TO a Residential R8 Special Provision (R8-4(\_)) Zone, BE REFUSED for the following reasons:

- i) the proposed development does not conform to the Official Plan, The London Plan, for the City of London including, but not limited to, the Key Directions, City Design policies, and Intensity and Form policies of the Neighbourhoods Place Type;
  - ii) the proposed development, in its current form, is too intense and cannot meet site design requirements such as appropriate building and parking area setbacks, appropriate parking configuration, impact mitigation and waste and snow storage;
  - iii) the proposed development sets a precedent for similar developments in the area. This would result in multiple access points to Oxford Street West which is not in keeping with access management guidelines which seek to consolidate access points along higher order roads to ensure access points appropriately separated and safe.
- b) the Civic Administration BE DIRECTED to transfer the planning application fee for this Zoning Bylaw amendment to a subsequent application on the same property;

it being noted that the Applicant submitted a revised concept plan on January 16, 2024 with the intention of working through issues with Staff; however, the statutory timelines under the Planning Act require a decision at the February 13, 2024 Council meeting to avoid issuing a refund;

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

- a communication dated January 25, 2024, from T. Whitney, Zelinka Priamo Ltd;
- a communication from A. Johnson; and,
- a revised recommendation from Deputy Mayor S. Lewis;

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

- T. Whitney, Zelinka Priamo Ltd.;
- C. Beck on behalf of A. Johnson;
- A-M. Valastro; and,
- M. Zwart, Oakridge Presbyterian Church;

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

- the proposed development does not conform to the Official Plan, The London Plan, for the City of London including, but not limited to, the Key Directions, City Design policies, and Intensity and Form policies of the Neighbourhoods Place Type;
- the proposed development, in its current form, is too intense and cannot meet site design requirements such as appropriate building and parking area setbacks, appropriate parking configuration, impact mitigation and waste and snow storage; and,
- the proposed development sets a precedent for similar developments in the area. This would result in multiple access points to Oxford Street West which is not in keeping with access management guidelines which seek to consolidate access points along higher order roads to ensure access points appropriately separated and safe;

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. (2024-D14)

**Motion Passed**

12. (3.7) Housekeeping Amendments to the Zoning By-law (Z-9679) (Relates to Bill No. 68)

Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend Zoning By-law Z.-1, by correcting errors and omissions, adjusting and adding definitions, and amending general provisions and definitions;

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

- M. Wallace, London Development Institute;

it being 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 general intent of The London Plan, including but not limited to the City Building Policies; and,
- the recommended amendment support's Council's commitment to supporting streamlined planning and building approvals, avoiding unnecessary processes and increasing the supply of housing;

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. (2024-D14)

**Motion Passed**

15. (5.1) Deferred Matters List

Motion made by: S. Lewis

That the Deferred Matters List BE RECEIVED for information.  
(2023-D09)

**Motion Passed**

13. (3.8) City-Wide 5-Bedroom Limits and Increased Permissions for Additional Residential Units (OZ-9661) (Relates to Bills No. 57, 69, and 70)

Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan and Zoning By-law requirements for 5-bedroom limits and additional residential units:

- a) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 TO AMEND the Official Plan for the City of London, 2016, Policy 942 relating to additional residential unit permissions and amend wording referring to accessory buildings containing additional residential units;
- b) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 TO AMEND Zoning By-law No. Z.-1 Sections 2, 4, 5, 6, 7, 8 relating to additional residential unit permissions, in part to conform with the Official Plan for the City of London, 2016, as amended in part a) above; and,
- c) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 TO AMEND Zoning By-law No. Z.-1, to remove the city-wide 5-bedroom limit from Section 2 " Dwelling " definitions, to modify Section 2 " Dwelling Unit " definition to include reference to the Near Campus Neighbourhood 5-bedroom limit, and modify Section 4.37.5 to include provision for bedroom limit increases related to additional residential unit creation within Near Campus Neighbourhoods;

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

- a communication dated January 10, 2024 from A. Kaplansky;
- a communication dated January 19, 2024 from J-M. Metrailler;
- a communication dated January 24, 2024 from the R. Zelinka, Chair, London Area Planning Consultants;
- a communication dated January 26, 2024 from J. Halsall;
- a communication dated January 28, 2024 from M. Bartlett;
- a communication dated January 28, 2024 from C. Barker;
- a communication dated January 30, 2024 from S. Bentley, Interim President, Broughdale Community Association and area resident; and,
- a communication from AM. Valastro;

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

- A. Kaplansky;
- J. Reid;
- A-M. Valastro;
- T. Rutten;
- J. Zaifman, CEO, London Home Builders Association;
- M. Wallace, London Development;
- J.M. Fleming, City Planning Solutions on behalf of Copps Backyard Homes;
- S. Copp;
- J. Halsall;
- D. Jones, Orchard Park Sherwood Forest Executive;
- J.M. Metrailler;
- H. Pearce;
- S. Saker, Saker Realty;
- M. Bartlett, Broughdale Community Association Executive; and,
- M. Blosch;

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 general intent of The London Plan, including but not limited to the Neighbourhoods Place Type, Policy 942; and,
- the recommended amendment support's Council's commitment to increase housing supply and affordability;

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. (2024-D14)

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

Recuse: (1): A. Hopkins

### **Motion Passed (14 to 0)**

14. (3.9) 1310 Adelaide Street North and 795 Windermere Road (OZ-8709) (Relates to Bill No. 58 and Bill No. 71)

Motion made by: S. Lewis

That the following actions be taken with respect to the application by Royal Premier Development, relating to the property located at 1310 Adelaide Street North & 795 Windermere Road:

- a) the attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Green Space Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan;
- b) the ~~attached~~, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on February 13, 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 Open Space Special Provision (OS4(2)) Zone TO a Holding Open Space Special Provision (h-18\*OS4(\_)) Zone;

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

- i) ensure there is a network of walkways between the parking areas, building entrances, the public sidewalk on Adelaide Street North and the Thames Valley Parkway along Windemere Road to allow for safe and convenient pedestrian connectivity throughout the site and support transit usage; and,
  - ii) review City parking lot upgrades and field house as part of site plan review process;
- 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 verbal presentations at the public participation meeting held in conjunction with these matters:

- N. Dyjach, Strik Baldinelli Moniz;
- S. Pratt, Upper Thames River Conservation Authority;
- D. Windsor; and,
- M. Blosh;

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 permits development and site alteration in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards, vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies, new hazards are not created and existing hazards are not aggravated, and no adverse environmental impacts will result;
- the recommended amendment conforms to The London Plan, including but not limited to the Policies for Specific Areas, and the Green Space Place Type policies;
- the recommended amendment to Zoning By-law Z.-1 conforms to the in-force policies of The London Plan, including, but not limited to Specific Area Policies (Map 7), the Green Space Place Type, the Our Tools, and all other applicable policies in The London Plan; and,
- the recommended amendment will establish a principle of development for a site by allowing some additional development opportunity, while ensuring protection of public safety and minimizing property damage;

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. (2024-D14)

#### **ADDITIONAL VOTES:**

Motion made by: J. Pribil  
Seconded by: S. Lewis

That the following amendment BE APPROVED to the associated by-law (Bill No. 71) as it relates to an area of land located at 1310 Adelaide Street North and 795 Windemere Road:

amend by adding a regulation to the zoning by-law (Bill No. 71) to allow for a maximum of three (3) commercial units on the property, including one restaurant with a drive-through facility.

Yeas: (11): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (4): S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

**Motion Passed (11 to 4)**

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

Pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, that further notice BE GIVEN in respect of the proposed by-law.

Yeas: (4): S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Nays: (11): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

**Motion Failed (4 to 11)**

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

That item 14, clause 3.9, as amended, BE APPROVED.

Yeas: (10): H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

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

**Motion Passed (10 to 5)**

#### 8.5 3rd Report of the Corporate Services Committee

Motion made by: H. McAlister

That the 3rd Report of the Corporate Services 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: H. McAlister

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Single Source SS-2024-032 Argyle Arena Refrigeration Condensing Unit Replacement

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the procurement of a refrigeration condensing unit:

- a) in accordance with Section 14.4(g) of the Procurement of Goods and Services Policy, the Civic Administration BE AUTHORIZED to single source the supply and installation of a refrigeration condensing unit at Argyle Arena from CIMCO Refrigeration, valued at \$330,000, including contingency, excluding HST;
- b) the approval a) above, BE CONDITIONAL upon The Corporation of the City of London's satisfactory review and confirmation of quoted pricing, terms, conditions, and entering a contract with CIMCO Refrigeration to supply and install the required condensing unit:
- c) the financing for this procurement BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated February 5, 2024 as Appendix "A"; and
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in parts a) and b) above.

**Motion Passed**

3. (2.2) Federation of Canadian Municipalities Advocacy Days and Board Meeting

Motion made by: H. McAlister

That the communication dated January 15, 2024 from Councillor S. Franke regarding the Federation of Canadian Municipalities (FCM) Board of Directors Advocacy Days from the meeting held in Ottawa, ON on November 24, 2023, BE RECEIVED for information.

**Motion Passed**

4. (5.1) Application - Issuance of Proclamation - Multiple Myeloma Awareness Month

Motion made by: H. McAlister

That based on the application dated January 29, 2024 from London and District Myeloma Support Group, the month of March 2024 BE PROCLAIMED as Multiple Myeloma Awareness Month.

**Motion Passed**

5. (5.2) Application - Issuance of Proclamation - BGC Club Day

Motion made by: H. McAlister

That based on the application dated February 1, 2024 from BGC London, June 7, 2024 BE PROCLAIMED BGC Club Day.

**Motion Passed**

**9. Added Reports**

None.

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: A. Hopkins

Seconded by: P. Cuddy

That Introduction and First Reading of Bill No 46 to Bill No 72, and excluding Bill No's 57, 69, 70, and 71 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. Pelosa, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: C. Rahman

Seconded by: H. McAlister

That Second Reading of Bill No 46 to Bill No 72, and excluding Bill No's 57, 69, 70, and 71 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. Pelosa, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: P. Cuddy

Seconded by: S. Stevenson

That Third Reading and Enactment Bill No 46 to 68 excluding Bill No's 57, 69, 70, 71, and 72 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. Pelosa, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: S. Franke

Seconded by: H. McAlister

That Introduction and First Reading of Bill No.'s 57, 69, and 70, BE APPROVED.

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

Recuse: (1): A. Hopkins

**Motion Passed (14 to 0)**

Motion made by: S. Stevenson

Seconded by: S. Franke

That Second Reading of Bill No.'s 57, 69, and 70, BE APPROVED.

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

Recuse: (1): A. Hopkins

**Motion Passed (14 to 0)**

Motion made by: D. Ferreira

Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.'s 57, 69, and 70, BE APPROVED.

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

Recuse: (1): A. Hopkins

**Motion Passed (14 to 0)**

Motion made by: S. Stevenson

Seconded by: S. Lewis

That Introduction and First Reading of Bill No 71, as amended, BE APPROVED.

Yeas: (10): H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

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

**Motion Passed (10 to 5)**

Motion made by: S. Stevenson

Seconded by: J. Pribil

That Second Reading of Bill No 71, as amended, BE APPROVED.

Yeas: (10): H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

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

**Motion Passed (10 to 5)**

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

That Third Reading and Enactment of Bill No 71, as amended, BE APPROVED.

Yeas: (10): H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

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

**Motion Passed (10 to 5)**

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

Bill No. 46	By-law No. A.-8463-33 - A by-law to confirm the proceedings of the Council Meeting held on the 13th day of February, 2024. (City Clerk)
Bill No. 47	By-law No. A.-8464-34 - A by-law to approve the Grant Agreement between The Corporation of the City of London and Grand Theatre; and to authorize the Mayor and the City Clerk to execute the Agreement. (2.1/3/CPSC)
Bill No. 48	By-law No. A.-8465-35 - A by-law to approve the Purchase of Service Agreement between London Arts Council and the Corporation of the City of London; and to authorize the Mayor and City Clerk to execute the Agreement. (2.2/3/CPSC)
Bill No. 49	By-law No. A.-8466-36 - A by-law to approve the Purchase of Service Agreement between London Heritage Council and the Corporation of the City of London; and to authorize the Mayor and City Clerk to execute the Agreement. (2.3/3/CPSC)
Bill No. 50	By-law No. A.-8467-37 - A by-law to approve and authorize the execution of the Year Two (2023-2024) Next Generation 9-1-1 Transition Funding Support Transfer Payment Agreement between His Majesty the King in right of Ontario, as represented by the Solicitor General and The Corporation of the City of London and London Police Service – Communications Section. (2.4a/3/CPSC)
Bill No. 51	By-law No. A.-8468-38 - A by-law to approve and authorize the execution of the Year Two (2023-2024) Next Generation 9-1-1 Transition Funding Support Transfer Payment Agreement between His Majesty the King in right of Ontario, as represented by the Solicitor General and The Corporation of the City of London (London Fire Department- Communications Division) (2.4b/3/CPSC)
Bill No. 52	By-law No. A.-8469-39 - A by-law to ratify and confirm the special resolution of the sole shareholder of the Housing Development Corporation, London. (2.1i/5/SPPC)
Bill No. 53	By-law No. A.-8470-40 - A by-law to ratify and confirm the special resolution of the sole shareholder of the Housing Development Corporation, London. (2.1ii/5/SPPC)
Bill No. 54	By-law No. C.P.-1512(cq)-41 - A by-law to amend The Official Plan for the City of London, 2016 relating to 3810-3814 Colonel Talbot Road (within the Southwest Area Secondary Plan) (3.5a/2/PEC)

Bill No. 55	By-law No. C.P.-1512(cr)-42 - A by-law to amend Map 1 of The Official Plan for the City of London, 2016 relating to 3502 Manning Drive (3.4a1/3/PEC)
Bill No. 56	By-law No. C.P.-1512(cs)-43 - A by-law to amend Map 5 of The Official Plan for the City of London, 2016 relating to 3502 Manning Drive (3.4a2/3/PEC)
Bill No. 57	By-law No. C.P.-1512(ct)-44 - A by-law to amend The Official Plan for the City of London, 2016 relating to Policy 942 (3.8a/3/PEC)
Bill No. 58	By-law No. C.P.-1512(cu)-45 - A by-law to amend The Official Plan for the City of London, 2016 relating to 1310 Adelaide Street North and 795 Windermere Road (3.9a/3/PEC)
Bill No. 59	By-law No. CP-26 - A by-law to provide for the Committee of Adjustment and Consent Authority and to repeal By-law CP-23, as amended. (2.1/3/PEC)
Bill No. 60	By-law No. S.-6302-46 - A by-law to assume certain works and services in the City of London. (Hyde Park Meadows Subdivision, Phase 2 – 33M-671) (Deputy City Manager, Environment & Infrastructure)
Bill No. 61	By-law No. S.-6303-47 - A by-law to assume certain works and services in the City of London. (Chelsea Green Meadows Subdivision – Plan 33M-686) (Deputy City Manager, Environment & Infrastructure)
Bill No. 62	By-law No. S.-6304-48 - A by-law to assume certain works and services in the City of London. (West 5 Subdivision Phase 1, Plan 33M-706) (Deputy City Manager, Environment & Infrastructure)
Bill No. 63	By-law No. S.-6305-49 - A by-law to assume certain works and services in the City of London. (Summerside Subdivision Phase 13A Stage 1, Plan 33M-756) (Deputy City Manager, Environment & Infrastructure)
Bill No. 64	By-law No. S.-6306-50 - A by-law to assume certain works and services in the City of London. (Edgevalley Subdivision Phase 1, Plan 33M-757) (Deputy City Manager, Environment & Infrastructure)
Bill No. 65	By-law No. Z.-1-243182 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 900 Wilton Grove Road (3.2/3/PEC)
Bill No. 66	By-law No. Z.-1-243183 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3502 Manning Drive (3.4b/3/PEC)
Bill No. 67	By-law No. Z.-1-243184 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4366 Colonel Talbot Road (3.5a/3/PEC)
Bill No. 68	By-law No. Z.-1-243185 - A by-law to amend By-law No. Z.-1 to modify Section 2 and Section 4 (3.7/3/PEC)
Bill No. 69	By-law No. Z.-1-243186 - A by-law to amend By-law No. Z.-1 to modify Section 2, Section 4, Section 5, Section 6, Section 7, Section 8 (3.8b/3/PEC)
Bill No. 70	By-law No. Z.-1-243187 - A by-law to amend By-law No. Z.-1 to modify Section 2 and Subsection 4.37.5 (3.8c/3/PEC)

Bill No. 71	By-law No. Z.-1-243188 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1310 Adelaide Street North and 795 Windermere Road (3.9b/3/PEC)
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The following Bill received First and Second Reading:

Bill No. 72	By-law No. DR-____ - __ - A by-law to provide for Drainage Works in the City of London (Construction of the Jenkins Municipal Drain). (3.1/3/CWC)
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**14. Adjournment**

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

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 3:00 PM.

\_\_\_\_\_  
 Josh Morgan, Mayor

\_\_\_\_\_  
 Michael Schulthess, City Clerk