



Council Agenda

7th Meeting of City Council

April 2, 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 or 519-661-2489 ext. 2425.

Pages

1. **Disclosures of Pecuniary Interest**
2. **Recognitions**
3. **Review of Confidential Matters to be Considered in Public**
4. **Council, In Closed Session**
 - 4.1 **Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations**

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/6/CSC)
 - 4.2 **Litigation/Potential Litigation / Solicitor-Client Privileged Advice**

A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.2/6/CSC)
 - 4.3 **Solicitor-Client Privilege / Financial Information Supplied to the Corporation in Confidence**

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose and financial information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other

negotiations of a person, group of persons or organization, with respect to the financial information related to the London Cares Winter Response contract. (6.1/5/CPSC)

4.4 Solicitor-Client Privileged Advice / Confidential Matter Under the s. 239(2)(f) Municipal Act, 2001 / Confidential Matter Under the s. 239(2)(i) Municipal Act, 2001

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose (s. 239(2)(f) Municipal Act, 2001); and financial information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (s. 239(2)(i) Municipal Act, 2001) regarding the financial information related to the London Cares Winter Response contract.

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

5.1 5th Special Meeting held on February 29, 2024 11

5.2 6th Meeting held on March 5, 2024 36

6. Communications and Petitions

6.1 192-196 Central Avenue (Z-9695)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #6 (3.3) of the 5th Report of the Planning and Environment Committee)

1. F. Devereaux 85

2. A.M. Valastro 86

6.2 900 Jalna Boulevard (Z-9697)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #7 (3.4) of the 5th Report of the Planning and Environment Committee)

1. Fr. C. Bourdeau, Pastor, London South Catholic Family of Parishes 89

6.3 Official Plan Review of The London Plan and Land Needs Assessment Update (O-9595)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #10 (3.8) of the 5th Report of the Planning and Environment Committee)

1. C. Kaufman 90

2. C. Taylor 91

3. R. Therrien 92

4. B. Morrison and M.A. Hodge, Climate Action London 93

5. T. Bell 95

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	(Refer to the Planning and Environment Committee Stage for Consideration with Item #11 (3.9) of the 5th Report of the Planning and Environment Committee)	
	1. W. Leon	96
6.5	3rd Report of the Community Advisory Committee on Planning	
	(Refer to the Planning and Environment Committee Stage for Consideration with Item #14 (5.2) of the 5th Report of the Planning and Environment Committee)	
	1. A.M. Valastro	99
6.6	Renovictions – Initial Research Report	
	(Refer to the Community and Protective Services Committee Stage for Consideration with Item #9 (2.4) of the 5th Report of the Community and Protective Services Committee)	
	1. J. Smith, Chair, Carling-Stoneybrook Chapter of London ACORN	103
6.7	Business Licensing By-law and Fireworks By-law – Amendments	
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	2. B. Groombridge	107
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	5. The attached form letter has been submitted by 265 individuals All names are on file in the Clerk’s office.	110
	6. L. Macklem	112
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	8. S. Varapravan, President, Chinmaya Mission London	120
	9. L. Miller	122
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	(Refer to the Community and Protective Services Committee Stage for Consideration with Item #13 (5.1) of the 5th Report of the Community and Protective Services Committee)	

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7. Motions of Which Notice is Given

8. Reports

8.1	7th Report of the Strategic Priorities and Policy Committee	141
1.	Disclosures of Pecuniary Interest	
2.	(2.1) Resignation and Appointment to the Hyde Park Business Improvement Association	
3.	(2.2) City of London Community Grants Program Multi-Year Funding Allocations (2024-2027)	
4.	(4.1) Consideration of Appointment to the London & Middlesex Community Housing (Requires 1 Member) (Relates to Bill No. 100)	
5.	(4.2) Evaluation Framework - Health & Homelessness Whole of Community System Response	
6.	(4.3) London's Health & Homelessness Whole of Community System Response Proposed Highly Supportive Housing Plan	
7.	(4.4) Mobility Master Plan 2050 Mode Share Target	
8.	(4.5) Request for Proposals for External Auditor of the London Transit Commission - Deputy Mayor S. Lewis and Budget Chair E. Pelosa	
9.	(4.6) Request for Accountability from the London Police Services Board -Mayor J. Morgan and Councillors S. Franke and C. Rahman	
10.	(4.7) 2nd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee	
11.	(4.8) Request for an Off-Site Meeting - Mayor J. Morgan	
12.	(2.3) 2024 Assessment Growth Funding Allocation	
13.	(5.1) Request for Support for the Thames Valley District School Board - Councillors C. Rahman and A. Hopkins	

1. Disclosures of Pecuniary Interest
2. (2.1) Heritage Designation for 244 Base Line Road East
3. (2.2) Building Division Monthly Report
4. (3.1) Amendment to the Industrial Lands Community Improvement Plan (O-9647) (Relates to Bill No. 104)
5. (3.2) 6097 Colonel Talbot Road (Z-9698) (Relates to Bill No. 113)
6. (3.3) 192-196 Central Avenue (Z-9695) (Relates to Bill No. 114)
7. (3.4) 900 Jalna Boulevard (Z-9697) (Relates to Bill No. 115)
8. (3.5) 300 and 306 Princess Street (OZ-9688) (Relates to Bills No. 105 and 116)
9. (3.6) 3010-3050 Yorkville Street (Z-9692) (Relates to Bill No. 117)
10. (3.7) 460 Asher Crescent (Z-9701) (Relates to Bill No. 118)
11. (3.8) Official Plan Review of The London Plan and Land Needs Assessment Update (O-9595)
12. (3.9) 613 Superior Drive (Z-9691) (Relates to Bill No. 119)
13. (5.1) Deferred Matters List
14. (5.2) 3rd Report of the Community Advisory Committee on Planning

8.3 6th Report of the Corporate Services Committee

1. Disclosures of Pecuniary Interest
2. (2.1) City of London Days at Budweiser Gardens - United Way Elgin and Middlesex
3. (2.2) 2024 Debenture Issuance
4. (2.3) Hyde Park Business Improvement Association Request for Five-Year Payment Plan for Amounts Owing
5. (2.4) Elected Officials and Appointed Citizen Members 2024 Remuneration
6. (2.5) Employee Attendance 2023
7. (4.1) Application - Issuance of Proclamation - World Press Freedom Day
8. (4.2) Application - Issuance of Proclamation - Apraxia Awareness Day
9. (4.3) Application - Issuance of Proclamation - National Day of Awareness for Missing and Murdered Indigenous Women and

Girls and Two-Spirited People

10. (4.4) Application - Issuance of Proclamation - GBS and CIDP Awareness Month
11. (4.5) Application - Issuance of Proclamation - World Sickle Cell Awareness Day, Ontario Sickle Cell Awareness Day
12. (4.6) Application - Issuance of Proclamation - National British Home Child Day
13. (4.7) Consideration of Appointment to the Animal Welfare Community Advisory Committee (Requires up to 6 New Members)

8.4 5th Report of the Community and Protective Services Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 1st Report of the Accessibility Community Advisory Committee
3. (2.2) 3rd Report of the Animal Welfare Community Advisory Committee
4. (2.3) Approval of Odell-Jalna End of Mortgage Exit Agreement (Relates to Bill No. 98)
5. (2.5) Inspections By-law – Housekeeping Amendments (Relates to Bill No. 101)
6. (2.8) London’s Newcomer Strategy: Choose London – Innovative, Vibrant and Global
7. (2.9) Data Provision Agreement Update for HIFIS Usage (Relates to Bill No. 99)
8. (2.10) Winter Response 2022-2023 Final Report
9. (2.4) Renovictions – Initial Research Report
10. (2.6) Business Licensing By-law and Fireworks By-law – Amendments (Relates to Bills No. 102, 103 and 107)
11. (2.7) Parks and Recreation Master Plan Annual Report
12. (4.1) 2024 Rock the Park One-Time Policy Exemption Request (Relates to Bill No. 106)
13. (5.1) Reduced Parking Incentive Pilot Project

8.5 5th Report of the Civic Works Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) SS-2024-090 Single Source Contract - Telematics Services
3. (2.2) Award of Consulting Engineering Services for Detailed Design, Tendering Assistance, Construction Oversight and Contract Administration for Expansion of Landfill Gas Collection

System W12A Landfill Site

4. (2.3) W12A Landfill Community Mitigative Measures Fund - Glanworth Tennis Court
5. (2.5) Contract Price Increase - Victoria Bridge Replacement Consulting Services
6. (2.6) 2024 Watermain Cleaning and Lining Contract Award
7. (2.7) Appointment of Consulting Engineers for the Infrastructure Renewal Program
8. (2.8) Contract Award-RFT 2024-700 - 2024-2025 Infrastructure Renewal Program - Cavendish Crescent, Riverside Park and Mitchell A. Baran Park
9. (2.9) Contract Award RFT-2023-265 - 2024-2025 Infrastructure Renewal Program Downtown Sewer Separation Phase 4 - York Street and Wellington Street
10. (2.10) Amendments to the Traffic and Parking By-law (Relates to Bill No. 108)
11. (2.11) 2023 Administrative Amendments to the Traffic and Parking By-Law (Relates to Bill No. 109)
12. (2.12) Vendor of Record Contract Award - Rapid Transit Shelters Amenities - Request for Proposal Submissions - RFP-2023-271 Station Lighting, RFP-2023-272 Obelisks and RFP-2023-273 Station Furniture
13. (2.4) 2024 Renew London Infrastructure Construction Program and 2023 Review
14. (3.1) 3rd Report of the Integrated Transportation Community Advisory Committee
15. (3.2) 4th Report of the Environmental Stewardship and Action Community Advisory Committee
16. (4.1) Harris Park Shoreline Reconstruction

9. Added Reports

- 9.1 7th 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:

- 13.1 Bill No. 97 By-law No. A.- _____ - _____

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A by-law to confirm the proceedings of the Council Meeting held on the 2nd day of April, 2024. (City Clerk)

13.2	Bill No. 98 By-law No. A.- _____ - _____ A by-law to approve an Exit Agreement between The Corporation of the City of London and Odell-Jalna Residences of London and a Rent Supplement Agreement between Odell-Jalna Residences of London, Homes Unlimited (London) Inc. and The Corporation of the City of London and to authorize the Mayor and Clerk to execute same. (2.3a/5/CPSC)	197
13.3	Bill No. 99 By-law No. A.- _____ - _____ A by-law to approve The Data Provision Agreement between The Corporation of the City of London and His Majesty the King in Right of Canada as represented by the Minister of Housing, Infrastructure and Communities, and to authorize the Mayor and City Clerk to execute this Agreement. (2.9/5/CPSC)	219
13.4	Bill No. 100 By-law No. A.- _____ - _____ A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. (4.1/7/SPPC)	228
13.5	Bill No. 101 By-law No. A-30-24 _____ A by-law to amend By-law No. A-30, as amended, being the “Inspections By-law“. (2.5/5/CPSC)	231
13.6	Bill No. 102 By-law No. A-54-24 _____ A by-law to amend By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to provide for an amended Penalty Schedule “A-5” for the Business Licensing By-law for the categories of Consumer Fireworks Sales Business. (2.6b/5/CPSC)	232
13.7	Bill No. 103 By-law No. A-59-24 _____ A by-law to amend By-law A-59 being “A by-law to provide for Various Fees and Charges” to add Consumer Fireworks Sales Business Licence Fees. (2.6d/5/CPSC)	234
13.8	Bill No. 104 By-law No. C.P.-1494()- _____ A by-law to amend C.P.-1494-217, as amended, being “A by-law to adopt the Community Improvement Plan for Industrial land uses” (3.1/5/PEC)	235
13.9	Bill No. 105 By-law No. C.P.-1512()- _____ A by-law to amend The Official Plan for The City of London, 2016 relating to 300 and 306 Princess Avenue (3.5a/5/PEC)	303
13.10	Bill No. 106 By-law No. CPOL.-142()- _____ A by-law to amend By-law No. CPOL.-142-394 being “Special Events Policies and Procedures Manual”, to provide for the “Rock the Park 20 – July 2024” event use of Harris Park for 5 consecutive days. (4.1b/5/CPSC)	307
13.11	Bill No. 107 By-law No. L.-131()- _____	308

	A by-law to amend By-law No. L.-131-16, as amended, entitled “A by-law to provide for the Licensing and Regulation of Various Businesses”. (2.6a/5/CPSC)	
13.12	Bill No. 108 By-law No. PS-114-24_____	310
	A by-law to amend By-law PS-114 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.10/5/CWC)	
13.13	Bill No. 109 By-law No. PS-114-24_____	314
	A by-law to amend By-law PS-114 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.11/5/CWC)	
13.14	Bill No. 110 By-law No. S.- _____ - _____	319
	A by-law to assume certain works and services in the City of London. (Warbler Woods West Subdivision, Plan 33M-638 – Stage 2) (Deputy City Manager, Environment and Infrastructure)	
13.15	Bill No. 111 By-law No. S.- _____ - _____	322
	A by-law to assume certain works and services in the City of London. (Creekview Phase 3 – Stage 1, Plan 33M-767) (Deputy City Manager, Environment and Infrastructure)	
13.16	Bill No. 112 By-law No. W.- _____ - _____	324
	A by-law to authorize project ES5234 - Adelaide WWTP Flood Protection. (2.5/4/CWC)	
13.17	Bill No. 113 By-law No. Z.-1-243____	325
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 6097 Colonel Talbot Road (3.2/5/PEC)	
13.18	Bill No. 114 By-law No. Z.-1-243____	327
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 192-196 Central Avenue (3.3a/5/PEC)	
13.19	Bill No. 115 By-law No. Z.-1-243____	330
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 900 Jalna Boulevard (3.4a/5/PEC)	
13.20	Bill No. 116 By-law No. Z.-1-243____	332
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 300 and 306 Princess Avenue (3.5b/5/PEC)	
13.21	Bill No. 117 By-law No. Z.-1-243____	335
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3010-3050 Yorkville Street (3.6a/5/PEC)	
13.22	Bill No. 118 By-law No. Z.-1-243____	339
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 460 Asher Crescent (3.7a/5/PEC)	
13.23	Bill No. 119 By-law No. Z.-1-243____	342

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 613 Superior Drive (3.9a/5/PEC)

13.24 Bill No. 120 By-law No. C.P.- ____ - ____ 344

A by-law to approve and authorize the use of the Office-to-Residential Conversion Loan Agreement template between The Corporation of the City of London (the “City”) and a Registered Owner (the “Borrower”) to encourage the conversion of vacant office space into residential units, and to delegate the authority to enter into such Agreements to the Director, Economic Services and Supports or delegate. (Mayor)

13.25 Bill No. 72 By-law No. DR- ____ - ____ 350

A by-law to provide for Drainage Works in the City of London (Construction of the Jenkins Municipal Drain). (Court of Revision / 3.1/3/CWC) (For Third Reading only)

14. Adjournment



Council Minutes

5th Special Meeting of City Council
February 29, 2024, 1:30 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, J. Davies, K. Dickins, D. Escobar, M. Galczynski, R. Lamon, S. Mathers, K. Murray, J. Paradis, T. Pollitt, K. Scherr, M. Schulthess, C. Smith

Remote Attendance: E. Bennett, C. Cooper, E. Hunt, J. Millman, J. Millson, E. Skalski

The meeting is called to order at 1:33 PM; it being noted that Councillors S. Lehman, P. Van Meerbergen and S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

At 1:37 PM, Councillor C. Rahman 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. Stevenson

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

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.1/2/Budget)

4.2 Solicitor-Client Privileged Advice

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.2/2/Budget)

4.3 Personal Matters About Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, and communications necessary for that purpose. (6.3/2/Budget)

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 1:37 PM to 1:48 PM.

Motion made by: S. Trosow

Seconded by: D. Ferreira

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

4.4 Solicitor-Client Privileged Advice

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality with respect to provincial legislation and municipal procedures.

Yeas: (14): Mayor J. Morgan, H. McAlister, 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

Nays: (1): S. Lewis

Motion Passed (14 to 1)

That Council convenes In Closed Session, from 2:18 PM to 2:47 PM.

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

None.

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 Public Participation - Budget

1. W. Brock

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

Motion Passed (15 to 0)

Motion made by: S. Trosow

Seconded by: J. Pribil

That, pursuant to section 6.4 of the Council Procedure By-law, a change in order of the Council Agenda BE APPROVED, to provide for Stage 12, Emergent Motions, to be considered after Stage 7, Motions of Which Notice is Given.

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

Nays: (3): S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Passed (12 to 3)

7. Motions of Which Notice is Given

- 7.1 Councillor A. Hopkins - Amendment - Business Cases: #P-L8, #P-L9, #P-28, #P-29, #P-57

Motion made by: A. Hopkins
Seconded by: E. Pelozza

That pursuant to section 11.3 of the Council Procedure By-law, leave BE GIVEN for the introduction of a notice of motion to consider amendments to the Mayor's 2024-2027 Multi-Year Budget.

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

Nays: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Motion Failed (6 to 9)

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

That the correspondence dated February 21, 2024 from Councillor A. Hopkins with respect to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-L8, #P-L9, #P-28, #P-29, #P-57 BE 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)

12. Emergent Motions

- 12.1 (ADDED) Councillor S. Trosow - Amendment - Business Case #P-8

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

That pursuant to section 20 of the Council Procedure By-law, leave BE GIVEN for the introduction of an emergent motion to consider amendments to the Mayor's 2024-2027 Multi-Year Budget.

Yeas: (7): H. McAlister, J. Pribil, S. Trosow, C. Rahman, A. Hopkins, S. Franke, and D. Ferreira

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

Motion Failed (7 to 8)

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

That the correspondence dated February 22, 2024 from Councillor S. Trosow with respect to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-8 BE 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)

8. Reports

8.1 1st Report of the Budget Committee

Motion made by: E. Pelozza

That the 1st Report of the Budget Committee BE 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)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (3.1) Public Participation - Budget

Motion made by: E. Pelozza

That the following written submissions for the 2024-2027 Multi-Year Budget 2024 Public Participation Meeting BE RECEIVED for consideration by the Municipal Council as part of the Multi-Year approval process:

- a communication from S. Turner;
- a communication from J. Paterson;
- a communication from G. Genereaux;
- a communication from M. Does;
- two communications from C. Butler;
- a communication from E. Yi, Executive Director, London Arts Council;
- a communication from C. Cadogan, Chair, London Black History Coordinating Committee;
- a communication from N. Blanchette;
- a communication from P. Free Cooper, Interim Marketing Project Manager, Grand Theatre;
- a communication from L. Davis;
- a communication from N. Kearns, Head of Props, Grand Theatre;
- a communication from P. McIntyre;
- a communication from the Environmental Stewardship and Action Community Advisory Committee;
- a communication from T. Burnett;
- a communication from the Ecological Community Advisory Committee;
- a communication from M. Quinton;
- a communication from B. Morrison and M. A. Hodge;
- a communication from D. Stanford;
- a communication from R. McDowell;
- a communication from L. Karidas;
- a communication from Peter;
- a communication from J. Kraehling, Associate Director, Michael

Gibson Gallery;

- a communication from K. Pagnello, Executive Director, M. Laliberte, Staff Lawyer, T. Kiefer, Housing Support Worker, Neighbourhood Legal Services, London and Middlesex;
- a communication from B. Maly, Executive Director, Downtown London and S. A. Collyer, Board Chair, London Downtown Business Association;
- a communication from A. Shah;
- a communication from S. Lewkowitz, Doctoral Candidate, Geography and Environment, Human Environments Analysis Lab, Western University;
- a communication from AM Valastro;
- a communication from C. Kennedy;
- a communication from M. Miksa, Executive Director, London Cycle Link;
- a communication from London Collective Action; and
- a communication from D. Szpakowski, CEO and General Manager, Hyde Park Business Improvement Association;

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

- P. Moore;
- N. Judges;
- N. Branscombe, Member, London Police Services Board;
- S. Hall, Vice-Chair, Ecological Community Advisory Committee;
- J. Idsinga;
- T. Mahoney;
- M. Walker, Vice-Chair, London Police Services Board;
- M. Cassidy, Chief Executive Officer, Pillar Nonprofit Network;
- S. Regalo;
- R. Higgins ;
- E. Yi, Executive Director, London Arts Council;
- P. McIntyre, London Downtown Condominium Advocacy Group;
- D. Pasquino;
- S. Ratz;
- N. Gilby;
- M. Denver, Amabile Choir of London, Canada;
- C. Smith;
- R. Cress;
- E. Klassen, Executive Director, Grand Theatre;
- R. Peake, Artistic Director, Grand Theatre;
- W. Lau, Chief Executive Officer, Leads Employment Services;
- D. Koontz;
- B. Mejia, Executive Director, Argyle BIA;
- R. Graham, Chairperson, Argyle BIA;
- J. Guilfoil;
- C. Beynon, Amabile Choir of London, Canada;
- Z. Habib, Director, Sunfest;
- H. Edge, Chairperson, Forest City Gallery;
- M. Miksa, Executive Director, London Cycle Link;
- L. Derikx, Interim Executive Director, London Environmental Network;
- T. Cull, Antler River Rally;
- J. Dunn, Executive Director, London Abused Women's Centre;
- V. Da Silva;
- M. Hodge, Climate Action London;
- B. Morrison;
- M. Wallace, Executive Director, London Development Institute;
- J. Hamm;
- M. Rowe, President and Chief Executive Officer, Canadian

- Urban Institute;
- D. Stanford;
 - A. Voth, Executive Director, London Symphonia;
 - C. O'Neill;
 - D. Szpakowski, CEO/General Manager, Hyde Park BIA;
 - B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee;
 - N. Nadea;
 - E. Poirier, VP External Affairs, Western University Student Council; and
 - B. Couto.

Motion Passed

8.2 2nd Report of the Budget Committee

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That items 1, 2 (2.1), and 3 (3.1) of the 2nd Report of the Budget Committee BE RECEIVED.

That it BE NOTED that no pecuniary interests were disclosed.

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)

2. (2.1) Staff Presentation

Motion made by: E. Pelozza

That the budget presentation from the Deputy City Manager, Finance Supports BE RECEIVED.

Motion Passed

3. (3.1) Mayor's Budget

Motion made by: E. Pelozza

That the budget presentation from the Mayor BE RECEIVED;

it being noted that the Mayor's Proposed Budget was provided to each member of Council, the City Clerk, and the public on January 31, 2024.

Motion Passed

At 2:18 PM to 2:47 PM, Council convenes In Closed Session, for the purpose of considering 4.4 Solicitor-Client Privileged Advice.

4. (3.2) Amendment - Business Case #P-5

Motion made by: E. Pelozza

That items 4 (3.2) through 21 (3.37) of the 2nd Report of the Budget Committee, with the exception of items 14 (3.27) and 15 (3.28), BE RECEIVED.

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to remove Business Case #P-5 – Fire Department Breathing Apparatus and Breathing Apparatus Decontamination (Amended – funding deferred from 2024 to 2026), and that this Business Case BE REFERRED to the 2028-2031 MYB noting that the equipment's lifecycle renewal is 2031.

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

Nays: (1): S. Trosow

Motion Passed (14 to 1)

5. (3.5) Amendment - Reserve Fund

Motion made by: E. Pelozza

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to reduce the current Industrial Lands Reserve Fund contribution by \$1 million for 2024 only, noting it would have a 0.1% reduction on the 2024 property tax levy.

Motion Passed

6. (3.7) Amendment - Business Case #P-26

Motion made by: E. Pelozza

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to include Business Case #P-26 – Community Gardens Program Expansion to Support Food Security as set out in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023.

Further that the implementation be delayed until 2026 and \$150,000 be drawn from the Community Investment Reserve Fund for a new garden build resulting in a \$12,000 property tax levy for the 2026 and 2027 for operations.

Motion Passed

7. (3.11) Amendment - Business Case #P-38

Motion made by: E. Pelozza

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to include administration fees (15%) to Business Case #P-38 – City of London Community Arts Investment Program Expansion (Amended – Reduction in Funding from Original Case).

2024 Operating Expenditures: \$15,000, Tax Levy: \$15,000
2025 Operating Expenditures: \$15,000, Tax Levy: \$15,000
2026 Operating Expenditures: \$15,000, Tax Levy: \$15,000
2027 Operating Expenditures: \$15,000, Tax Levy: \$15,000

Motion Passed

8. (3.13) Amendment - Business Case #P-27

Motion made by: E. Pelosa

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to remove Business Case #P-27 – Neighbourhood Decision Making Program Expansion.

Motion Passed

9. (3.14) Amendment - Business Case #P-34

Motion made by: E. Pelosa

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to remove Business Case #P-34 – City Hall Main Lobby Security Guard.

Motion Passed

10. (3.16) Amendment - Business Case #P-48

Motion made by: E. Pelosa

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to include Business Case #P-48 – Canadian Mental Health Transitional Case Worker – London Public Library as set out in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023 for one-time funding of \$65,000 for 2024 from the Community Investment Reserve Fund.

Motion Passed

11. (3.17) Amendment - Business Case #P-53

Motion made by: E. Pelosa

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to include only Road Safety Initiative #2 "Improvements to the On-Road Pavement Marking Maintenance Process" of Business Case #P-53 – Road Safety Enhancements as set out in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023 for 2024 and 2025 at \$200,000 each year, funded from the Automated Enforcement Reserve Fund.

Motion Passed

12. (3.19) Amendment - Business Case #P-2

Motion made by: E. Pelosa

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED by reducing Business Case #P-2 – Vehicle and Equipment

Replacement to spread the reserve fund repayments over 6 years instead of 5 years:

2024 Operating Expenditures: - \$417,000, Tax Levy: - \$417,000
2025 Operating Expenditures: - \$417,000, Tax Levy: - \$417,000
2026 Operating Expenditures: - \$417,000, Tax Levy: - \$417,000
2027 Operating Expenditures: - \$417,000, Tax Levy: - \$417,000

Motion Passed

13. (3.25) Amendment - Business Case #P-62

Motion made by: E. Pelosa

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to fund 50% of Business Case #P-62 – Environmentally Significant Areas Management as set out in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023, with annual funding as follows:

2024 Operating Expenditures: \$70,000, Tax Levy: \$70,000
2025 Operating Expenditures: \$73,000, Tax Levy: \$73,000
2026 Operating Expenditures: \$144,500, Tax Levy: \$144,500
2027 Operating Expenditures: \$148,000, Tax Levy: \$148,000

Motion Passed

16. (3.32) Amendment - Business Case #P-36

Motion made by: E. Pelosa

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED by reducing funding for Business Case #P-36 – Safe London and Anti Racism/Anti Oppression Action Plan to \$125,000 annually:

2024 Operating Expenditures: -\$58,000, 2024 Tax Levy: -\$58,000
2025 Operating Expenditures: -\$58,000, 2025 Tax Levy: -\$58,000
2026 Operating Expenditures: -\$58,000, 2026 Tax Levy: -\$58,000
2027 Operating Expenditures: -\$58,000, 2027 Tax Levy -\$58,000

Motion Passed

17. (3.33) Amendment - Business Case #P-51

Motion made by: E. Pelosa

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to include the revised conventional service hours for Business Case #P-51 – Transit Service Conventional Growth Hours, as approved by the London Transit Commission on January 31st, 2024 to provide for 18,000 hours of growth in each year, by increasing funding as follows:

2024 Operating Expenditures: \$1,646,600, 2024 Tax Levy: \$1,646,600
2025 Operating Expenditures: \$3,495,400, 2025 Tax Levy: \$3,495,400
2026 Operating Expenditures: \$5,563,400, 2026 Tax Levy: \$5,563,400

2027 Operating Expenditures: \$7,913,600, 2027 Tax Levy: \$7,913,600

Motion Passed

18. (3.34) Amendment - London Public Library Base Budget

Motion made by: E. Pelosa

That the Mayor’s 2024-2027 Multi-Year Budget BE AMENDED to increase London Public Library’s Base Budget to the following annual percentage increases in support of maintaining the essential infrastructure the Library offers Londoners:

2024: 7% (Mayor’s Budget: 5.4%)
2024 Operating Expenditure: \$331,931, 2024 Tax Levy: \$331,931

Motion Passed

19. (3.35) Amendment - Business Case #P-30

Motion made by: E. Pelosa

That the Mayor’s 2024-2027 Multi-Year Budget BE AMENDED to include Business Case #P-30 – Enhancing Digital Divide Support Services – London Public Library, to be funded from the Community Investment Reserve Fund as follows:

a) to support investment of \$31,000 for expansion of the services delivered by the Central Library’s 2nd Floor Creativity Lab
2024 Capital Expenditures: \$31,000 2024 Tax Levy: \$0
2025 Capital Expenditures: \$0 2025 Tax Levy: \$0
2026 Capital Expenditures: \$0 2026 Tax Levy: \$0
2027 Capital Expenditures: \$0 2027 Tax Levy: \$0

b) an investment of \$100,000 to expand the suite of children’s digital literacy discovery programs
2024 Capital Expenditures: \$0 2024 Tax Levy: \$0
2025 Capital Expenditures: \$50,000 2025 Tax Levy: \$0
2026 Capital Expenditures: \$50,000 2026 Tax Levy: \$0
2027 Capital Expenditures: \$0 2027 Tax Levy: \$0

Motion Passed

20. (3.36) Amendment - Business Case #P-69

Motion made by: E. Pelosa

That the Mayor’s 2024-2027 Multi-Year Budget BE AMENDED to include Business Case #P-69 – Expanded Support for Library Collections, in the revised total 2024-2027:

one-time funding of \$100,000 in 2024, to be funded from the Community Investment Reserve Fund, to ensure that the London Public Library can replace high-demand children’s and teen print materials to keep pace with increasing use of these collections post-COVID:

2024 Operating Expenditures: \$100,000 2024 Tax Levy: \$0
2025 Operating Expenditures: \$0 2025 Tax Levy: \$0

2026 Operating Expenditures: \$0 2026 Tax Levy: \$0
2027 Operating Expenditures: \$0 2027 Tax Levy: \$0

Motion Passed

21. (3.37) Amendment - Business Case #P-56

Motion made by: E. Pelosa

That the Mayor’s 2024-2027 Multi-Year Budget BE AMENDED by reducing the funding to Initiative 3.b – Climate Change Invest (CCI) Fund of Business Case # P-56 – Climate Emergency Action Plan (CEAP) Implementation Support to an annual contribution of \$1 million;

it being noted that this reduction offsets the cost of P-51 Transit Services Hours Growth.

Motion Passed

14. (3.27) Amendment - Capital Project PD1218

Motion made by: E. Pelosa

That the Mayor’s 2024-2027 Multi-Year Budget BE AMENDED to remove Capital Project PD1218 London’s Downtown Plan – Small Scale Projects as set out in the Base Capital Budget in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023:

2024 Operating Expenditures: -\$100,000, 2024 Tax Levy: -
\$100,000, 2024 Capital Expenditures: -\$100,000
2025 Operating Expenditures: -\$100,000, 2025 Tax Levy: -
\$100,000, 2025 Capital Expenditures: -\$100,000
2026 Operating Expenditures: -\$100,000, 2026 Tax Levy: -
\$100,000, 2026 Capital Expenditures: -\$100,000
2027 Operating Expenditures: -\$100,000, 2027 Tax Levy: -
\$100,000, 2027 Capital Expenditures: -\$100,000

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

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

Motion Passed (9 to 6)

15. (3.28) Amendment - Capital Project RC1036

Motion made by: E. Pelosa

That the Mayor’s 2024-2027 Multi-Year Budget BE AMENDED to remove Capital Project RC1036 Dundas Place Equipment as set out in the Base Capital Budget of the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023:

2024 Operating Expenditures: -\$100,000, 2024 Tax Levy: -
\$100,000, 2024 Capital Expenditures: -\$100,000
2025 Operating Expenditures: -\$100,000, 2025 Tax Levy: -

\$100,000, 2025 Capital Expenditures: -\$100,000
2026 Operating Expenditures: -\$100,000, 2026 Tax Levy: -
\$100,000, 2026 Capital Expenditures: -\$100,000
2027 Operating Expenditures: -\$100,000, 2027 Tax Levy: -
\$100,000, 2027 Capital Expenditures: -\$100,000

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

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

Motion Passed (9 to 6)

22. (3.38) Amendment - Business Case #P-46

Motion made by: A. Hopkins

Seconded by: D. Ferreira

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED by
increasing Business Case #P-46 to include actions 3 and action 6:

2024 Operating Expenditures: \$100,000, 2024 Tax Levy: \$100,000
2025 Operating Expenditures: \$75,000, 2025 Tax Levy: \$75,000
2026 Operating Expenditures: \$75,000, 2026 Tax Levy: \$75,000
2027 Operating Expenditures: \$75,000, 2027 Tax Levy: \$75,000

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

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

Motion Failed (4 to 11)

Motion made by: S. Lewis

That, pursuant to section 10.5 of the Council Procedure By-law,
with respect to the Chair's ruling that the amendment to item 22 is
in order, "shall the ruling of the Chair BE SUSTAINED?"

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

Nays: (6): S. Lewis, P. Cuddy, S. Stevenson, S. Lehman, P. Van
Meerbergen, and S. Hillier

Motion Passed (9 to 6)

Motion made by: E. Pelozza

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED by
reducing Business Case #P-46 – Economic and Partnership
Initiatives – Action Number 12 by \$450,000 from 2025 to 2027:

2024 Operating Expenditures: \$0, 2024 Tax Levy: \$0
2025 Operating Expenditures: -\$450,000, 2025 Tax Levy: -
\$450,000
2026 Operating Expenditures: -\$450,000, 2026 Tax Levy: -
\$450,000
2027 Operating Expenditures: -\$450,000, 2027 Tax Levy: -
\$450,000

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

Nays: (1): S. Trosow

Motion Passed (14 to 1)

23. (3.3) Business Case #P-7

Motion made by: E. Pelozza

That items 23 (3.3) to 45 (4.4) of the 2nd Report of the Budget Committee, with the exception of items 24 (3.4), 26 (3.8), 27 (3.9), 39 (3.30) and 40 (3.31), BE RECEIVED.

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-7.

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)

25. (3.6) Business Case #P-9

Motion made by: E. Pelozza

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-9.

Motion Passed

28. (3.10) Business Case #P-37

Motion made by: E. Pelozza

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-37.

Motion Passed

29. (3.12) Business Case #P-42

Motion made by: E. Pelozza

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-42.

Motion Passed

30. (3.15) Business Case #P-39

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-39.

Motion Passed

31. (3.18) Business Case #P-63

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-63.

Motion Passed

32. (3.20) Business Case #P-56

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-56.

Motion Passed

33. (3.21) Business Case #P-L3

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-L3.

Motion Passed

34. (3.22) Business Case #P-40

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-40.

Motion Passed

35. (3.23) Business Case #P-51

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-51.

Motion Passed

36. (3.24) Business Case #P-53

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-53.

Motion Passed

37. (3.26) Business Case #P-65

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-65.

Motion Passed

38. (3.29) Business Case #P-15, #P-16, #P-17, #P-18

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-15, #P-16, #P-17, #P-18.

Motion Passed

41. (3.39) Business Case #P-L3

Motion made by: E. Pelosa

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-L3.

Motion Passed

42. (4.1) Tourism London

Motion made by: E. Pelosa

That the submission from Tourism London BE RECEIVED.

Motion Passed

43. (4.2) Upper Thames River Conservation Authority

Motion made by: E. Pelosa

That the submission from Upper Thames River Conservation Authority BE RECEIVED.

Motion Passed

44. (4.3) Covent Garden Market Parking Garage Repairs - Business Case #P-66

Motion made by: E. Pelozza

That the submission from Covent Garden Market BE RECEIVED.

Motion Passed

45. (4.4) London Police Services

Motion made by: E. Pelozza

That the submission from London Police Services BE RECEIVED.

Motion Passed

24. (3.4) Adj. #4

Motion made by: S. Trosow

Seconded by: D. Ferreira

That the Mayor's 2024-2027 Multi Year Budget BE AMENDED to remove Adj. #4 – Museum London Reduction to 5.4% Average Increase and to include the 6.3% Service Program Operating Budget (Base Budget) as set out in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023.

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

Nays: (9): S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Motion Failed (6 to 9)

Motion made by: E. Pelozza

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Adj. #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)

26. (3.8) Business Case #P-29

Motion made by: A. Hopkins

Seconded by: H. McAlister

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED by reducing Business Case #P-29 by 5%:

2024 Operating Expenditures: -\$31,000 2024 Tax Levy: -\$31,000
2025 Operating Expenditures: -\$79,000 2025 Tax Levy: -\$79,000
2026 Operating Expenditures: -\$82,000 2026 Tax Levy: -\$82,000
2027 Operating Expenditures: -\$88,000 2027 Tax Levy: -\$88,000

Yeas: (7): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Failed (7 to 8)

Motion made by: C. Rahman

Seconded by: S. Franke

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED by reducing Business Case #P-29 - Police Vehicle and Equipment Requirements by the following:

2024 Operating Expenditures: -\$158,000, 2024 Tax Levy: - \$158,000

2025 Operating Expenditures: -\$307,000, 2025 Tax Levy: - \$307,000

2026 Operating Expenditures: -\$203,000, 2026 Tax Levy: - \$203,000

2027 Operating Expenditures: -\$199,000, 2027 Tax Levy: - \$199,000

Yeas: (7): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Failed (7 to 8)

At 4:25 PM, His Worship Mayor J. Morgan, places Councillor S. Lewis in the Chair.

At 4:32 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: E. Pelozza

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-29.

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, D. Ferreira, and S. Hillier

Nays: (1): E. Pelozza

Motion Passed (14 to 1)

Motion made by: E. Pelozza

Seconded by: D. Ferreira

That the Council recess at this time, for 15 minutes.

Motion Passed

The Council recesses at 4:58 PM and reconvenes at 5:22 PM.

27. (3.9) Business Case #P-31

At 5:23 PM, Councillor S. Trosow enters the meeting.

Motion made by: S. Franke

Seconded by: E. Pelozza

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to include funding for "Action #3: Extension of Parks Operations Services" of Business Case #P-31 – Parks Operations Service Delivery Enhancements as set out in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023:

2024 Operating Expenditures: 0, Tax Levy: 0, Capital Expenditure: 0

2025 Operating Expenditures: 0, Tax Levy: 0, Capital Expenditure: 0

2026 Operating Expenditures: \$316,000, Tax Levy: \$316,000, Capital Expenditure: 0

2027 Operating Expenditures: \$316,000, Tax Levy: \$316,000, Capital Expenditure: 0

Yeas: (7): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Failed (7 to 8)

At 5:27 PM, Councillor H. McAlister leaves the meeting.

At 5:29 PM, Councillor H. McAlister enters the meeting.

Motion made by: E. Pelozza

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-31.

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)

39. (3.30) Business Case #P-15

Motion made by: D. Ferreira

Seconded by: S. Franke

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to include Business Case #P-15 – Hoarding/Extreme Clean Program; as set out in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023:

2024 Operating Expenditures: \$400,000 2024 Tax Levy: \$400,000

2025 Operating Expenditures: \$400,000 2025 Tax Levy: \$400,000

2026 Operating Expenditures: \$400,000 2026 Tax Levy: \$400,000

2027 Operating Expenditures: \$400,000 2027 Tax Levy: \$400,000

Yeas: (7): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Failed (7 to 8)

Motion made by: E. Pelozza

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-15.

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

Motion Passed (15 to 0)

Motion made by: S. Franke

Seconded by: D. Ferreira

That pursuant to section 11.11 of the Council Procedure By-law, the Council BE PERMITTED to proceed beyond 6:00 PM.

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)

40. (3.31) Business Case #P-16

Motion made by: D. Ferreira

Seconded by: S. Franke

That the Mayor's 2024-2027 Multi-Year Budget BE AMENDED to include Business Case #P-16 – Housing Stability Bank Expansion, as set out in the Civic Administration draft 2024-2027 Multi-Year Budget received by the Strategic Priorities and Policy Committee on December 12, 2023:

2024 Operating Expenditures: \$700,000, 2024 Tax Levy: \$700,000

2025 Operating Expenditures: \$700,000, 2025 Tax Levy: \$700,000

2026 Operating Expenditures: \$700,000, 2026 Tax Levy: \$700,000

2027 Operating Expenditures: \$700,000, 2027 Tax Levy: \$700,000

Yeas: (7): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Failed (7 to 8)

At 5:58 PM, His Worship Mayor J. Morgan, places Councillor S. Lewis in the Chair.

At 6:00 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: E. Pelozza

That it BE NOTED that the Budget Committee considered an amendment to the Mayor's Multi-Year 2024-2027 Budget related to Business Case #P-16.

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

Motion Passed (15 to 0)

8.3 3rd Report of the Budget Committee

Motion made by: E. Pelozza

That the 3rd Report of the Budget Committee BE 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)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2024-2027 Multi-Year Budget Reconciliation to the Public Sector Accounting Board (PSAB) Financial Statement Budget

Motion made by: E. Pelozza

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

a) the "Public Sector Accounting Board Reconciliation" (Reconciliation) regarding expenses excluded from the Mayor's proposed 2024-2027 Multi-Year Budget, as appended to the staff report dated February 27, 2024 as Schedule "A", BE ADOPTED; it being noted that the Reconciliation was presented in the draft 2024-2027 Multi-Year Budget released at the Strategic Priorities and Policy Committee on December 12, 2023; and

b) the Civic Administration BE DIRECTED to update the Reconciliation to reflect the consolidated budget figures once available.

Motion Passed

3. (3.1) Public Participation - Budget

Motion made by: E. Pelozza

That the following written submissions for the 2024-2027 Multi-Year Budget 2024 2nd Public Participation Meeting BE RECEIVED for consideration by the Municipal Council as part of the Multi-Year approval process:

- a communication from W. Kinghorn, President, ACO London Region Branch;
- a communication from L. Tinsley;
- a communication from P. Kemp;
- a communication from G. Dendias;
- a communication from R. Ross;
- a communication from C. Beynon, Sr Artistic Director, Amabile Boys and Men's Choirs, Professor Emerita, University of Western Ontario;
- a communication from C. McIntosh;
- a communication from S. Watters;
- a communication from M. Saito;
- a communication from C. Richards;
- a communication from B. Couto;
- a communication from J. Hannay;
- a communication from K. Sepi;
- a communication from L. McLean;
- a communication from R. Todd;
- a communication from B. Newell;
- a communication from M. Caldwell;
- a communication from A. Miller;
- a communication from J. O'Connor;
- a communication from M. Thiessen;
- a communication from K. Cassidy;
- a communication from J. Klar;
- a communication from J. Beltrano;
- a communication from J. and M. O'Connor;
- a communication from D. Pollock, President, Navigating Retirement;
- a communication from J. Notwell;
- a communication from K. Kaisar;
- a communication from K. Chartrand;
- a communication from A. Ausrotas;
- a communication from A. Moyer;
- a communication from N. Roberts;
- a communication from T. Potvin;
- a communication from A. Weiss;
- a communication from M. Peeff;
- a communication from H. Parker;
- a communication from C. Ramdharry;
- a communication from K. Barua;
- a communication from N. Brandon;
- a communication from J. Rodger, T. Smuck, J. Dunn, E. Farooqi and E. Rose;
- a communication from C. Murphy;
- a communication from A. Thompson;
- a communication from M. Brown;
- a communication from E. Akanbi;
- a communication from C. Montgomery;
- a communication from K. Chapman;
- a communication from B. Parkins;
- a communication from K. Pagniello, Executive Director and Lawyer, Neighbourhood Legal Services;
- a communication from L. Abidakun;
- a communication from H. Coggins;
- a communication from L. Bikos;
- a communication from K. Albarkri;

- a communication from B. Samuels;
- a communication from L. White;
- a communication from N. Fraser;
- a communication from P. Linardic;
- a communication from S. Lucas;
- a communication from J. Sayles;
- a communication from V. Van Linden;
- a communication from the Grand Theatre, London Arts Council, London Public Library and Museum London;
- a communication from J. Cordes, Past Chair, Middlesex London Food Policy Council;
- a communication from P. Moore;
- a communication from B. Amendola, Community and Social Service Volunteer;
- a communication from L. Thorne;
- a communication from H. Chapman;
- a communication from D. Brown, W. Thomas, C. Watson, Coordinator, Midtown Community Organization;
- a communication from N. Fraser;
- a communication from S. M. Chitty;
- a communication from W. Brock;
- a communication from D. Ronson;
- a communication from J. Seeler, Co-Chair, London Homeless Coalition;
- a communication from D. Prout;
- a communication from M. Cassidy, Interim CEO, Pillar Nonprofit Network;
- a communication from A. Angelus and L. Sturaitis;

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

- J. Cameron;
- S. Pastuck;
- F. Swart;
- A. Zylawi;
- Mya;
- P. Watson;
- N. Fraser;
- A. Rolo;
- G. Manly;
- S. Shakaram;
- V. Lubrano;
- R. Kivilahti;
- V. Warner;
- G. Muhalek;
- L. Bikos;
- A. Gillis;
- N. Judges;
- W. Damstra;
- D. Pasquino;
- S. Jordano;
- M. Wallace;
- N. Fasi;
- A. Weiss;
- G. Langille;
- K. Bendikas;
- D. Doward;
- S. Ani;
- Kade;
- Robert;

- K. Pagniello;
- Ezra;
- N. Branscombe;
- J. McRoire;
- Frey;
- A. Hassen;
- D. Friesen;
- H. Chapman;
- R. Bloomfield;
- Unknown;
- D. Boyce;
- R. Unknown;
- C. Villeneuve;
- B. Samuels;
- C. Tustian;
- B. Amendola;
- Justin;
- Trin;
- AM. Valastro;
- Unknown;
- M. Walker;
- D. Prout;
- Reid;
- S. M. Chitty;
- J. Hanks;
- Tee;
- Kevin;
- H. Tallman;
- Unknown;
- B. Couto;
- S. Lake;
- J. Wareham;
- Unknown;
- E. Unknown;
- L. Farhan;
- Cassandra;
- Alison;
- H. Anser;
- M. Moussa;
- Margarete;
- M. Aden;
- Murilo;
- Vieno;
- Nicole;
- Rachel; and
- Emmanuel.

Motion Passed

9. Added Reports

9.1 4th Report of Council in Closed Session

That it BE NOTED that Councillor C. Rahman presented the 4th Report of the Council in Closed Session, by noting progress was made with respect to the three items noted on the Agenda and one additional item as noted in the Minutes.

10. Deferred Matters

None.

11. Enquiries

Councillor E. Pelozo enquired with respect to the timing of the Mayoral Decision for the Mayor to veto an amendment passed by Council to the Mayor's proposed budget. His Worship Mayor J. Morgan provides information to the Council with respect to this matter.

Councillor S. Trosow enquired with respect to the property tax deferment program. The Deputy City Manager, Finance Supports provides information to the Council with respect to this matter.

13. By-laws

Motion made by: E. Pelozo
Seconded by: A. Hopkins

That Introduction and First Reading of Bill No. 73, 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. Pelozo, D. Ferreira, and S. Hillier

Nays: (1): S. Trosow

Motion Passed (14 to 1)

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

That Second Reading of Bill No. 73, 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. Pelozo, D. Ferreira, and S. Hillier

Nays: (1): S. Trosow

Motion Passed (14 to 1)

Motion made by: E. Pelozo
Seconded by: A. Hopkins

That Third Reading and Enactment of Bill No. 73, BE APPROVED.

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

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

Motion Passed (12 to 3)

14. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:22 PM.

Josh Morgan, Mayor

Michael Schulthess, City Clerk



Council Minutes

6th Meeting of City Council
March 5, 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. Peloza, D. Ferreira, S. Hillier

Also Present: L. Livingstone, A. Barbon, C. Cooper, S. Corman, K. Dickins, O. Katolyk, L. Marshall, S. Mathers, H. McNeely, J. Paradis, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, C. Smith, J. Taylor, B. Warner.

Remote Attendance: E. Bennett, I. Collins, C. Cooper, M. Daley, E. Hunt, J. McMillan, K. Murray.

The meeting is called to order at 1:04 PM; it being noted that Councillor S. Hillier was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Franke disclosed a pecuniary interest related to Council In Closed Session, the 6th Report of Council in Closed Session, and Added Bill No. 96, by indicating that her spouse 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: P. Cuddy
Seconded by: S. Lewis

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

4.1 Solicitor-Client Privilege

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board in connection with the property located at 39 Carfrae Street. (6.1/4/PEC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/4/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. (6.2/4/CSC)

4.4 Solicitor-Client Privilege
A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose regarding the regulation of the display of graphic images. (6.1/4/CPSC)

4.5 Security of Property
A matter pertaining to the security of the property of the municipality or local board. (6.1/1/AC)

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)

That Council convenes In Closed Session, from 1:23 PM to 2:16 PM.

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

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

That the Minutes of the 4th Meeting of the Municipal Council, held on February 13, 2024, and 5th Special Meeting of the Municipal Council held on February 29, 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: P. Van Meerbergen
Seconded by: D. Ferreira

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

6.1 1494 Commissioners Road West (Z-9689)

1. A. Drost
2. S. Rasanu, SBM Ltd.

6.2 Regulation of the Display of Graphic Images

1. J. Schadenberg, Executive Director, 4LifeLondon
2. A. Freedom
3. I. Freedom
4. K. Dean, Co-Founder, Viewer Discretion Legislation Coalition
5. (ADDED) B. Couto
6. (ADDED) D. Ronson, Board Director, and J. Arthur Executive Director - Abortion Rights Coalition of Canada

- 7. (ADDED) M. Penney
- 8. (ADDED) D. Ronson
- 9. (ADDED) P. Seale
- 10. (ADDED) B. Alleyne, Eastern Strategic Initiatives Director - Canadian Centre for Bio-Ethical Reform
- 11. (ADDED) M. McCann

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 4th Report of the Civic Works Committee

Motion made by: A. Hopkins

That the 4th 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)

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) 2023 Drinking Water Annual Report and Summary Report for the City of London Drinking Water System

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report, dated February 21, 2024, with respect to the 2023 Drinking Water Annual Report and Summary Report for the City of London Drinking Water System BE RECEIVED. (2024-E13)

Motion Passed

3. (2.2) 2023 Ministry of the Environment, Conservation and Parks Inspection of the City of London's Drinking Water System

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report, dated February 21, 2024, with respect to the 2023 Ministry of the Environment, Conservation and Parks Inspection of the City of London Drinking Water System BE RECEIVED. (2024-E13)

Motion Passed

4. (2.3) Hamilton Road and Gore Road Intersection Improvements Environmental Assessment Project File Report

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 February 21, 2024, related to the Hamilton Road and Gore Road Intersection Improvements Environmental Assessment Project File Report:

- a) the Hamilton Road and Gore Road Intersection Improvements Environmental Assessment Study Project File Report BE ACCEPTED;
- b) a Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and,
- c) the Project File Report BE PLACED on the public record for a 30-day review period. (2024-T06)

Motion Passed

5. (2.4) Orr Municipal Drain -Request for Drain Major Improvement and Appointment of Consulting Engineer

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 February 21, 2024, related to the Orr Municipal Drain and the Request for Drain Major Improvement and Appointment of Consulting Engineer:

- a) the request for a Major Improvement to the Orr Municipal Drain located in the area of Colonel Talbot Road and Southminster Bourne to benefit the drainage of 6526 Southminster Bourne, Township of Westminster, BE ACCEPTED by the Council of the Corporation of the City of London under Section 78 of the Drainage Act; and,
- b) Spriet Associates London Limited BE APPOINTED the Consulting Engineer under Section 8 of the Drainage Act. (2024-E09)

Motion Passed

6. (2.5) Single Source - Adelaide Wastewater Treatment Plant Section 1 Restoration Design and Contract Administration

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 February 21, 2024, related to a Single Source for the Adelaide Wastewater Treatment Plant Section 1 Restoration Design and Contract Administration:

- a) the contract for engineering design services BE AWARDED to CIMA Canada Inc., in the amount of \$468,886.00 including contingency (excluding HST), as a single source award in

accordance with Article 14.4.e of the Procurement of Goods and Services Policy;

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. (2024-E01)

Motion Passed

7. (2.6) RFP 18-34 Contract Amendment - Detailed Design for Highbury Avenue South Reconstruction

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 February 21, 2024, related to RFP 18-34 Contract Amendment for the Detailed Design for the Highbury Avenue South Reconstruction:

a) the contract with Parsons Inc. BE INCREASED by \$746,161.41 to a total agreement value of \$1,567,367.91 (excluding HST) to complete additional detailed design activities for Highbury Avenue South Reconstruction including rehabilitation of the Bradley Avenue and Commissioners Road bridges, in accordance with Section 20.3 (e) of the City's 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. (2024-T05)

Motion Passed

8. (2.7) Ontario Transfer Payment Agreement for Municipal Energy Plan Funding for Detailed Cost-Benefit Analysis of Climate Emergency Action Plan Actions (Relates to Bill No. 76)

Motion made by: A. Hopkins

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report, dated February 21, 2024, BE INTRODUCED at the Municipal Council meeting on March 5, 2024, to:

- a) APPROVE the Transfer Payment Agreement between The Corporation of the City of London and His Majesty the King in right of Ontario, as represented by the Minister of Energy, for the purpose of updating the energy mapping and financial models (i.e., cost-benefit analysis) in support of the Climate Emergency Action Plan;
- b) AUTHORIZE the Mayor and Clerk to execute the above-noted Agreement; and,
- c) AUTHORIZE the Deputy City Manager, Environment and Infrastructure, as the Duly Authorized Officer to approve reimbursement claims to be submitted to the Ontario Ministry of Energy to receive approved funding as identified in Schedule “E” of the above-noted Transfer Payment Agreement. (2024-E17)

Motion Passed

- 9. (2.8) Contract Amendment RFP 19-02 - Recycling Collection and Garbage and Yard Waste Collection in a Portion of London with Miller Waste Systems Inc.

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 February 21, 2024, related to Contract Amendment 19-02 for Recycling Collection and Garbage and Yard Waste Collection in a Portion of London with Miller Waste Systems Inc.:

- 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 8.5 (a)(ii) and Schedule A for collection of Green Bin materials;
- b) the price submitted by Miller Waste Systems Inc., to collect Green Bin materials in addition to recycling, garbage and yard waste for an annual cost of approximately \$395,000, BE ACCEPTED, noting that the net annual contract price increase is approximately \$231,000 when cost reduction associated with reduced frequency of garbage collection is included;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with the contract referenced in a) above; 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-E07)

Motion Passed

- 10. (2.9) Exercise First Contract Renewal Option RFP 19-02 - Recycling, Garbage and Yard Waste Collection in a Portion of London with Miller Waste Systems Inc.

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 February 21, 2024, related to Exercise First Contract Renewal Option RFP 19-02 for Recycling, Garbage and Yard Waste Collection in a Portion of London with Miller Waste Systems Inc.:

- a) approval BE GIVEN to exercise the contract renewal provisions of section 20.2 of the Procurement of Goods and Services Policy for the first-year renewal option of RFP 19-02 Recycling Collection, Garbage and Yard Waste Collection, as amended to include Green Bin, for a cost exceeding the threshold limits outlined in section 8.5 (a)(vi) and Schedule A of the policy noted above;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with the contract referenced above; 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. (2024-E07)

Motion Passed

- 11. (3.1) 3rd Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: A. Hopkins

That the 3rd Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on February 7, 2024, BE RECEIVED; it being noted that a verbal delegation from B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee, with respect to this matter, was received.

Motion Passed

- 12. (3.2) Gold Seal and Fournie Municipal Drain Improvements (Relates to Bill No. 94)

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 February 21, 2024, related to the Gold Seal and Fournie 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 construction of the Gold Seal and Fournie Municipal Drains (2023) BE ADOPTED, it being noted the notice of the public meeting was provided in accordance with the provisions of Section 78 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 March 5, 2024 Municipal Council meeting to authorize the reconstruction of the Gold Seal and Fournie Municipal Drain 2023 project; it being noted that the third reading and enactments of the by-law would occur after the holding of the Court of Revision in connection with the project;

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

- H. and P. Johnson. (2024-E09)

Motion Passed

8.2 4th Report of the Planning and Environment Committee

Motion made by: S. Lewis

That the 4th Report of the Planning and Environment Committee BE APPROVED with the exception of item 8 (3.3).

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)

At 2:27 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.

At 2:29 PM, His Worship Mayor J. Morgan resumes the Chair.

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) 2023 Annual Heritage Report

Motion made by: S. Lewis

That the staff report dated February 21, 2024, entitled "2023 Annual Heritage Report" BE RECEIVED for information. (2024-R01)

Motion Passed

3. (2.2) 2023 Annual Development Report

Motion made by: S. Lewis

That the staff report dated February 21, 2024, entitled "2023 Annual Development Report" BE RECEIVED for information. (2024-D04)

Motion Passed

4. (2.3) Amendments to the Downtown Community Improvement Plan Financial Incentive Program Guidelines to Introduce and Office-to Residential Conversion Grant Program (Relates to Bill No. 81)

Motion made by: S. Lewis

That, on the recommendation of the Director, Economic Services and Supports, with respect to updating the program guidelines for

financial incentive programs permitted through the Downtown Community Improvement Plan, the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024, to amend By-law C.P.-1467-175, as amended, being "A by-law to establish financial incentives for the Downtown Community Improvement Project Areas", by deleting Schedule "1" and replacing it with Schedule "1" the new Downtown Community Improvement Plan – Financial Incentive Program Guidelines;

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-F11A)

Motion Passed

5. (2.4) Heritage Easement Agreement for 39 Carfrae Street

Motion made by: S. Lewis

That, the following actions be taken with respect to the proposed updated Schedule "C" and Schedule "D" for the Heritage Easement Agreement pursuant to Section 37 of the Ontario Heritage Act for the property located at 39 Carfrae Street:

- a) the proposed updated Schedule "C" and Schedule "D" appended to the staff report dated February 21, 2024 for the Heritage Easement Agreement pursuant to Section 37 of the Ontario Heritage Act for the property located at 39 Carfrae Street BE APPROVED; and,
- b) the Civic Administration BE DIRECTED to work with the applicant to address outstanding concerns with the remainder of the Heritage Easement Agreement and bring back an update by the end of June 2024;

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

- a request for delegation status from J. Gard; and,
- a communication dated February 14, 2024 from J. Gard;

it being further noted that the Planning and Environment Committee heard a verbal presentation from J. Gard with respect to 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

6. (3.1) 1160 Wharnccliffe Road South and 234 Exeter Road (OZ-9450/39T-21507) (Relates to Bills No. 82, 83, and 91)

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 2793774 Ontario Inc. and Goldfield 1 Ltd., relating to

the property located at 1160 Wharncliffe Road South and 234 Exeter Road:

a) the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024, to AMEND the Official Plan for the City of London, 2016, by revising Map 1 – Place Types to change the designation of a portion of the subject lands FROM a Neighbourhoods Place Type TO a Green Space Place Type;

b) the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024 to AMEND the Southwest Area Secondary Plan, forming part of the Official Plan for the City of London, 2016, by revising Schedule 4 and Schedule 10 of the Southwest Area Secondary Plan to change the designation of a portion of the subject lands FROM a Low Density Residential designation TO a Medium Density Residential designation and an Open Space and Environmental Review designations;

c) the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016) and the Southwest Area Secondary Plan as amended in parts a) and b) above, to change the zoning of the subject property FROM an Urban Reserve (UR6), an Environmental Review (ER) and a Holding Light Industrial (h-17*LI2/LI7) Zone TO a Holding Residential R1 (h-h-161*R1-3) Zone, a Holding Residential R4 (h-h100*h161*R4-4(2)), a Holding Residential R6 Special Provision (h-h-100*h161*R6-5(_)) Zone, and a Holding Residential R6 Special Provision (h-h-2*h-100*h161*R6-5(_)) Zone and an Open Space (OS4) Zone;

d) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Plan of Subdivision for the property located at 1160 Wharncliffe Road South and 234 Exeter Road; and,

e) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed Plan of Subdivision as submitted by 2793774 Ontario Inc. and Goldfield 1 Ltd. (File No. 39T-21507), prepared by MHBC (Project No. 17334"j"), dated November 10, 2021;

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

- S. Allen, MHBC;

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 Neighbourhood Place Type, City Building and Design, Our Tools, and all other applicable The London Plan policies;
- the zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands;
- the proposed and recommended amendments are consistent

with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents; and,

- the proposed and recommended zoning amendments will facilitate an appropriate form 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. (2024-D14)

Motion Passed

7. (3.2) 475 Wharncliffe Road South (Z-9687) (Relates to Bill No. 92)

Motion made by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Michael Clark Construction (c/o Strik Baldinelli Moniz Ltd.), relating to the property located at 475 Wharncliffe Road South, the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 5, 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 Restrictive Service Commercial (RSC2/RSC4) Zone TO a Restrictive Service Commercial Special Provision (RSC2/RSC4(_)) Zone;

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

- J. Robertson, 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 policies of The London Plan, including but not limited to the Key Directions and Urban Corridor Place Type; and,
- the recommended amendment would facilitate the reuse of the existing building with a range of potential uses that is appropriate for the context of the 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. (2024-D14)

Motion Passed

9. (3.4) 1467 Wharncliffe Road South (OZ-9680) (Relates to Bills No. 84 and 93)

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 Nabataeans Homes, relating to the property located at 1467 Wharncliffe Road South:

a) the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to held on March 5, 2024, to amend the Southwest Area Plan (SWAP), for the City of London by CHANGING the designation of the subject lands FROM Commercial TO Medium Density Residential on Schedule 4 Southwest Area Land Use Plan, and Schedule 10 Central Longwoods Neighbourhood Land Use Designations;

b) the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on March 5, 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 (UR4) Zone TO a holding Residential R8 Special Provision (h-149*R8-4()) Zone;

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

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

- the recommended amendments are consistent with the Provincial Policy Statement, 2020 (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 amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Shopping Area Place Type policies;
- the recommended amendments conform to the Southwest Area Secondary Plan, including but not limited to the Central Longwoods Neighbourhood policies; and,
- the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood;

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) Gloucester Deferred Trail Segment – Medway Valley Heritage Forest (South) Conservation Master Plan

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Gloucester Deferred Trail Segment of the Medway Valley Heritage Forest (South) Conservation Master Plan:

a) the portion of the pathway and trail system from Gloucester Road (Access 12) to its connection with the pathway in the valley shown on "Appendix A" of the Medway Valley Heritage Environmentally Significant Area (South) Conservation Master Plan BE APPROVED as a Level 2 Trail;

b) Parks and Forestry BE DIRECTED to consult on the need to establish public access through the City owned Green Acres Drive unopened highway road allowance through to Ambleside Park and report back to the appropriate Standing Committee; and,

c) the Medway Valley Conservation Master Plan Gloucester Deferred Trail segment item BE REMOVED from the Planning and Environment Committee Deferred Matters list;

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

- a communication dated February 15, 2024, from J. Madden; and,
- a communication from J. Menard;

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

- G. Sinker;
- S. Pacifico;
- A. Vanstone; and,
- J. Madden;

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

11. (5.1) 2nd Report of the Community Advisory Committee on Planning

Motion made by: S. Lewis

That the 2nd Report of the Community Advisory Committee on Planning, from its meeting held on February 14, 2024 BE RECEIVED for information.

Motion Passed

12. (5.2) Deferred Matters List

Motion made by: S. Lewis

That the Planning and Environment Committee Deferred Matters List dated February 20, 2024 BE RECEIVED for information.

Motion Passed

8. (3.3) 1494 Commissioners Road West (Z-9689)

Motion made by: S. Franke

That, based on the application by David Moubarak (c/o Strik Baldinelli Moniz Ltd.), relating to the property located at 1494 Commissioners Road West, the request 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 (R1-8) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone and Open Space (OS5) Zone BE REFUSED for the following reason:

i) this application does not comply with the Environmental Management Guidelines;

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.;
- S. Mirsattari;
- R. Rybansky;
- V. Hopkins;
- M. Parezanovic;
- B. McDowell;
- M. Harnadek;
- J. Goldhawk;
- Victoria;
- Ghasaq;
- F. Fernandez;
- Emma;
- S. Comiskey; and,
- T. Heath;

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

- this application does not comply with the Environmental Management Guidelines; and,
- the requested Special Provision does not provide sufficient space within the interior side yard to accommodate adequate screening, protection from boundary trees and privacy to the abutting properties;

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: (8): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

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

Motion Passed (8 to 7)

8.3 4th Report of the Corporate Services Committee

Motion made by: H. McAlister

That the 4th Report of the Corporate Services Committee BE APPROVED with the exception of item 4 (2.3).

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) Respectful Workplace Policy 2024 Update (Relates to Bill No. 80)

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Enterprise Supports, and concurrence of the City Manager, the following actions be taken:

- a) the Respectful Workplace Policy 2024 Update Report from the Deputy City Manager, Enterprise Supports BE RECEIVED;
- b) the proposed by-law, as appended to the staff report dated February 26, 2024 as Appendix "A", being a by-law to repeal Council Policy By-law CPOL.-396-7, being "Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)" and replace it with the updated Council Policy entitled "Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)", BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024; and
- c) the Civic Administration BE DIRECTED to review and update all policies and websites that refer to the Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination).

Motion Passed

3. (2.2) SS-2024-072 Single Source Mobility Contract (Relates to Bill No. 77)

Motion made by: H. McAlister

That on the recommendation of the Deputy City Manager, Enterprise Supports the following actions be taken, with respect to Mobile Devices and Services:

- a) approval hereby BE GIVEN to approve an extension to the Master Agreement Adoption Agreement between The Corporation of the City of London and Rogers Communications Canada Inc. ("Rogers") to March 31, 2025; it being noted that the Master Agreement Adoption Agreement was a single source procurement approved pursuant to s. 14.4(g) of the Procurement of Goods and Services policy;
- b) the proposed by-law as appended to the staff report dated February 26, 2024 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024:
- i) the Deputy City Manager, Enterprise Supports BE AUTHORIZED to approve an amending agreement to extend the Master Agreement Adoption Agreement between The Corporation

of the City of London and Rogers from February 1, 2024 to July 31, 2024;

ii) the Deputy City Manager, Enterprise Supports BE AUTHORIZED to approve an amending agreement to extend the Master Agreement Adoption Agreement between The Corporation of the City of London and Rogers from August 1, 2024 to March 31, 2025, conditional on the Ontario Master Agreement between His Majesty the King in right of Ontario and Rogers being extended to March 31, 2025 or beyond March 31, 2025;

iii) the Mayor and City Clerk BE AUTHORIZED to execute the amending agreements to the Master Agreement Adoption Agreement;

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

d) approval hereby given BE CONDITIONAL upon the Corporation negotiating the maintaining of satisfactory prices, terms and conditions with Rogers Canada Co. to the satisfaction of the Director, Information Technology Services; and

e) approval hereby given BE CONDITIONAL upon the Corporation entering a formal contract, agreement or having a purchase order relating to the subject matter of this approval.

Motion Passed

5. (4.1) Application - Issuance of Proclamation - U.N. day for the Elimination of Racial Discrimination

Motion made by: H. McAlister

That based on the application dated February 8, 2024 from the London & Middlesex Local Immigration Partnership, March 21, 2024 BE PROCLAIMED as U.N. Day for the Elimination of Racial Discrimination.

Motion Passed

6. (4.2) Application - Issuance of Proclamation - National Hunting, Trapping and Fishing Day

Motion made by: H. McAlister

That based on the application dated January 22, 2024 from the Ontario Federation of Anglers and Hunters OFAH, September 21, 2024 BE PROCLAIMED as National Hunting, Trapping and Fishing Day.

Motion Passed

4. (2.3) 2024 Tax Policy Expectations

Motion made by: P. Cuddy

That the following actions be taken with respect to the 2024 Tax Policy Expectations:

a) the Civic Administration BE DIRECTED to include an individual line item on the 2024 City of London final property tax billing and their accompanying property tax pamphlet identifying the impact of legislative changes set out in the 2024-2027 Multi-Year Budget; and

b) on the recommendation of the Deputy City Manager, Finance Supports, the staff report dated February 26, 2024 BE RECEIVED for information.

Yeas: (9): H. McAlister, S. Lewis, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (6): Mayor J. Morgan, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, and C. Rahman

Motion Passed (9 to 6)

At 3:03 PM, Councillor S. Franke leaves the meeting.

At 3:05 PM, Councillor S. Franke enters the meeting.

At 3:10 PM, Councillor P. Van Meerbergen leaves the meeting.

At 3:13 PM, Councillor P. Van Meerbergen enters the meeting.

At 3:29 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.

At 3:31 PM, His Worship Mayor J. Morgan resumes the Chair.

At 3:41 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.

At 3:45 PM, His Worship Mayor J. Morgan resumes the Chair.

ADDITIONAL VOTES:

Motion made by: S. Trosow

Seconded by: H. McAlister

That the following actions be taken with respect to the 2024 Tax Policy Expectations:

a) that the direction to Civic Administration to include an individual line item on the 2024 City of London final property tax billing and their accompanying property tax pamphlet identifying the impact of legislative changes set out in the 2024-2027 Multi-Year Budget BE REFERRED to the March 25th meeting of the Corporate Services Committee for further consideration;

b) on the recommendation of the Deputy City Manager, Finance Supports, the staff report dated February 26, 2024 BE RECEIVED for information.

Yeas: (3): H. McAlister, S. Trosow, and A. Hopkins

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

Motion Failed (3 to 12)

Motion made by: A. Hopkins

Seconded by: S. Franke

That Council recess at this time for 15 minutes.

Motion Passed

The Council recesses at 3:47 PM and reconvenes at 4:04 PM.

8.4 4th Report of the Community and Protectives Services Committee

Motion made by: E. Pelosa

That the 4th Report of the Community and Protectives Services Committee BE APPROVED with the exception of item 4 (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. Pelosa, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelosa

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

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

Motion made by: E. Pelosa

That the following actions be taken with respect to the 2nd Report of the Animal Welfare Community Advisory Committee, from the meeting held on February 1, 2024:

- a) any discussion of the coexistence strategies for Canada Geese and ducks BE FORWARDED to the Co-Existence with Geese Animal Welfare Community Advisory Committee Sub-Committee for consideration; it being noted that P. Yeoman, Director, Parks and Forestry will provide an update in the spring, 2024;
- b) a representative from Corporate Communications BE INVITED to the March 6, 2024 Animal Welfare Community Advisory Committee meeting to provide an outline of the proposed images for the bird friendly glass and light applications display for public education and awareness; and,
- c) clauses 1.1, 1.2, 3.1 and 5.3 BE RECEIVED.

Motion Passed

3. (3.1) Housekeeping Amendments - Yard and Lot Maintenance By-Law - Administrative Monetary Penalty Systems By-Law (Relates to Bills No. 78, 79, and 85)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report, dated February 20, 2024, related to the

Yard and Lot Maintenance By-law and Administrative Monetary Penalty System By-law:

- a) the revised attached by-law BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024, being “a By-law to require the owner or occupant of land to clean and clear the land, or to clear refuse from the land, not including buildings” to repeal and replace the City’s existing Yard and Lot Maintenance By-law No. P.W.-9;
- b) the revised attached by-law BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024, to amend By-law No. A-54, being “A by-law to implement an Administrative Monetary Penalty System in London” to increase the penalty amounts in Schedule A-4 pertaining to the Yard and Lot Maintenance By-law; and,
- c) the revised attached by-law BE INTRODUCED at the Municipal Council Meeting to be held on March 5, 2024, to repeal Council Policy CPOL. -172-424, regarding Naturalized Areas and Wildflower Meadows. (2024-C01)

Motion Passed

- 5. (5.1) Rescheduling of Community and Protective Services Committee Meeting - April 8, 2024

Motion made by: E. Pelozza

That the Community and Protective Services Committee meeting scheduled for April 8, 2024 at 1:00 PM BE RESCHEDULED to commence at 10:00 AM on April 8, 2024. (2024-C04)

Motion Passed

- 4. (4.1) Regulation of the Display of Graphic Images

Motion made by: E. Pelozza

That the staff report, dated February 20, 2024, BE REFERRED back to the Civic Administration and the Civic Administration BE DIRECTED to bring forward a draft by-law with respect to the Regulation of the Display of Graphic Images to a future meeting of the Community and Protective Services Committee for consideration by the end of Q2 2024;

it being noted that the communications, as appended to the Added Agenda, from J. Gunnarson, A. Polizogopoulos, A. Honner, M. McCann and J. Jeffs, with respect to this matter, were received. (2024-C01)

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

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

Motion Passed (9 to 6)

- 8.5 1st Report of the Audit Committee

Motion made by: E. Pelozza

That the 1st Report of the Audit 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. (1.1) Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That is 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. Pelozza

That Councillor S. Stevenson BE APPOINTED as Vice Chair for the term ending November 30, 2024.

Motion Passed

3. (4.1) Briefing Note From Internal Audit - MNP

Motion made by: E. Pelozza

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

Motion Passed

4. (4.2) Internal Audit Follow Up Activities Dashboard - MNP

Motion made by: E. Pelozza

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

Motion Passed

5. (4.3) Downtown Closed Circuit Television Program - KPMG

Motion made by: E. Pelozza

That the KPMG Report on Specified Auditing Procedures for the London Downtown Closed Circuit Television Program, for the year ending December 31, 2023, BE RECEIVED.

Motion Passed

6. (4.4) Audit Planning Report - KPMG

Motion made by: E. Pelozza

That the KPMG LLP Audit Planning Report, for the year ending December 31, 2023, BE APPROVED.

Motion Passed

8.6 5th Special Report of the Corporate Services Committee

Motion made by: H. McAlister

That the 5th Report of the Corporate Services Committee BE APPROVED with the exception of item 4 (2.3)

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) Public Sector Salary Disclosure Act Report for Calendar Year 2023

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports the report regarding the Public Sector Salary Disclosures Act, 1996, Report for Calendar Year 2023 BE RECEIVED for information.

Motion Passed

3. (2.2) 2023 Statement of Remuneration and Expenses for Elected and Appointed Officials

Motion made by: H. McAlister

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

- a) in accordance with Section 284 of the Municipal Act, 2001, the Statements of Remuneration and Expenses for Elected and Appointed Officials, as appended to the staff report dated March 4, 2024 as Appendix "A" and Appendix "B", BE RECEIVED for information;
- b) in accordance with City Council resolution of March 2012, the annual report on the Mayor's Office's expenditures BE RECEIVED for information; and
- c) in accordance with City Council Travel and Business Expenses Policy, the Statement of Travel Expenses for Senior Administration Officials, as appended to the staff report dated March 4, 2024 as Appendix "C" and "D", BE RECEIVED for information.

Motion Passed

4. (2.3) Government Relations Consulting Assignment

Motion made by: H. McAlister

That, on the recommendation of the City Manager, in accordance with section 15.1 (c) of the Procurement of Goods and Services Policy, that Coriano Capital BE APPROVED to continue to provide consulting services for government relations, strategic advisory services, and advocacy in addressing local issues and advancing the city's interests at the federal, provincial, and local levels for a further two (2) months, which will extend their initial engagement till July 15, 2024.

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

Nays: (1): C. Rahman

Motion Passed (14 to 1)

8.7 6th Special Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 6th Report of the Special Strategic Priorities and Policy Committee BE APPROVED with the exception of item 2 (2.1).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Contract Amendments to Maintain Day and Overnight Spaces for Unsheltered Londoners

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Social and Health Development, that the following actions be taken with respect to the Contract Amendments to Maintain Day and Overnight Spaces for Unsheltered Londoners report:

a) an extension to the existing Municipal Purchase of Service Agreement with London Cares at a total estimated increase of up to \$139,600 (excluding HST) for the period of April 1, 2024, to May 31, 2024 BE APPROVED, to continue temporary drop-in space and security services, as per the Corporation of the City of London Procurement Policy Section 20.3 e);

b) an extension to the existing Municipal Purchase of Service Agreement with Safe Space London at a total estimated increase of up to \$129,000 (excluding HST) for the period of April 1, 2024, to May 31, 2024 BE APPROVED, to continue temporary day and overnight drop in space, as per the Corporation of the City of London Procurement Policy Section 20.3 e);

c) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with the contracts noted in a) and b); and

d) approval given herein BE CONDITIONAL upon the Corporation of the City of London amending existing Purchase of Service Agreements with agencies outlined in Schedule 1, as appended to the staff report dated March 5, 2024;

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 3, 2024 from C. Watson, W. Thomas, D. Brown, Coordinators, Midtown Community Organization with respect to this matter.

ADDITIONAL VOTES:

Motion made by: S. Lewis

Motion to approve part a) to read as follows:

a) an extension to the existing Municipal Purchase of Service Agreement with London Cares at a total estimated increase of up to \$139,600 (excluding HST) for the period of April 1, 2024, to May 31, 2024 BE APPROVED, to continue temporary drop-in space and security services, as per the Corporation of the City of London Procurement Policy Section 20.3 e);

Yeas: (14): Mayor J. Morgan, H. McAlister, 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

Nays: (1): S. Lewis

Motion Passed (14 to 1)

Motion made by: S. Lewis

Motion to approve part b) to read as follows:

b) an extension to the existing Municipal Purchase of Service Agreement with Safe Space London at a total estimated increase of up to \$129,000 (excluding HST) for the period of April 1, 2024, to May 31, 2024 BE APPROVED, to continue temporary day and overnight drop in space, as per the Corporation of the City of London Procurement Policy Section 20.3 e);

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

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

Motion made by: S. Lewis

Motion to approve parts c) and d):

c) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with the contracts noted in a) and b); and

d) approval given herein BE CONDITIONAL upon the Corporation of the City of London amending existing Purchase of Service Agreements with agencies outlined in Schedule 1, as appended to the staff report dated March 5, 2024

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 3, 2024 from C. Watson, W. Thomas, D. Brown, Coordinators, Midtown Community Organization with respect to this matter.

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)

9. Added Reports

9.1 6th Report of Council in Closed Session

Motion made by: S. Lehman

That clause 1 of the 6th Report of the Council, In Closed Session, read as follows:

1. Property Acquisition – 1040 Hamilton Road – Former Fairmont Public School

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Planning and Economic Development, on the advice of the Director, Realty Services, with respect to the surplus school site property owned by the Thames Valley District School Board (TVDSB), located at 1040 Hamilton Road, legally described as Part Lot 28, Plan 285, Part Block J, Plan 790 and Part South 1/2 Lot 7, Concession B, as in 142904, 210687, 196909, 373063; except 74630, 210856, 142905; S/T 77819, 78336, in the City of London, County of Middlesex, being PIN 08121-0023 (LT) (the "Property"), as shown on the location map attached as Appendix "B", the following actions be taken:

a) the Agreement of Purchase and Sale, attached as Appendix "C", submitted by Thames Valley District School Board (the "Vendor"), to sell the subject property to the City, for the sum of \$5,960,000.00 BE ACCEPTED, subject to the terms and conditions set out in the agreement; and

b) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix "A".

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)

That clause 2 of the 6th Report of the Council, In Closed Session, read as follows:

2. Settlement Agreement – 850 – 870 Wellington Road – Wellington Gateway Project

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the property located at 850-870 Wellington Road, further described as Part Lot 25, Concession 2, in the City of London, being part of PIN 08493-0003, as shown on the location map attached as Appendix “B”, for the purpose of future road improvements to accommodate the Wellington Gateway Project, the following actions be taken:

a) the Settlement Agreement from Claurah Holdings Limited to settle the outstanding expropriation compensation to the property owner for the total sum of \$13,000.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix “C”; and

b) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix “A”.

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. Pelozo, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

That progress was made with respect to items 4.1, 4.4, and 4.5, as noted on the public agenda (6.1/4/PEC), (6.1/4/CPSC), and (6.1/1/AC).

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

Motion made by: S. Lehman

Seconded by: P. Cuddy

That pursuant to section 13.2 of the Council Procedure by-law, the Council decision with respect to item 4 (2.3) of the 4th Report of the Corporate Services Committee with respect to 2024 Tax Policy Expectations BE RECONSIDERED to provide an alternate direction for Civic Administration.

Yeas: (11): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, and S. Hillier

Nays: (4): H. McAlister, S. Franke, E. Pelozo, and D. Ferreira

Motion Passed (11 to 4)

ADDITIONAL VOTES:

Motion made by: P. Cuddy

That the following actions be taken with respect to the 2024 Tax Policy Expectations:

a) the Civic Administration BE DIRECTED to include an individual line item on the 2024 City of London final property tax billing and their accompanying property tax pamphlet identifying the impact of legislative changes set out in the 2024-2027 Multi-Year Budget; and

Yeas: (7): H. McAlister, S. Lewis, A. Hopkins, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

Nays: (8): Mayor J. Morgan, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, and P. Van Meerbergen

Motion Failed (7 to 8)

Motion made by: P. Cuddy

That the following actions be taken with respect to the 2024 Tax Policy Expectations:

b) on the recommendation of the Deputy City Manager, Finance Supports, the staff report dated February 26, 2024 BE RECEIVED for information.

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

Nays: (1): P. Cuddy

Motion Passed (14 to 1)

Item 4, clause 2.3, reads as follows:

That on the recommendation of the Deputy City Manager, Finance Supports, the staff report dated February 26, 2024, with respect to the 2024 Tax Policy Expectations, BE RECEIVED for information.

13. By-laws

Motion made by: A. Hopkins

Seconded by: S. Lewis

That Introduction and First Reading of Bill No 74 to Bill No 94, and excluding Bill No's 89 and 90 and 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. Van Meerbergen

Seconded by: S. Franke

That Second Reading of Bill No 74 to Bill No 94, and excluding Bill No's 89, and 90 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: C. Rahman
Seconded by: P. Cuddy

That Third Reading and Enactment Bill No 74 to 93, and excluding Bill No's 89, 90, and 94 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: A. Hopkins
Seconded by: S. Franke

That Introduction and First Reading of Bill No.'s 89, 90, and Added Bill No. 95, BE APPROVED.

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

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

Motion Passed (13 to 2)

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

That Second Reading of Bill No.'s 89, 90, and Added Bill No. 95, BE APPROVED.

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

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

Motion Passed (13 to 2)

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

That Third Reading and Enactment of Bill No.'s 89, 90, and Added Bill No. 95 BE APPROVED.

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

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

Motion Passed (13 to 2)

Motion made by: H. McAlister
Seconded by: P. Cuddy

That Introduction and First Reading of Bill No. 96 BE APPROVED.

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

Nays: (1): S. Stevenson

Recuse: (1): S. Franke

Motion Passed (13 to 1)

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

That Second Reading of Bill No. 96 BE APPROVED

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

Nays: (1): S. Stevenson

Recuse: (1): S. Franke

Motion Passed (13 to 1)

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

That Third Reading and Enactment Bill No. 96 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)

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

Bill No. 74	By-law No. A.-8472-52 - A by-law to confirm the proceedings of the Council Meeting held on the 5th day of March, 2024. (City Clerk)
Bill No. 75	By-law No. A.-8473-53 - A by-law to repeal By-law No. A.-7951-78 being "A by-law to appoint Lynne Livingstone as City Manager". (City Clerk)
Bill No. 76	By-law No. A.-8474-54 - A by-law to approve the Transfer Payment Agreement with the Province for the purpose of updating the energy mapping and financial models in support of the Climate Emergency Action Plan; and to authorize the Mayor and City Clerk to execute the Agreement. (2.7a/4/CWC)
Bill No. 77	By-law No. A.-8475-55 - A by-law to delegate authority to the Deputy City Manager, Enterprise Supports to approve an amending agreement to extend the current Master Agreement Adoption Agreement between The Corporation of the City of London and Rogers Communications Canada Inc. and to authorize the Mayor and City Clerk to execute the amending agreement. (2.2b/4/CSC)
Bill No. 78	By-law No. A.-8476-56 - A by-law to repeal By-law No. CPOL.-172-424 as amended, being "Naturalized Areas and Wildflower Meadows". (3.1c/4/CPSC)
Bill No. 79	By-law No. A-54-24015 - A by-law to amend By-law No. A-54, as amended, being "A by-law to implement an Administrative Monetary Penalty System in London" to repeal and replace Schedule A-4. (3.1b/4/CPSC)
Bill No. 80	By-law No. CPOL.-396(b)-57 - A by-law to amend By-law CPOL.-396-7, as amended, being "Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)" by deleting and replacing Schedule "A". (2.1/4/CSC)
Bill No. 81	By-law No. C.P.-1467(l)-58 - A by-law to amend C.P.-1467-175, as amended, being "A by-law to establish financial incentives for the Downtown Community Improvement Project Areas" (2.3/4/PEC)
Bill No. 82	By-law No. C.P.-1512(cw)-59 - A by-law to amend The Official Plan for the City of London, relating to 1160 Wharncliffe Road South and 234 Exeter Road (3.1a/4/PEC)
Bill No. 83	By-law No. C.P.-1512(cx)-60 - A by-law to amend The Official Plan for the City of London, relating to 1160 Wharncliffe Road South and 234 Exeter Road (3.1b/4/PEC)
Bill No. 84	By-law No. C.P.-1512(cy)-61 - A by-law to amend The Official Plan for the City of London, 2016 relating to 1467 Wharncliffe Road South (3.4a/4/PEC)
Bill No. 85	By-law No. PW-15 - A by-law to require the owner or occupant of land to clean and clear the land, or to clear refuse from the land, not including buildings, and to repeal By-law PW-9. (3.1a/4/CPSC)
Bill No. 86	By-law No. S.-6307-62 - A by-law to assume certain works and services in the City of London. (Coronation Subdivision, Plan 33M-710) (Deputy City Manager, Environment & Infrastructure)

Bill No. 87	By-law No. S.-6308-63 - A by-law to assume certain works and services in the City of London. (Coronation Subdivision, Plan 33M-741) (Deputy City Manager, Environment & Infrastructure)
Bill No. 88	By-law No. S.-6309-64 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wonderland Road South, south of Bradley Avenue West) (Chief Surveyor – for road dedication purposes pursuant to SPA22-021)
Bill No. 89	By-law No. W.-5683(a)-65 - A by-law to amend by-law No. W.-5683-100 entitled, “A by-law to authorize the East London Link – Construction Rapid Transit (Project RT1430-3A)” (2.5/3/CWC)
Bill No. 90	By-law No. W.-5699-66 - A by-law to authorize project RT1430-1A – Wellington Gateway (South) Construction Rapid Transit. (2.6/3/CWC)
Bill No. 91	By-law No. Z.-1-243190 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1160 Wharncliffe Road South and 234 Exeter Road (3.1c/4/PEC)
Bill No. 92	By-law No. Z.-1-243191 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 475 Wharncliffe Road South (3.2/4/PEC)
Bill No. 93	By-law No. Z.-1-24192 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1467 Wharncliffe Road South (3.4b/4/PEC)
Bill No. 94	By-law No. DR-____ - ____ - A by-law to provide for Drainage Works in the City of London (Construction of the Gold Seal & Fournie Municipal Drains) (3.2/4/CWC) (First and Second Reading Only)
Bill No. 95	By-law No. A.-8477-67 - A by-law to authorize and approve a Settlement Agreement between The Corporation of the City of London and Claurah Holdings Limited Highbury Inc., for the property rights expropriated from the property at 850-870 Wellington Road, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/4/CSC)
Bill No. 96	By-law No. A.-8478-68 - A by-law to authorize and approve an Agreement of Purchase and Sale attached as Appendix “A” between The Corporation of the City of London and Thames Valley District School Board, for the acquisition of property located at 1040 Hamilton Road, in the City of London, for future housing and parkland, and to authorize the Mayor and the City Clerk to execute the Agreements. (6.1/4/CSC)

14. Adjournment

Motion made by: P. Van Meerbergen

Seconded by: S. Franke

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 5:16 PM.

Josh Morgan, Mayor

Michael Schulthess, City Clerk

Appendix A – Source of Financing Report

Appendix "A" Confidential

#24009
January 15, 2024
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Property Acquisition - 1040 Hamilton Road - Former Fairmont Public School
(Subledger LD230061)
Capital Project SH3000 - Roadmap to 3000 Affordable Housing Units
New Capital Project PK273523 - 2023 Misc Parkland Acquisition
Thames Valley District School Board

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of the affordable housing share of this acquisition can be accommodated within the financing available in the Capital Budget and the cost of the parkland share of this acquisition can be accommodated with a draw from the Parkland Reserve Fund, and that, subject to the approval of the recommendation of the Deputy City Manager, Finance Supports, the detailed source of financing is:

Estimated Expenditures	2023 Life-to-Date Approved Budget	Additional Requirement (Note 1)	Revised Budget	Committed To Date	This Submission	Balance for Future Work
SH3000 - Roadmap to 3000 Affordable Housing Units						
Engineering	4,598,325	0	4,598,325	4,598,325	0	0
Land Acquisition	5,132,931	0	5,132,931	4,995,679	137,252	0
Construction	2,904,095	0	2,904,095	2,904,095	0	0
City Related Expenses	475,120	0	475,120	475,120	0	0
Capital Grants	36,589,529	0	36,589,529	13,876,000	0	22,713,529
SH3000 Total (Note 2)	49,700,000	0	49,700,000	26,849,219	137,252	22,713,529
PK273523 - 2023 Misc Parkland Acquisition						
Land Acquisition	1,188,445	32,652	1,221,097	1,188,445	32,652	0
Total Expenditures	\$50,888,445	\$32,652	\$50,921,097	\$28,037,664	\$169,904	\$22,713,529

Sources of Financing

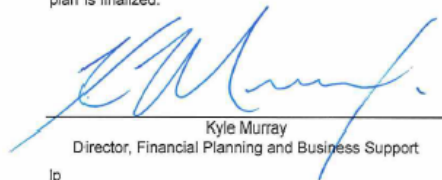
SH3000 - Roadmap to 3000 Affordable Housing Units						
Capital Levy	16,700,000	0	16,700,000	16,700,000	0	0
Drawdown from Affordable Housing Reserve Fund	33,000,000	0	33,000,000	10,149,219	137,252	22,713,529
SH3000 Total (Note 2)	49,700,000	0	49,700,000	26,849,219	137,252	22,713,529
PK273523 - 2023 Misc Parkland Acquisition						
Drawdown from Parkland Reserve Fund (Note 1)	1,188,445	32,652	1,221,097	1,188,445	32,652	0
Total Financing	\$50,888,445	\$32,652	\$50,921,097	\$28,037,664	\$169,904	\$22,713,529

Financial Note (Note 3):	SH3000D	PK273523	Total
Purchase Price	\$4,814,626	\$1,145,374	\$5,960,000
Add: Due Diligence	53,316	12,684	66,000
Add: Site Area Contingency	68,665	16,335	85,000
Add: Land Transfer Tax	109,440	26,035	135,475
Add: HST @13%	641,759	152,671	794,430
Less: HST Rebate	-554,875	-132,002	-686,877
Less: Amount awarded in Source of Financing #23158	-4,995,679	-1,188,445	-6,184,124
Total Purchase Cost	\$137,252	\$32,652	\$169,904

Note 1: There is no annual budget allocated to the miscellaneous parkland acquisition project due to the unknown timing and varying amounts of the acquisitions. The Parkland Reserve Fund is monitored to ensure adequate funding is available when needs arise. The approved budget in this project was established in Source of Financing #23158 for the purchase of this property (1040 Hamilton Road). The additional funding requirement is available as a drawdown from the Parkland Reserve Fund. The uncommitted balance of the Parkland Reserve Fund will be approximately \$5.2 million with the inclusion of this purchase.

Note 2: The remainder of the \$78 million Roadmap financing is included in the 2024-2026 proposed capital plan.

Note 3: The allocation between SH3000 and PK273523 is preliminary, based on the draft plan concept. Amounts will be confirmed and revised, as necessary, when the plan is finalized.


Kyle Murray
Director, Financial Planning and Business Support

lp

Appendix B – Location Map & Aerial

LOCATION MAP OF 1040 HAMILTON ROAD



AERIAL OF 1040 HAMILTON ROAD



Appendix C – Offer to Purchase

OFFER TO PURCHASE

VENDOR: The Thames Valley District School Board (the "**Vendor**")

PURCHASER: The Corporation of the City of London

REAL PROPERTY:

Address: 1040 Hamilton Road, London, Ontario N5W 1A6

Legal Description:

Part Lot 28, Registered Plan 285(C), Part Block "J", Registered Plan 790 and Part South 1/2 Lot 7, Concession B (Geographic Township of London) as In 142904, 210687, 196909, 373063; Except 74630, 210856, 142905; S/T 77819, 78336, in the City of London, County of Middlesex Being all of PIN 08121-0023 (LT) (the "Property")

1. **SALE OF PROPERTY:** The Purchaser hereby offers to buy from the Vendor the Property in accordance with the terms and conditions as set out in this Offer to Purchase (hereinafter referred to as the "**Agreement**").
2. **PURCHASE PRICE:** The purchase price (the "**Purchase Price**") shall be Five Million Nine Hundred and Sixty Thousand Dollars CDN (\$5,960,000.00) payable as follows:
 - a) a deposit equal to TEN (10%) of the Purchase Price payable by way of certified cheque or bank draft on the date hereof as a deposit payable to the Vendor's Solicitors, "Harrison Pensa, In Trust"; and
 - b) the balance of the Purchase Price, subject to adjustments, payable by certified cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Local improvements rates, if any, shall constitute the only adjusting items and shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **FIXTURES & CHATTELS EXCLUDED:** Outdoor playground equipment, if any, and any fixtures and chattels removed by the Vendor from the Property prior to the Completion Date.
5. **IRREVOCABILITY:** This Agreement shall be irrevocable by the Purchaser until considered by the Trustees of the Vendor at a meeting to be held no later than sixty (60) days following the submission of this Agreement, after which date, if not accepted, this Agreement shall be null and void and the deposit shall be returned to the Purchaser in full, without deduction.
6. **CONDITIONS:**
 - a) **SOIL AND ENVIRONMENTAL TESTS:** The Purchaser shall have a period of Ninety (90) days from the date of the Vendor's acceptance of this Agreement to satisfy itself in its sole and absolute discretion as to the soil and environmental condition of the Property. The Purchaser may enter on the Property and have soil and environmental tests conducted using qualified agents or servants. The Purchaser agrees that all such tests shall be conducted using reasonable care and it shall restore the Property to a condition as close as reasonably possible to its condition prior to entry. The Purchaser agrees to

FORM OF OFFER TO PURCHASE 2

indemnify and save harmless the Vendor from and against all claims, demands, costs, including reasonable legal costs, damages, expenses and liabilities whatsoever arising out of its entry on the Property and the conducting of such tests.

If the results of the soil tests are not satisfactory to the Purchaser, it shall within the time limit set forth above, deliver written notice to that effect, to the Vendor and the Agreement shall be terminated and the deposit immediately returned to the Purchaser without interest or deduction: failing delivery of such written notice this condition shall be deemed to have been waived by the Purchaser. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time during the time limited period herein.

7. **COMPLETION DATE:** The Agreement shall be completed by no later than 4:30 p.m. EST on the date (the "**Completion Date**") which is twenty (20) days following the satisfaction of the last of the conditions or requirement, as the case may be, set out in paragraphs 2, 3 and 4 of Schedule "A" attached to this Agreement. Subject to any chattels left on the Property in accordance with paragraph 4 hereof upon completion, vacant possession of the Property shall be given to the Purchaser.
8. **TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. EST on the fifteenth (15th) day prior to the Completion Date (the "**Requisition Deadline**") to examine the title to the Property at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property.
9. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
10. **HST:** The Vendor shall on completion collect, any Harmonized Sales Tax ("HST") exigible on the Purchase Price and shall forthwith remit such HST in accordance with applicable legislation, unless the Purchaser provides to the Vendor evidence (satisfactory to the Vendor), that the Purchaser: is an HST registrant: shall self-assess and remit all HST payable in connection with the transfer of the Property; and, shall indemnify and save harmless the Vendor from and against any and all HST penalties, costs and/or interest which may become payable by or assessed against the Vendor as a result of any inaccuracy, misstatement or misrepresentation made by the Purchaser in connection with this Agreement.
11. **FUTURE USE:** The Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful.
12. **TITLE:** Provided that the title to the Property is good and free from all registered restrictions, charges, liens and encumbrances except as otherwise specifically provided in this Agreement, including Schedule 1 hereto, and save and except for: (a) any registered restrictions or covenants that run with the land providing that such are complied with; (b) any registered municipal agreements and registered agreements with publicly regulated utilities providing that such have been complied with, or security posted to ensure compliance and completion, as evidenced by a letter from the relevant municipality or regulated utility; (c) any easements for the supply of utility or telephone services to the Property or adjacent properties; and (d) any easements for drainage, storm or sanitary sewers, public utility lines, telephone lines, cable television lines or other services. If prior to Requisition Deadline any valid objection to title or to any outstanding work order or deficiency notice, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which the Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and the deposit paid shall be returned without interest or deduction and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by the Requisition Deadline and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted the Vendor's title to the Property.
13. **"AS IS" CLAUSE:** The Purchaser acknowledges that the Property is being purchased on an "as is" basis. The Purchaser acknowledges that the Vendor has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the Property and processes and undertakings performed thereon have been and are in compliance with any applicable environmental laws, regulations and orders or whether the Property is suitable for any specific use, including, without

FORM OF OFFER TO PURCHASE 2

limitation, for purposes of any particular construction or development. The Purchaser acknowledges and agrees that the Vendor shall not be liable for any damages or loss whatsoever arising out of or pursuant to any claims in respect of any of the foregoing.

14. **TITLE DOCUMENTS:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property, except such as are in the possession or control of the Vendor.
15. **DOCUMENT DELIVERY:** The Vendor agrees to deliver to the Purchaser, within five (5) days from its acceptance of the Agreement (copies of the following documentation, provided such documentation is in the Vendor's possession):
 - a) a survey or surveyors certificate of the property;
 - b) a site plan;
 - c) floor plans of the building;
 - d) particulars of the cost of utilities consumed in the last twelve (12) month period of active use of the Property by the Vendor
 - e) any Designated Substance Report; and
 - f) a roofing Detail Report.and the Vendor shall have no other obligation to produce documentation other than as set out herein.
16. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor.
17. **TIME LIMITS:** Time shall in all respects be of the essence hereof; provided that, the time for doing or completing any matter provided for herein may be extended or abridged by an agreement, in writing, signed by the Vendor and the Purchaser or their respective solicitors who may be specifically authorized in that regard.
18. **INSURANCE:** All buildings on the Property and all other items being purchased shall be and remain until completion of the Agreement at the risk of the Vendor. Pending completion, the Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, the Purchaser at its option may either terminate this Agreement and request that the deposit paid forthwith be returned without interest or deduction or request the proceeds of any insurance and complete the purchase contemplated herein. No insurance shall be transferred on the completion of the transaction contemplated herein.
19. **RESIDENTIAL TENANCY:** The Vendor represents and warrants that the Property has no residential tenants.
20. **TENDER:** Any tender of documents or money hereunder may be made upon the Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or certified cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.
21. **FAMILY LAW ACT:** The Vendor warrants that spousal consent under the provisions of the *Family Law Act*, R.S.O. 1990 is not necessary for this transaction.
22. **CLOSING ARRANGEMENTS:** Where each of the Vendor and the Purchaser retain a solicitor to complete this Agreement, and where the transaction will be completed by electronic registration pursuant to Part III of the 'Land Registration Reform Act, R.S.O., Chapter L4, and any amendments thereto, the Vendor and the Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and the Purchaser may, at the solicitor's discretion: (a) not occur contemporaneously with the registration

FORM OF OFFER TO PURCHASE 2

of the Transfer/Deed (and other registerable documentation); and, (b) be subject to conditions whereby the solicitor receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between their respective solicitors.

23. **AGREEMENT IN WRITING:** This Agreement shall constitute the entire agreement between the Purchaser and the Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.
24. **NON REGISTRATION:** The Purchaser covenants and agrees that it will not register this Agreement or notice of this Agreement or a caution or any other document evidencing this Agreement without having the written consent of the Vendor prior to such registration, which consent may be arbitrarily and unreasonably withheld.
25. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and permitted assigns of each of the Purchaser and the Vendor shall be bound by the terms of this Agreement. The Purchaser shall not be permitted to assign this Agreement without the prior written consent of the Vendor, which consent may be arbitrarily or unreasonably withheld.
26. **ADDITIONAL PURCHASER CONDITIONS:** Schedule "A" attached hereto forms part of this Agreement.
27. **COUNTERPARTS AND ELECTRONIC TRANSMISSION:** 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 be deemed to constitute one and the same instrument. In addition, this Agreement may be executed either in original, faxed form or other electronic form and the parties adopt any signatures received by facsimile or other means of electronic transmission, as original signatures of the parties; provided, however, that any party providing its signature in such manner shall promptly forward the other party an original of the signed copy of this Agreement which was so faxed or electronically transmitted by other means.

[Signature page follows]

DATED this 24 day of January, 2024

PURCHASER:

THE CORPORATION OF THE CITY OF LONDON



Josh Morgan, Mayor



Michael Schulthess, City Clerk

The Thames Valley District School Board hereby accepts the above Agreement and agrees to complete the sale of the Property on the terms and conditions herein contained.

DATED this 31st day of January, 2024_

THAMES VALLEY DISTRICT SCHOOL BOARD

Per: 


Name:
Title: **Linda Nicholls, Associate Director**

Per: _____

Name:
Title:

VENDOR'S LAWYER: Harrison Pensa LLP, Attention: Tim McCullough
450 Talbot Street, PO Box 3237, London, ON N6A 4K3
Ph. #519-661-6718 Fax# 519-667-3362

PURCHASER'S LAWYER: City's Solicitor Office, Attention: Sachit Tatavarti
300 Dufferin Ave., P.O Box 5035, London Ontario N6A 4L9
Ph. #519-661-2489 ext. 5018 Fax# 519-661-5530

CITY SOLICITOR'S
OFFICE
CITY OF LONDON 
DATE:
APPROVED AS TO FORM ONLY

Schedule "A"

1. ARCHEOLOGICAL TESTS: The Purchaser shall have Ninety (90) days from acceptance of this Agreement to satisfy itself, at its expense and in its sole and absolute discretion, as to the archeological outcome of the Property. The Purchaser may enter on the Property and have archeological and heritage work conducted using qualified agents or servants. The Purchaser agrees that all such tests shall be conducted using reasonable care and that the Property shall be restored to a condition as close as reasonably possible to its condition prior to entry. The Purchaser agrees to indemnify and save harmless the Vendor from and against all claims, demands, costs, including reasonable legal costs, damages, expenses and liabilities whatsoever arising out of its entry on the Property and the conducting of such tests.

If the results of the archeological tests and heritage review are not satisfactory to the Purchaser, it shall within the time limited deliver written notice to the effect to the Vendor and the Agreement shall be terminated and the deposit immediately returned to the Purchaser without interest or deduction; failing delivery of written notice, the condition shall be deemed to have been waived. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time during the time limited period.

2. OFFICIAL PLAN AMENDMENT & REZONING OF PROPERTY: The Purchaser shall have One Hundred and Eighty Days (180) from acceptance of this Offer to obtain, at its expense, the appropriate amendments to the Official Plan (London Plan) and the Zoning By-Law necessary for the Purchaser to develop and use the Property for the Purchaser's intended use. The Purchaser agrees to proceed diligently to procure such amendments and the Vendor agrees to cooperate and execute all such documents required by the Purchaser to satisfy this condition. And provided however that if an appeal against the Official Plan or Zoning By-Law amendment is made to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) (the "OLT"), then this Agreement, its terms and provisions shall remain in force and effect and the completion date for the Agreement shall be automatically extended until 4:30 p.m. EST on the 30th day following the release of the OLT's final decision and Order regarding all such appeals within its jurisdiction. If the results of the Official Plan (London Plan) and Zoning By-law applications are not satisfactory to the Purchaser or the OLT modifies or amends the Official Plan Amendment or the Zoning By-Law Amendment in any manner which is unacceptable to the Purchaser in its absolute discretion, the Purchaser shall within the time limit herein or within ten (10) business days of the OLT decision and Order, if applicable, deliver written notice to the effect to the Vendor and this Agreement shall be terminated and be of no further force and effect and the deposit shall be returned to the Purchaser without interest or deduction. Failing delivery of written notice within the applicable time periods, this condition shall be deemed to have been waived. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time.

3. PLAN OF SUBDIVISION APPROVAL: The completion of this Agreement shall be conditional for a period of One Hundred and Eighty (180) days from the date of acceptance of this Agreement for the Purchaser to satisfy itself that it will be able to obtain, on terms satisfactory to the Purchaser, Plan of Subdivision Approval, necessary or desirable in connection with the Purchaser's intended development and use of the Property. The Purchaser agrees to proceed diligently to satisfy this condition.

If the Purchaser is unable to satisfy itself that it will be able to obtain the Plan of Subdivision Approval, it shall within the time limited deliver written notice to the effect to the Vendor and the Agreement shall be terminated and the deposit immediately returned to the Purchaser without interest or deduction; failing delivery of written notice, the condition shall be deemed to have been waived. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time during the time limit period herein.

Schedule "A" Cont'd

4. REFERENCE PLAN & PURCHASE PRICE ADJUSTMENT: The Purchaser agrees to make best efforts to diligently procure a reference plan to be deposited on title on or before closing at no cost to the Vendor. In the event that the reference plan is not deposited by the Completion Date, the Vendor agrees to consent to extend the closing one or more times for a total period of up to two (2) months, without condition, to facilitate the Purchaser's deposit of the reference plan prior to closing.

The purchase price payable by the Purchaser to the Vendor for the Property is calculated at 10.37 acres multiplied by a land rate of \$574,735 per acre. If the actual size of the Property is different than set out above at time of closing, then the Purchase Price for the Property shall be adjusted to reflect a price equal to the actual area of the Property multiplied by \$574,735 per acre.

Appendix A – Source of Financing Report

Appendix "A"
CONFIDENTIAL

#24033

February 26, 2024
(Settlement Agreement)

Chair and Members
Corporate Services Committee

RE: 850-870 Wellington Road
Wellington Gateway Project
(Subledger LD220011)
Capital Project RT1430-1B - Wellington Gateway - Land
Claurah Holdings Limited

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Budget and that, subject to the approval of the recommendation of the Deputy City Manager, Finance Supports, the detailed source of financing for this settlement is:

Estimated Expenditures	Approved Budget	Approved Forecasted 2024 Budget (note 1)	Revised Budget	Committed To Date	This Submission	Balance for Future Work
Land Purchase	28,492,900	8,007,100	36,500,000	27,562,356	38,734	8,898,910
Total Expenditures	\$28,492,900	\$8,007,100	\$36,500,000	\$27,562,356	\$38,734	\$8,898,910
Sources of Financing						
Capital Levy	3,005,102	0	3,005,102	2,906,959	4,085	94,058
Debenture By-law No. W.-5689-65	0	848,753	848,753	0	0	848,753
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 2)	21,487,798	7,158,347	28,646,145	24,655,397	34,649	3,956,099
Debenture By-law No. W.-5689-65 (Serviced through City Services - Roads Reserve Fund (Development Charges)) (Note 2)	4,000,000	0	4,000,000	0	0	4,000,000
Total Financing	\$28,492,900	\$8,007,100	\$36,500,000	\$27,562,356	\$38,734	\$8,898,910

Financial Note:

Purchase Cost	\$13,000
Add: Legal Fees	25,000
Add: Land Transfer Tax	65
Add: HST @13%	4,940
Less: HST Rebate	-4,271
Total Purchase Cost	\$38,734

Note 1: Civic Service Areas, Agencies, Boards and Commissions are authorized to expend capital funds in accordance with the 2024 Capital Budget approved by Council as part of the 2023 Annual Budget Update, until the 2024-2027 Multi-Year Budget is adopted.

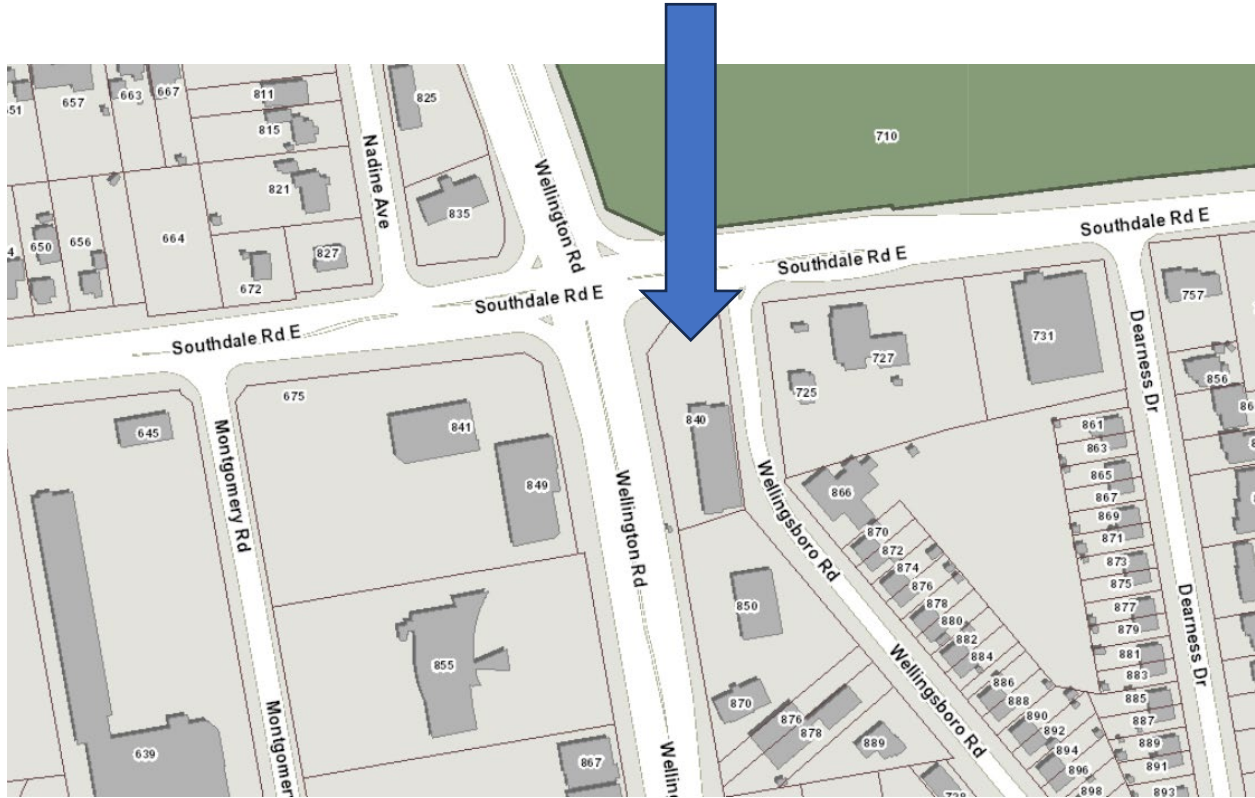
Note 2: Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Background Study and the 2021 Development Charges Background Study Update.


Jason Davies
Manager, Financial Planning and Policy

lp

Appendix B – Location Map of Subject Property

Parent Parcel



Appendix C –Settlement Agreement

THIS SETTLEMENT AGREEMENT made this _____ day of January, 2024.

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON
(hereinafter referred to as the "City")

OF THE FIRST PART

- and -

CLAURAH HOLDINGS LIMITED
(hereinafter referred to as the "Owner")

OF THE SECOND PART

AND WHEREAS Notice of Expropriation under the *Expropriations Act*, R.S.O., 1990, c E.26, as amended (the "Act"), was served by the City on the Owner on or about the 19th day of October 2023;

AND WHEREAS the City expropriated from the Owner a portion of the lands known municipally as 850-870 Wellington Road, in the City of London (the "Owner's Lands"), specifically those lands described in Schedule "A" hereto (the "Expropriated Lands"), including a temporary easement for a period of two (2) years (the "Expropriation");

AND WHEREAS the Owner and the City wish to fully resolve any compensation to which the Owner is entitled to pursuant to the provisions of the Act and arising out of the Expropriation;

WITNESSETH that in consideration of the mutual covenants and agreements herein and subject to the terms and conditions in this Agreement, the parties agree as follows:

1.00 SETTLEMENT TERMS

The City and the Owner (collectively, the "Parties") agree that the recitals contained in this Agreement are true and correct in fact and in substance.

- 1.01 The Parties agree that this Settlement Agreement is made pursuant to the provisions of Section 24 of the *Act*.
- 1.02 The Owner directs the City to pay the total sum of \$4,000.00, together with any other compensation and rights set out herein to the Owner for a fee simple taking of Part 1 on Expropriation Plan ER1545886 and the total sum \$9,000.00 for a temporary easement over Parts 2, 3 and 4 on Expropriation Plan ER 1545886 expiring on December 31, 2025 (the "Expropriation Compensation").
- 1.03 The Owner agrees that the Expropriation Compensation represents compensation for all claims available under the *Expropriations Act* relating specifically to: (i) the fair market value of the 2 year temporary easement interest; and (ii) any damages attributable to disturbance and business losses and interest on such losses, as against the City arising out of or in any way connected with the Expropriation.
- 1.04 The Expropriation Compensation shall not represent compensation for claims available under the *Expropriations Act* relating to any damages attributable to injurious affection. The Parties agree that the Owner reserve all rights as it relates to compensation for claims available under the *Expropriations Act* relating to any damages attributable to injurious affection including, without limitation, damage to the Owner's Lands resulting from the City's activities on the Owner's Lands, provided such claim is made with particulars in writing to the City on or before January 22nd, 2028.
- 1.05 The Owner agrees to execute a Temporary Easement Agreement in the form attached hereto as Schedule "B" and consents to the registration of the Temporary Easement Agreement on title to the Lands.

2.00 RELEASE

- 2.01 The Owner shall execute a full and final release in favour of the City, in a form attached

as Schedule "C".

3.00 **PAYMENTS**

- 3.01 Any payment required to be made by the City to the Owner pursuant to this Agreement shall be available to be advanced to the Owner, within thirty-five (35) days of the acceptance of this Agreement by Resolution of Municipal Council, if required under City policy.
- 3.02 The payment referred to in 3.01 shall be subject to the Owner providing vacant possession of the Lands on the Possession Date detailed in 4.01, executed copies of the Temporary Easement Agreement attached hereto as Schedule "B", Release attached hereto as Schedule "C" and full and final releases from any mortgagee who may qualify as an "owner" of the Expropriated Lands under the Expropriations Act.
- 3.03 The Owner hereby directs the City to make any and all payments of compensation and/or costs to "Goldberg, Lamba & Ghannoum LLP, in trust" or as otherwise directed in writing. The parties agree and acknowledge that this Agreement is sufficient direction on the payment of costs.

4.00 **POSSESSION DATE**

- 4.01 It is hereby acknowledged that the City requires possession of the lands commencing January 22, 2024, in accordance with the provisions of the Expropriations Act and the Owner shall provide possession with respect to the temporary easement on said date.

5.00 **OTHER TERMS**

- 5.01 **LEGAL COSTS:** As set out in Section 32 of the Expropriations Act the City agrees to pay the Owner reasonable legal and appraisal costs, including fees, disbursements, and applicable taxes, to complete this transaction, subject to assessment.

6.00 **BINDING EFFECT**

- 6.01 The City and the Owner agree that this Agreement shall be binding upon each of the Parties hereto and their respective heirs, executors, successors, administrators, and assigns.

7.00 **GOVERNING LAW**

- 7.01 This Agreement shall be construed and interpreted in accordance with the laws of the Province of Ontario and each of the Parties hereto hereby attorn to the jurisdiction of the Court or Tribunal thereof.

- 7.02 **SCHEDULE(S):** The following Schedules form part of this Agreement:

Schedule "A" Legal Description
 Schedule "B" Temporary Easement Agreement
 Schedule "C" Full and Final Release

[signature page follows]

IN WITNESS WHEREOF the Owner has duly executed this Agreement as of the ____ day of January, 2024.

CLAURAH HOLDINGS LIMITED


 Name: Eric Ghannoum
 Title: Council Agent

I/We Have the Authority to Bind the Corporation

The Corporation of the City of London hereby accepts the terms and conditions of this agreement and agrees to carry out and be bound by the provisions, terms and conditions herein contained, and has hereunto caused to be affixed its Corporation Seal attested by the hands of the proper signing officers pursuant to the authority pertained in By-Law No. _____ of the Council of the Corporation of the City of London passed on ____ day of

THE CORPORATION OF THE CITY OF LONDON

Josh Morgan, Mayor

Michael Schultness, City Clerk

SCHEDULE "A"

LEGAL DESCRIPTION:

Fee Simple:

PT LT 25, CON 2, designated as Part 1 on Expropriation Plan ER1545886,
LONDON/WESTMINSTER

Temporary Easement:

PT LT 25, CON 2, designated as Parts 2, 3, and 4 on Expropriation Plan ER1545886,
LONDON/WESTMINSTER

SCHEDULE B

TEMPORARY EASEMENT AGREEMENT

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON
(the "City")

And

CLAURAH HOLDINGS LIMITED
(the "Owner")

WHEREAS the Owner is the owner of the lands municipally known as 850-870 Wellington Road, London, Ontario (the "Owner's Lands") and, more particularly, those lands described in the attached Schedule "A1" (the "Easement Lands").

AND WHEREAS the City requires a temporary easement over the Easement Lands for the purposes described herein and the Owner is agreeable to providing same, subject to certain terms and conditions;

NOW THEREFORE in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. **Construction Access Easement:** The Owner hereby grants to the City, its employees, servants, agents, contractors, successors, agents and assigns, a temporary easement in gross, free, and uninterrupted, for access upon, over, in, under and across the Easement Lands for all purposes related to construction activities (the "Temporary Easement").
2. **Consideration:** The City shall pay the Owner the total amount of Nine Thousand Dollars CDN (\$9,000.00) as payment for the Temporary Easement, payable in cash or cheque on or before January 22, 2024.
3. **Term:** The parties agree that this Temporary Easement shall be in effect from January 22, 2024, to January 22, 2026 or for such further period as the parties may agree (the "Term").
4. **Extension of Term:** The Owner hereby grants the City an option to extend the Term of this Temporary Easement one (1) time, for an additional period of one (1) year (the "Extension Term"). The Extension Term shall commence at the end of the existing Term and shall take effect upon:
 - a. Written notice being provided by the City to the Owner exercising the option to extend; AND
 - b. The City providing an additional payment to the Owner in the total amount of Four Thousand Five Hundred Dollars CDN (\$4,500.00)

all to be provided prior to the commencement of each extension of the Term.

The City agrees that it shall have no further right to an extension beyond the Extension Term.

5. **Additional Terms:**

- a. The City shall, prior to the expiry of the Term, which shall include the Extension Term, make best efforts to restore the Easement Lands and the Owner's Lands, to the extent any damage was caused to them as a result of any of City's activities thereon, to their original condition prior to the City's entry.
- b. The Easement Lands will not be used for the storage of any construction vehicles, or construction materials, or the placement of any work trailers, at any time during the Term.

- c. The proposed use of the Temporary Easement has been reviewed by the Owner and the sum set out as the consideration in this Agreement is intended to include the payment for any reduction in market value suffered to the Owner's lands, if any, as a result of the City's use thereof, but excludes any physical damage to any portion of the Owner's Lands, including the Easement Lands, which may occur during the construction period.
6. **Indemnity:** The City shall indemnify, defend with counsel, and hold harmless the Owner, including its directors, officers, employees, and agents, from and against any and all claims, losses, liabilities, demands, and causes of action of every kind and character, including claims of creditors of the City, liability on account of injury to, or death of, persons or damage of property and all costs and expenses of investigation and defence and all fines, fees, penalties, interest, judgements, compromises, settlements, other costs and legal fees (on a solicitor-client basis) incurred by the Owner in defence of same, caused by the use of the Temporary Easement by the City's employees, agents, contractors, sub-contractors, and any other person for whom the City is responsible for at law, pursuant to this Agreement, except those claims, demands, suits, or causes of action arising out of the negligence of the Owner.
7. **Successor & Assigns:**
- The Owner acknowledges that this Temporary Easement reflects an interest in the Easement Lands to the extent described herein and shall enure to the benefit of and be binding up the heirs, executors, administrators, successors and permitted assigns of the undersigned.
 - The City may, at its option and cost, take steps to register this Agreement against title to the Easement Lands. The Owner agrees to execute any and all documentation necessary to effect the registration of the Temporary Easement on title to the Easement Lands.
 - In the event that a transfer in ownership of the Easement Lands in whole or part is contemplated prior to the expiry of the term of this Agreement (or any renewal thereof), the Owner shall provide written notice to the City a minimum of thirty (30) days' prior to said transfer and obtain a covenant from any and all transferees of the Easement Lands, in a form prescribed by the City, to abide by the terms of this Agreement and assume all obligations of the Owner herein, at no additional cost to the City.

[signature page follows]

DATED at London this _____ day of _____, 2024.

CLAURAH HOLDINGS LIMITED


 Name: *Eric Ghannoum*
 Title: *Council Agent*
I/We Have the Authority to Bind the Corporation

IN WITNESS WHEREOF The Corporation of the City of London hereto has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-Law A-1 of the Council of The Corporation of the City of London passed the 15th day of November 1993, as amended.

THE CORPORATION OF THE CITY OF LONDON

 Josh Morgan, Mayor

 Michael Schulthess, City Clerk

SCHEDULE "A1"

LEGAL DESCRIPTION

PT LT 25, CON 2, designated as Parts 2, 3, and 4 on Expropriation Plan ER1545886, LONDON/WESTMINSTER

SCHEDULE "C"

FULL AND FINAL RELEASE

IN CONSIDERATION of the payment of the total sum of THIRTEEN THOUSAND DOLLARS (\$13,000.00), plus HST,

CLAURAH HOLDINGS LIMITED hereby releases, indemnifies and forever discharges **THE CORPORATION OF THE CITY OF LONDON**, their servants, agents and employees, from any and all actions, causes of action, claims and demands, howsoever arising, which heretofore may have been or may hereafter be sustained by **CLAURAH HOLDINGS LIMITED**, in connection with the expropriation of a fee simple and temporary easement interest in the lands located at 850-870 Wellington Road, herein "the subject property", in the City of London, as shown on Expropriation Plan ER1545886, including all claims under the *Expropriations Act*, including market value of interest in the lands taken, damages attributable to disturbance, business and rental losses and damages for any difficulties in relocation, as a result of this transfer of ownership (collectively, the "**Released Claims**"), provided however, that notwithstanding the foregoing or anything else to the contrary, the "**Released Claims**" shall not include actions, causes of actions, suits, proceedings, debts, duties, monies, accounts, bonds, covenants, contracts, liens, claims, liabilities, damages, injuries, losses, costs, indemnities, grievances, executions, fines, penalties, judgements and demands that **CLAURAH HOLDINGS LIMITED** may have pursuant to: (i) any damages attributable to injurious affection including, without limitation, damage(s) to its lands resulting from the City's activities on said lands; and (ii) the Indemnity, by the City, in favour of **CLAURAH HOLDINGS LIMITED**, contained at Section 6 of the Temporary Easement Agreement.

IT IS UNDERSTOOD AND AGREED that the said payment or promise of payment is deemed to be no admission whatsoever of liability on the part of the said **THE CORPORATION OF THE CITY OF LONDON**, their servants, agents, and employees.


IT IS EXPRESSLY UNDERSTOOD AND AGREED that this release and settlement is intended to cover and does cover not only all now known losses and damages, but any future losses and damages not now known or anticipated but which may later develop or be discovered, including all the effects and consequences thereof.

IT IS HEREBY DECLARED that the terms of the Release are fully understood and that this Release is given voluntarily for the purpose of making a full and final compromise, adjustment and settlement of all claims, legal costs, and disbursement, except legal and appraisal fees as noted aforesaid, and that payment is not to be construed as an admission of liability upon the part of The Corporation of the City of London, by whom liability is expressly denied. It is further understood that as of the date of the release I have received legal advice regarding this release.

CLAURAH HOLDINGS LIMITED confirm that they are the sole legal and beneficial owners of the subject property at the time of the expropriation, with authority to direct the City to pay the settlement funds directed below.

IN WITNESS WHEREOF the undersigned have executed this Full and Final Release by their hands and seals this _____ day of January 2024.

CLAURAH HOLDINGS LIMITED


Name: *Elie Ghannoum*
Title: *Counsel/Agent*
I/We Have the Authority to Bind the Corporation

From: Frank Devereaux

Sent: Monday, March 18, 2024 11:10 AM

To: PEC <pec@london.ca>

Subject: [EXTERNAL] 192 and 196 Central Ave. public participation meeting

Hello, I own two properties on Hyman Street, [REDACTED] and [REDACTED] and my principal residence is at [REDACTED]. I have been a resident for 15 years and also operated a business 1978 - 2016 before retirement.

I do not support this project because of the reduced setbacks and shadow study results. The North and West side are simply not acceptable and my biggest fear is that before this is all said and done the height will increase to 16 or even more stories.

I DO support the concerns of Michael and Alison Hannay and Patricia Cullimore.

--

Kind Regards

Frank Devereaux

AnnaMaria Valastro

Dear Council Members,

Please approve the proposed development at 192 -196 with the following amendments.

Enforce the landscape open space requirement with an increased rear set back to provide for a vegetated buffer between the homes on Hyman Street and the highrise. The transformer, which is a source of noise for nearby residents, is better concealed with an absorbent buffer than a wooden fence.

An increased setback to provide a vegetative buffer from noise and smells to the residents in the highrise facing Richmond Street.

It has gone too far when a building must hold its own polluted runoff inside the building itself until it can slowly release it into the Thames River to avoid flooding downstream. **How insane - simply because you refuse to implement open ground setbacks; not only to absorb runoff and replenish groundwater, but plant native plant species, trees and give residents a nice view other than the backs of restaurant exhaust systems.**

You make it hard when it is actually simple. And it is simple.

The homes on Hyman Street sit lower than the property at 192-196 Hyman, therefore the building will be hovering over them without breathing space. There was no wind assessment offered with this proposal and Council is making decisions without understanding the full impacts to residents on Hyman St.

Please see attached images.

The underground parking cannot be built with a simple setback of 1.5 metres because there is an existing residential building on the corner of the underground parking lot. The underground parking lot is two storeys deep, and the act of excavation alone would be intolerable for those residents and could possibly destabilize the building.

It is unknown how the planner on file came to decide that 1.5 metre distance between the underground parking and the property line would suffice.

NO ONE on the planning committee scrutinized the particulars of the building because committee members are acting on their own ideological view on housing rather than building good housing for people and neighbourhoods.

It is more important to build the city better than just counting units. If you cannot afford to build better, than don't build. Build only what you can afford, and don't bankrupt the city simply because you are in a race.

Sincerely,

AnnaMaria Valastro







London South Catholic Family of Parishes

OUR LIFE · VITA NOSTRA · NUESTRA VIDA · NAŠ ŽIVOT

March 27, 2024

Fitness Forum Rezoning (File Z-9697)

Thank you for the opportunity to comment on this proposed rezoning, which is directly across Jalna Blvd. from St. Justin's Parish.

We welcome new neighbours to our section of White Oaks subdivision. As you deliberate on the proposed changes to the zoning bylaw, please consider the following items:

- 1. Density:** The proposal is for 78 units but with only 83 parking spots. This does not seem to provide adequate parking when you consider that some families will have more than one vehicle, and many families will have visitors who will arrive in cars. St. Justin's parish is well attended with almost daily Masses, funerals and special events. Many times, our parking lot is full and vehicles park in adjacent areas. We already fight overflow and overnight parkers from neighbouring townhouse developments and do not wish to see this problem made worse by inadequate parking in this development. **Please balance the number of units with adequate parking spaces.**
- 2. Landscaping on Jalna Blvd.:** St. Justin's takes pride in our property, and we hope our new neighbours will as well. **A well landscaped frontage on Jalna Blvd. will achieve this and should be compatible with the care we give to our property across the street.**
- 3. Front yard (Jalna Blvd.) setback:** The proposal is to reduce the front yard setback from 6.0 m to 3.5 m. **We suggest the setback should be consistent with that of the townhouses to the west so that the streetscape has a consistent look.**

Thank you for considering these planning matters.

Sincerely,

Fr. Chris Bourdeau, Pastor

London South Catholic Family of Parishes:

St. Francis-St. Martin, St. Justin, St. Leopold Mandic Parishes

From: Colton Kaufman
Sent: Friday, March 22, 2024 11:45 AM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Re: Land Needs Assessment

Hi there,

Re: item 3.8 Land Needs Assessment from Planning & Environment committee March 19 meeting

I'm a concerned Londoner and wanted to express my support for meeting a higher intensification target (60-70%) to meet our climate and mode share goals.

Thank you,

Colton Kaufman

From: Cole Taylor
Sent: Monday, March 25, 2024 8:42 AM
To: Council Agenda <councilagenda@london.ca>
Subject: 3.8: Land Needs Assessment (March 19 Meeting)

Good morning,

I am writing to you regarding the intensification target as part of the Planning and Environment Committee. I would like to share my support for a higher intensification target.

An intensification target of 60-70% is critical for the long-term growth and success of London, and following Councilor Franke's recommendations are in our best interests as a city.

Thanks,

Cole Taylor.

From: Roufa Therrien

Sent: Wednesday, March 27, 2024 3:50 PM

To: Council Agenda <councilagenda@london.ca>

Cc: Franke, Skylar <sfranke@london.ca>

Subject: [EXTERNAL] Recommending a 60-70% increase in intensification in London to correspond to a livable Mode Share of 3

Dear London Council,

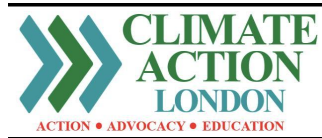
I am a London resident and I live [REDACTED] in Ward 11. With reference to Agenda item 3.8 Land Needs Assessment from the Planning & Environment Committee meeting of March 19, I am in favour of a 25 year planning process that meets the needs of a city's climate plan as well as its housing and homelessness plan.

Compact forms of growth which will foster the type of development which will make London more livable and sustainable city, with a Level 3 Mode Share (i.e. 35% or more of transport by foot, bike or bus). Meeting such a target will require a 60-70% intensification target as London further develops. I support this target.

I look forward to hearing your decision.

Regards,

Roufa Therrien



Climate Action London
350 Queens Ave
London, ON
climateactionlondon@gmail.com

March 25, 2024

City of London
300 Dufferin Avenue
London, Ontario
councilagenda@london.ca

RE: 3.8 - Land Needs Assessment from the Planning & Environment Committee March 19 meeting

Dear Mayor and Councillors,

We strongly urge you to adopt a significantly higher intensification target than 45% within the Land Needs Assessment. We are recommending an intensification target in the range of 60-70%.

Financial Considerations

One of the most significant issues relating to establishing an intensification target are the financial implications for the City and thereby future taxpayers. Developing outside the existing Built Area Boundary and engaging in Greenfield Development is a money-losing proposition for the City and taxpayers. There are significant infrastructure costs and ongoing operating costs related to Greenfield Development not covered by Development Fees. Companies such Urban 3 ⁽¹⁾ have completed many case studies showing that intensification with mixed-use development are net positive whereas lower density development is a net negative to cities. There are no alternative revenue models for a municipal government on the immediate horizon that would alter this reality.

Loss of Farmland

Expanded Greenfield Development results in a loss of farmland. The loss of farmland within City Boundaries is still loss of farmland. Farming is an economic driver, helps secure the ability to feed ourselves in the future and is an asset in managing stormwater. Higher intensification targets help protect our farmlands.

Consistency with Mode Share Targets

A higher intensification target would be consistent with the vision of the Mobility Master Plan and getting more Londoners out of their cars. Investments in transit and other related infrastructure will be ineffective if London's intensification targets are too low and it results in more and more new neighbourhoods not currently serviced.

Given all of these considerations, a higher intensification target is also the best option for London to fulfil the goal of “Building London’s resiliency and sustainability as one of the **greenest cities** in Canada, will support the health and wellbeing of everyone who calls London home.”

On Behalf of Climate Action London

Bob Morrison
Mary Ann Hodge

Reference

[1] <https://www.urbanthree.com/services/cost-of-service-analysis/>

From: Teresa Bell
Sent: Thursday, March 28, 2024 8:51 AM
To: Council Agenda <councilagenda@london.ca>
Cc: Lehman, Steve <slehman@london.ca>
Subject: [EXTERNAL] 3.8 Land Needs Assessment from PEC March 19/24

Good Morning,
As a resident of London for 50 years and a resident of Oakridge for 30 years, I urge council to support the higher intensification target (60-70%).

This level of intensification make it possible for London to be a livable community over the next decades for my children and grandchildren.
Increased intensification make it feasible for better transit, walkable communities, and reduced individual property tax assessment. In short it's a way to meet our climate and mode share targets.

Thank you

Teresa Bell

From: Whitney Leon
Sent: Wednesday, March 20, 2024 4:50 PM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive Development Plan

I attended the council meeting on March 19, 2024 specifically for the 613 Superior Drive agenda item. Having never attended a Council meeting before I was interested in the process and excited to be a part of it and have our neighbourhood's collective voices heard. Upon reflection of this experience, I am shocked and disturbed at how decisions in this city are made and how our residents were treated. I along with at least 15 of our neighbours spent 4 hours listening to the public share their concerns about various development proposals only to be met with what sounded like selfish, scripted responses that lacked any genuine empathy. The attendance of our neighbours versus the 5 Council members voting on our future showed the lack of regard the city has to actually listen AND act when the public has something to say. Most agenda items had the Council thanking "the Staff" and the Applicants for all of their hard work. Not a single person on Council recognized the fact that a significant number of public participants have been preparing for this meeting for several months. Taking time away from their jobs, their family, their personal time etc. to do our due diligence and come together to speak intelligently and passionately about the neighbourhood we live in. After hearing from the public, the Council directed questions to "The Staff" who referenced outdated generic information despite the public sharing our reality. For example, the wetlands at the front had a report done several years ago which is what was referenced by the staff but the reality of the wetlands at the front is very different now. The Staff was not questioned about the comments made by the residents or the age of the data used to report. These actual facts from residents were provided to the Council and completely disregarded in favour of the Staff's information. When the floor was open for discussion after the public's feedback was provided the "discussion" was completely one sided, in favour only of what the Council deemed to be important. The public was left to listen to the Council determine our future without being afforded the respect to respond to the misinformation taking place in the Council's "discussion".

Specifically regarding 613 Superior Drive, The Staff cited outdated data (storm drainage capacity) yet the public was told over and over again that the data we had access to (The London Plan) was outdated and could not be used for decision making. I watched and listened as the council made contradictory statements in their own favour completely disregarding the individuals who showed up and spoke out. An example of this was when Deputy Mayor Lewis said that Powell Park met the regulatory requirements for a park in this type of neighbourhood and then said that concessions are made all the time for development proposals because of the outdated London Plan. This tells us that you are only willing to bend the rules when it is in your interest and not the interest of your constituents.

Listening to this “discussion” and amendment process unfold told us in the gallery that our interests are not aligned despite the fact that you are in a public position. In this case the majority (the residents of the neighbourhood who cared enough to show up despite there being only 5 Council Members present) who have a vested interest in the outcome of this decision, who stand to lose more than anyone in council were left without a voice.

There were several points brought forward by the gallery that were never addressed by Council who zeroed in on 2 of the many concerns from residents: the neighbourhood safety and the developers plan for a park/green space. Deputy Mayor Lewis side-tracked the conversation by speaking about school board decisions versus Council decisions and city versus developer responsibility for recreational space which shouldn't have been the focus of the conversation. The public at no time asked for the development to be scrapped or for a school to be built instead. As stated several times, residents are on board with development taking place. What was asked of the council was for you to consider making the following amendments:

1. Development should not take place at 613 superior drive until there is a solution and timeframe for the safety of the neighbourhood by way of a second entrance alleviating traffic pressure off of Canvas Way and Sunningdale Rd.
2. The developer's vision is for the new builds to be for neighbourhood residents to retire to. This would be much more likely a desirable location for that demographic if there were fewer number of units that were one storey units. (The Council didn't comment on the neighbourhood request for this or the fact that current zoning is for half of the proposed number of units (please don't say that is under the outdated London plan - it is evident that any rule can be amended to suit - this is a matter of your willingness to do that for your constituents or not).

The only agreements made on March 19 were:

1. that there would be “discussion” about park/green space
2. there would be “discussion” about paving the unassumed roads (despite the fact that that would not alleviate any pressure off of canvas or Sunningdale)
3. there would be “discussion” about extending Sunningdale to Adelaide (this discussion would be taking place with a bankrupt developer that has stopped construction for the last 4 years).

It was not clear who is responsible for any of these items or timeframes that they should be completed by and reported on. Who will be following up with these “discussions” and their outcomes before the final vote on this? Will we as the public have any assurance that should these discussions not provide the desired outcome that the development will be paused? Is the council's desired outcome from these discussions the same as the people who actually live in the neighbourhood and pay their property taxes? Why will the council not speak to any of the other concerns raised or push their staff for more robust, timely data?

No one is asking for this development to not be built. We are asking for it to be THOUGHTFULLY built by taking into genuine consideration the feedback and requests of the people who actually have to live here, the people who WANT to live here, the people who care enough about their neighbourhood to use their voice and believe that their Public Council is there for them.

The people in this neighbourhood don't have the time or money or resources that developers have. We rely on our city Councillors to support us. We shouldn't have to pool our money to hire lawyers, we shouldn't have to take time off work or away from our kids to ask for what is fair and right. When we are faced with this disregard it tells us that Councillors and developers are banking on us giving up and it breaks the trust we are supposed to have in the people that are supposed to be running this city.

Please consider revisiting the development plan for 613 Superior Drive to keep this neighbourhood one we are proud of.

Thank you,

Whitney Leon

Please find a rewrite of my letter below referencing the City of London staff report issued by Heritage Planner Kyle Gonyou from July 16, 2018.

Thank You

AnnaMaria Valastro

Dear Council Member,

The property at 172 Central Ave. was designated a heritage property in 2018. It is currently for sale.

The property owners tried to sell the house after it was designated but the price was too steep. They have since left the house to rot. A recent property standards complaint has triggered renewed attempts to sell it again.

Please find attached current photos of the property and a short history. This house could be repurposed to affordable housing for the many First Peoples living homeless on London's city streets.

Sincerely,

AnnaMaria Valastro

1. The first known occupant of this house was Dr. Oronhyatekha, a Mohawk from the Six Nations who practiced medicine in London. "Dr. O.", who lived in London from 1874 to 1889, was respected as a skilled and learned physician in Canada who applied both emerging western medicine and traditional Mohawk medicine.
2. He was an extraordinary man who believed in the equality of men and woman and advocated for the admission of woman as full members in the International Order of Foresters - a fraternal and financial institution that he founded in 1878 while living in London.
3. Dr. Oronhyatekha ("Burning Sky" or "Burning Cloud" in Mohawk), or Peter Martin, was a significant figure in Canadian Indigenous history. He rose to prominence in medicine, sport, politics, business, fraternalism, and social reform. He was one of the first Indigenous medical doctors to achieve accreditation and to practice in Canada, and the first Indigenous person to attend Oxford University.
4. Born in 1841 on the Six Nations Reserve near Brantford, Ontario, Oronhyatekha was sent to the Mohawk Institute where he trained as a shoemaker. He attended the Wesleyan Academy in Massachusetts and Kenyon College in Ohio before returning to teach at Tyendinaga on the Bay of Quinte (his mother's home community).
5. He was selected by the Six Nations of the Grand River Council to give the welcoming address to the Prince of Wales during his visit in 1860. Through this opportunity, Oronhyatekha gained an introduction to Dr. Henry Acland, personal physician to the Prince of Wales on his tour of Canada and the United States, who recommended he study medicine at Oxford University. Oronhyatekha pursued his education at Oxford University but he did not stay in England long and completed his studies at the

University of Toronto, where he earned his medical degree in 1866 – the second Indigenous Canadian to become a practicing doctor.

As a qualified doctor, Dr. Oronhyatekha opened practices at Fra

6. Dr. Oronhyatekha was appointed as the doctor to the people of the Oneida Nation of the Thames in either 1875 or 1876 (Jamieson and Hamilton 2016, 128). He also opened a medical practice in London (first at 390 Richmond Street, later moving to the Masonic Hall at 371 Richmond Street), advertising himself as a specialist in cancer treatment, and diseases of the nerves, throat, and lungs (Jamieson and Hamilton 2016, 128). Dr. Oronhyatekha lived at 264 Oxford Street East in 1876-1877 (City Directory), and 573 Dundas Street in 1880-1881 (City Directory), before moving into the newly constructed house at 172 Central Avenue as recorded in the 1881-1882 City Directory.
7. The Historic Sites and Monuments Board of Canada designated Dr. Oronhyaetkha as a Person of National Historic Significance in 2001.

The full staff report submitted by Heritage Planner Kyle Gonyou can be read here:

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=48003>









ACORN Canada

Uniting communities for justice | acorncanada.org

March 15th, 2024

City Councillors
Community and Protective Services Committee
City of London

Please accept London ACORN's official submission in regards to city staff's report on renovictions and our desire to see a renovation bylaw similar to Hamilton introduced in London.

London ACORN is nearly three thousand members strong in the City of London, with over 177,000 ACORN Canada members across the country. We are comprised of low to moderate income families working on issues of social and economic justice. Like any union or association, our membership decides the drives of the organization, while determining that the vast majority of our resources go towards organizing door to door, block to block, and city to city. We've been organizing in Canada for nearly 20 years and consistently the number one issue that comes up when we speak with residents at their door is housing.

We commend the City for taking the time to review the anti-renoviction and landlord licensing policies in Hamilton, New Westminster and Burnaby, how they work and the positive impact they've had on protecting existing affordable housing. These policies are vital for ensuring an equitable relationship between landlords and tenants and preventing renovictions and other predatory landlord tactics. London ACORN members are excited to hear that Civic Administration plan to submit a draft by-law addressing renovictions to CPSC in Q2 2024. We also fully support Civic Administration's recommendation that the City's next steps should be to explore a multi-layered tenant support program centred around a renovation by-law. Ultimately, it is our hope that the City of London adopts a renovation bylaw and landlord licensing policy similar to Hamilton's, along with a Tenant Defense Fund similar to those found in Hamilton and Toronto.

Following the submission by J. Hoffer and Cohen Highley Lawyers, we would like to address some misleading and false concerns raised by the landlord lobby regarding the City Staff report:

- 1. According to the statement by J. Hoffer and Cohen Highley Lawyers, " the RTA already "covers the field" and will do so to an even greater extent once Bill 97 edits become law."**

ACORN members have expressed several concerns regarding the passing of Bill 97 due to the fact that this bill does very little to address the affordability crisis impacting renters, and in fact leads to weaker tenant protections. For example, to combat renovictions, the main

solution Bill 97 proposes is to require landlords to have qualified professionals sign off that the renovations require the unit to be vacant, keep tenants informed on the progress of the renovations and to double the fines for landlords who are found to have renovicted a tenant in bad faith.

These policy changes are not enough to stop renovictions. It is all too easy for landlords to hire their own contractors to say units must be vacant for renovations and ACORN members have yet to hear of a landlord actually being fined. Higher fines for predatory landlords are great, but not if they're rarely applied. Currently all of the onus of enforcement is on tenants. Most landlords doing renovictions would rather risk the fine - it's simply seen as the cost of doing business - because the financial incentive is so huge (rents usually double or even triple as a result of renoviction, as we've seen with the renovictions happening on Webster Street).

2. The statement by J. Hoffer and Cohen Highley Lawyers claims that the proposed renoviction bylaw and landlord licensing policies are "illegal" because they conflict with provincial laws

Renoviction bylaws and landlord licensing policies are not illegal nor do they conflict with provincial legislation or the RTA. These concerns have been raised in other cities, including Hamilton, where ultimately it was concluded that these tenant protection policies in fact are complementary to the RTA. Other municipalities are now researching Hamilton's bylaw to create similar policies - including Toronto, Sudbury, St Catharine's, and Waterloo Region. These concerns of legality were also addressed several times by legal experts during the creation of Hamilton's bylaw. We encourage CPSC members to review the [legal opinion from the Advocacy Center for Tenant Ontario](#) (ACTO - a specialty community legal clinic with a focus in housing issues related to tenants in Ontario) and the [legal opinion from Raven Law](#), which both address these concerns and support implementing municipal renoviction bylaws.

3. According to J. Hoffer and Cohen Highley Lawyers, licensing fees would act as an "indirect tax" on tenants due to landlords passing on these costs through Above Guideline rent Increases (AGIs)

Rent is regulated by the Province, and if a landlord wants to increase rents by more than what the Province allows (currently 2.5%), they need to then apply for an AGI at the Landlord Tenant Board. A landlord's application for an AGI is VERY unlikely to be approved, because cosmetic renovations are disallowed. Moreover, AGIs are capped at 3% above the annual guideline, so the maximum a landlord can legally increase rent even with an AGI is 5.5%.

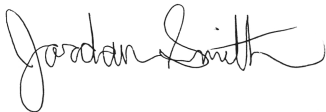
ACORN members - who are low income tenants themselves - would rather pay an AGI (typically a \$50-\$75/month increase) than have to look for a new place to rent on the private market where they'll pay double or triple their previous rent as a result of being renovicted.

4. According to J. Hoffer and Cohen Highley Lawyers, ACORN's recommended policies would discourage landlords from undertaking the necessary repairs and maintenance to their properties.

Landlords are required by law to keep their properties in a good state of repair - this is why we have municipal property standards which need to be enforced. If landlords refuse to keep up with repairs in their properties because they are no longer allowed to displace tenants inside, they should be fined for not completing repairs. Additionally, as CPSC members have undoubtedly heard from constituents and as we have heard from many of our low-income ACORN members - landlords already are not keeping up with repairs in their buildings to save costs and drive long term tenants out. Landlord licensing is necessary to put a stop to the neglect already happening in apartment buildings across London.

We urge members of CPSC to hear the needs of tenants from across the City of London and continue to move forward with the proposed recommendation from Civic Administration to explore a multi-layered tenant support program centred around a renovation by-law.

Sincerely,

A handwritten signature in black ink that reads "Jordan Smith". The signature is written in a cursive, flowing style.

Jordan Smith
Chair, Carling-Stoneybrook chapter of London ACORN

Staff Contact: Vonica Flear (Lead Organizer): (519)-670-1859, londonfo@acorncanada.org

From: Aleem Kanji
Sent: Tuesday, March 19, 2024 7:21 PM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Fireworks in London - April 2 Council meeting

Dear Members of Council,

Fireworks rules were just decided on a few short months ago in August 2023. It is dishonest to try and retable this due to the questionable political ambitions of Councillors David Ferreria, Hadleigh McAllister and Sam Trosow. All three of them are trolling City Council and know very well this was approved and residents have no appetite to waste taxpayers money bringing up the issue again. Full stop.

Fireworks have been a centuries old tradition for Diwali and Lunar New Year, those traditions and the people who celebrate them are an important part of our London family. We are a diverse, pluralistic and multicultural community. Don't let the political games of Councillors David Ferreria, Hadleigh McAllister and Sam Trosow ruin these values that Londonders hold dear to their hearts. Saldy, it is clear that their London does not include everyone.

SAY YES!
**DIWALI &
LUNAR NEW YEAR
FIREWORKS!**

Best Regards,

.....

Aleem Kanji, BES, MAES, Ec.D
Chief Advocacy Officer
Canadian National Fireworks Association
NationalFireworks.ca

From: B. Groombrige
Sent: Tuesday, March 19, 2024 7:31 PM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Fireworks

As the people have spoken already
This issue should be settled
It seems these councillors have a personal agenda rather than their constituents best
interest
Stop this madness
Bill Groombridge
London Fireworks

-----Original Message-----

From: Jordi Snoeijer

Sent: Wednesday, March 20, 2024 8:13 AM

To: Council Agenda <councilagenda@london.ca>

Cc: CNFA <info@c-nfa.org>

Subject: [EXTERNAL] Concern Regarding Proposed Changes to Fireworks Regulations

To whom it may concern,

I am writing to express my frustration and concern regarding the recent discussions surrounding fireworks regulations in London. It has come to my attention that there are proposals to revisit the rules established just a few months ago in August 2023. As a resident who participated in the process of establishing these regulations, I find it disheartening that this issue is being brought up again so soon.

In particular, I am troubled by the actions of Councillors David Ferreria, Hadleigh McAllister, and Sam Trosow. It appears that they are engaging in a dangerous and unnecessary political game by voting down the regulations at a recent committee meeting and now seeking drastic changes to eliminate fireworks entirely from our city.

I urge you and the rest of the council to consider the significant time and effort that went into creating the current regulations. Reopening this debate so soon after they were established undermines the democratic process and fails to respect the voices of the community members who participated in it.

Fireworks are a cherished tradition for many people in London, and any decision to restrict or eliminate them should be made thoughtfully and with careful consideration of the impact on residents. I implore you to stand firm against these proposed changes and uphold the regulations that were put in place just a few months ago.

Thank you for your attention to this matter.

Sincerely,
Jordi Snoeijer



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

March 25, 2024

This motion is to reintroduce the inclusion of firework displays on four specific days. Council has previously voted to include more days for sanctioned fireworks. Recognizing that there are mixed views on the expanded use of fireworks we did hear from many Londoners at the PPM that they wanted firework displays allowed as part of the cultural celebrations for Diwali and Chinese New Year. On the other side there were concerns raised about the environment, lack of enforcement, and trauma experienced by both animals and humans. As members of the Community and Protective Services Committee, Councillors McAlister and Pribil voted differently on this issue. We have both agreed that regardless of how we voted at committee this important component of the bylaw should be reintroduced and voted on in its entirety.

- a)) *the attached proposed by-law (Appendix "C") from the March 18th meeting of the Community and Protective Services BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend the Fireworks Bylaw PW11 by allowing for consumer and display fireworks to be discharged on four specific days.*
- b) *That the communication from Councillor McAlister and Pribil BE RECEIVED*

Sincerely,



Hadleigh McAlister
Ward 1 Councillor
City of London



Jerry Pribil
Ward 5 Councillor
City of London

Namaste!

Dear Mayor and City Council Members,

Namaste! I am writing to you with concern regarding the recent vote of CPSC committee against the recommendation from 2023 to allow Diwali and Chinese New Year backyard fireworks in London. The Hindu community in London would like to go on formal record that we have grave concerns on the city's vacillating position on a critical religious issue.

In August 2023, London City Council voted 10-5 in favor of allowing backyard fireworks for Canada Day, Victoria Day, Diwali, and Chinese Lunar New Year. The whole process leading up to this vote was fair and democratic. Now, we are disappointed to learn that the CPSC has voted against the addition of Diwali and CNY to bylaw PW11.

As a community, we are very disappointed and feel that the CPSC is unfairly meddling in how we practice our religious festivals. I would like to reiterate the extremely important role of home fireworks as an integral part of Diwali, which is the most celebrated of all Hindu festivals and dates back 2,000 years. During Diwali, backyard fireworks are essential to complete our Diwali rituals and celebration. Backyard fireworks, along with other rituals, food, family, and friends all make Diwali such a joyous and rich tradition of the Hindu diaspora all over the world. Many of you have attended our Diwali Dhamaka and therefore understand the essence of this festival.

Organizations such as Hindu Legacy and CNFA have submitted reports that provide objective statistics for the preservation of backyard fireworks (e.g. AQI data, etc.). We are very sensitive to issues like noise pollution and PTSD and ensuring respect to all Londoners. By the same token, we must also be sensitive to religious freedom and the fundamentals of reasonable religious celebration. In 2023, Hindu Legacy and our affiliated organizations went the extra mile to ensure that the entire community understood safe practices outlined by the London Fire Department. We promoted awareness of safe practices through social media and at our events. We continue to promote and educate our communities to follow fire department guidelines and practice safe fireworks every year!

The Hindu community's core values of self-sufficiency and respect for others have added so much to our city for decades. Hindus have integrated peacefully in every walk of life in London, including education, professional organizations, businesses, and nonprofits. We are proud Canadians and Londoners and have fully inculcated our country's core values of diversity and acceptance of others. The Hindu community has rarely, if ever, asked for any concessions from the City of London.

However, today, once again, we are asking that City Council not kill an 800-year-old tradition and preserve the smiles of a community that is over 10,000 strong in London (and growing). The ban on fireworks will deeply scar the Hindu community and create a feeling of alienation and loss of religious freedom. It will also create a sense of loss of

democracy where a few disgruntled individuals are allowed to use their influence to undermine our ability to positively and joyously celebrate a major religious event.

As you prepare to vote to update by law PW11, please consider the importance of family-based fireworks during Diwali and the impact on the next generation of Hindus as we consider the erosion of a centuries-old tradition. Given that City Council committed to being culturally sensitive and inclusive, denying a cultural and religious practice to be continued goes against the very principle that the City has been trying to achieve. We ask that the City respect our right to make responsible choices (i.e., safe use of fireworks) and not act punitively. We ask that you review the available data objectively and not make policy changes based on subjective claims.

Thank you and Namaste!

p.s. PLEASE SHARE THIS LETTER AS PART OF THE COUNCIL AGENDA FOR THE APRIL 2ND MEETING.

1869 Aldersbrook Rd
London, ON

March 27, 2024

London City Council

Re: Vote on Fireworks By-law

Mayor Morgan and Councillors;

I write to you today to call on you to support the CPSC Committee report on fireworks. The health of the people, animals, and the city itself depend on you casting a responsible vote.

Enforcement of the current regulations are non-existent. These need to be increased and better enforced. Currently, when a display is going on, you can't get a live person on the phone. Having one team on to enforce the regulations and fine people would start to show the public that they must abide by the regulations. Wearing seatbelts wasn't always mandatory and some of the same arguments were used to stop that regulation. Those arguments weren't valid then and aren't valid now.

The cost to the environment has been well documented, and I know this material has been presented to you, so I will not belabor it here. However, if London is truly committed to being an environmentally progressive city, reducing the number of fireworks is a piece of that puzzle. In fact, it may be easier if an outright ban is necessary in the future to begin that curtailment now. The fires, such as the \$1 million barn fire that occurred ironically the night before the public consultation on the matter, caused by fireworks also contribute to that environmental footprint. Owning a horse, which I have for over 40 years, means that I have been attuned to such stories, and I can assure you that that barn fire is not an isolated incident.

Let me reiterate to you the cost to the animals trapped in London and surrounding areas, who are forced to endure what amounts to torture for the pleasure of a few. Many animals are affected by fireworks who are not affected by other loud noises. It is often the distinctive whine before the bang that literally causes them pain due to their more sensitive hearing. Having no way to protect themselves and there being no way to explain or warn the animal increases this terror. My own dog, Othello, was never afraid of thunderstorms, but fireworks were a night of terror and agony for him. My horse, Samba, who is interestingly very sensitive to incoming storms, is not upset by thunder or lightening once the storm breaks. He lives virtually next door to a firing range and never bats an eye at the often continually loud bangs. However, during fireworks he is terrified, flinging himself around his stall and desperately trying to get away. I am not surprised at the evidence, also presented to Council, of wild animals being killed by fleeing out into roads and being separated from mothers/offspring.

I am not naïve enough to believe that every person cares as deeply for all living things as I do. For instance, anyone who is ok with an animal being terrorized for a few hours a few days a year, clearly doesn't really care about that animal. Would they say the same for their children, who they claim love their pets? I need only look to the number of animals swelling the animal shelters now that the Pandemic is over and all the covid-pets are being abandoned to realize that many people do not care to the level of even responsible ownership of the animals they can buy.

Because I do care about people as well as animals, I do care about the community that came out to speak in support of Diwali. However, Diwali is a celebration of LIGHT not noise. There was never any

restriction on sparklers, but by their own admission, their current family backyard displays are illegal. They are asking to continue a right that they already had (sparklers) and one they never had (backyard displays).

I would also like to point out something that Councillors at the Public Participation Meeting were likely unaware of as it occurred in the gallery where I was seated. It was clear that the Fireworks company owners had rallied the Option A group to attend the meeting. They greeted them and thanked them for coming. I know many of these owners of fireworks companies say that this is their sole income. How do they live off of the limited amount of time they are allowed to sell fireworks? This can't amount to more than a few weeks a year. I would hope that Council would not let deep-pocket lobbying dictate their decision.

Finally, I would like to address the cost of fireworks to my own mental and physical health. After I spoke at the public participation meeting, several people essentially brushed aside my comments or stated that my comments weren't valid. I was frankly shocked at the non-professional comments by so-called mental health professionals. I am happy for the people who spoke with PTSD who said that fireworks don't affect them, but I also wonder if the gentleman who is also a licensed pyrotechnician realizes that at least part of his PTSD would be calmed by the fact that he is in complete control of what is happening. In addition, his comments only reinforce the need to have permitted displays. He's exactly the guy that I want putting on these displays in a safe manner.

For myself, I have an anxiety disorder complicated by a hearing disorder. Loud noises in and of themselves do not startle me. A door banging unexpectedly for instance is not a cause of concern and does not trigger an attack. Noise that happens that I cannot control does set off an anxiety attack. I try to remove myself from the source of the noise. This means that I am rarely in the country for Canada Day. If I go to a fireworks display – and I've been to Guy Fawkes in the UK, Bastille Day at the Eiffel Tower, and a wonderful fire, laser, music, and fireworks display at Versailles – I go knowing what will happen and there is no anxiety. However, when noise invades my home in the middle of the night, where can I go? If I am about to go to sleep because I need to get up and work in the morning, what do I do? My anxiety is most like a panic attack. I find it difficult to breath. I feel uncontrollably angry. The only way that I can relieve these feelings is often through self-harm. I have the scars to prove it.

I urge the Council to vote responsibly for all the people of London. Please do not allow two more days of fireworks. This does not impinge on the rights of any other Londoners because these rights do not currently exist.. Please move in the direction of safer and fewer fireworks displays. The health of your city depends upon it.

Sincerely,
Lisa Macklem

Sharon Deebrah

26th March 2024

To the Esteemed Mayor and Honorable Members of London City Council and the CPSC Committee,

Re: Official Communication Regarding Misrepresentation and Misuse of Medical Practising Licenses

This correspondence serves to bring to your attention the concerning matter of misrepresentation and misuse of medical practising licenses by select individuals within our community. It has been brought to my notice that these individuals have been disseminating inaccurate information in support of the utilization of fireworks for cultural events, without duly considering the potential ramifications for public health and safety.

The conduct of these individuals, who are utilizing their medical licenses to influence policies and public sentiment, raises significant apprehensions and may be perceived as unprofessional behavior. By neglecting to engage with pertinent authorities and subject matter experts on issues such as the impact of fireworks on individuals with PTSD, environmental considerations, and the well-being of wildlife and vulnerable populations, they are imperiling public safety and failing to adhere to their ethical obligations as healthcare professionals.

It is strongly advised that the following authorities be promptly notified for the purpose of conducting a thorough investigation into this matter:

1. MPP France Gélinas, Ontario NDP Health Critic
2. Matt Newton Reid, Chair of the Board of Health, London Middlesex Health Unit
3. Dr. Alex Summers, Chief Medical Officer of Health, London Middlesex Health Unit
4. Dr. Andrew Park, President of the Ontario Medical Association and Emergency Doctor in London
5. College of Physicians and Surgeons (CPSO) at 1-800-268-7096, ext. 629 for the submission of formal complaints regarding unprofessional conduct
6. Minister of Veterans Affairs

7. The Senate subcommittee as advisory members of veterans special committee

8. London Fire Chief

It is important to note that as the names are now part of the public record through agenda submissions, the College of Physicians and Surgeons may undertake various actions in response to such complaints, including providing guidance to the doctors, mandating remedial self-study, issuing verbal cautions, or referring the matter to the Ontario Physicians and Surgeons Discipline Tribunal for further scrutiny and potential disciplinary measures.

It is imperative that the Council acts swiftly and diligently to bring this matter to the attention of the aforementioned individuals and entities. We implore the City Council to persist in advocating for the highest standards of professionalism and ethical conduct within the medical profession.

Furthermore, in response to the recent decision by the CPSC committee concerning the use of fireworks for cultural and religious festivities, it is imperative to address the concerns raised by the Hindu community. The exclusion of Diwali and Chinese New Year from bylaw PW11 should be regarded as a societal shift in sensitivity and awareness. Practices that were deemed acceptable centuries ago may no longer align with contemporary considerations such as climate change and mental health.

I respectfully urge the City Council to take a definitive stance on this matter and acknowledge the contributions of veterans within our county. It is essential to consider environmental factors while making well-informed decisions based on objective data and prudent considerations.

Thank you for your attention to these crucial matters, and we trust that the City Council will act in the best interests of public health, safety, and the veteran community in a manner that upholds the values of integrity and responsibility.

Respectfully,

Sharon Deebrah, MPA (she/her/kwe)

To whom it may concern:

I hereby request that the attached files and forwarded messages be included in the agenda for review, discussion, and consideration in relation to the formulation of policies at the forthcoming council meeting concerning the Fireworks By-law PW11. It is important to note that I authorize the inclusion of my submission (attachments and forwarded emails) in its entirety, without any omissions.

Thank you,
Sharon Deebrah, MPA (she/her/kwe)

I acknowledge that I live and work on the traditional territories of the Anishinabewaki, Mississauga and Attiwonderonk Nations, on lands connected with the London Township and the McKee Treaty 2 of 1790. This land continues to be home to diverse Indigenous Peoples (First Nations, Métis and Inuit) whom we recognize as contemporary stewards of the land and vital contributors of our society.

Begin forwarded message:

From: Sharon Deebrah
Date: 15 December 2023 at 10:34:01 pm GMT-5
To: Marty.Deacon@sen.parl.gc.ca, H.Yussuff@sen.parl.gc.ca
Cc: "Minister-Ministre (VAC/ACC)" <minister-ministre@veterans.gc.ca>
Subject: Response required: Veterans Affairs Canada / Anciens Combattants Canada

Dear Members of the Canadian Senate,

I write to you today in support of the recent report titled "The Time is Now: Granting equitable access to psychedelic-assisted therapies." As a concerned citizen, I am deeply alarmed by the high prevalence of suicide and posttraumatic stress disorder (PTSD) among Canadian veterans. It is imperative that we take immediate action to address this pressing issue.

The Senate's Subcommittee on Veterans Affairs has rightly called for federal, provincial, and territorial governments to initiate and fund a comprehensive research program on psychedelic-assisted therapy. This approach has shown promising results in treating mental health conditions, including PTSD, and it is crucial that we explore all potential avenues to provide relief and support for our veterans.

However, I would like to draw your attention to a related matter that has received insufficient consideration. Despite the known detrimental effects on veterans, municipalities across Ontario continue to permit the use of fireworks during various festivities. The loud explosions and sudden bursts of light can be extremely triggering for individuals suffering from PTSD. Regrettably, this issue has not been adequately addressed in the research and investigation conducted thus far.

For instance, during Diwali, New Year's Eve, Chinese New Year, and other celebrations, the effects of loud explosions have not been thoroughly examined. Furthermore, high schools in London, Ontario, have been allowed to set off fireworks during graduation ceremonies. This insensitivity in policy-making fails to take into account the challenging environment that veterans are forced to return to.

It is worth noting that refugees from war zones, who have also experienced the traumatic effects of loud explosions, are now residing in our country. By permitting fireworks, we are subjecting them to triggers that can exacerbate their already fragile mental states. As a nation that prides itself on compassion and inclusivity, it is disheartening to witness such disregard for the well-being of these vulnerable populations.

Moreover, environmentalists have provided substantial evidence of the harmful effects of fireworks on the environment, including toxic waste and the disruption of wildlife. Despite these findings, municipal, federal, and provincial politicians have been reluctant to consider alternatives, such as laser light shows, which could provide equally captivating displays without the negative impact on veterans and the environment.

In light of these concerns, I implore you, esteemed Senators, to take immediate action. It is our duty to advocate for the well-being of our veterans and to create an environment that is supportive and understanding of their unique challenges. I urge you to consider the recommendations put forth in the report and to prioritize the funding and implementation of a large-scale research program on psychedelic-assisted therapy.

Let us not forget the sacrifices made by our veterans and the responsibility we have to ensure their successful reintegration into society. By addressing the issue of fireworks and exploring alternative options, we can demonstrate our commitment to their well-being and create a more inclusive and empathetic Canada.

I give permission to share my email with members of the committee and thank you for your attention to this matter.

Sincerely,
Sharon Deebrah

Attach: email from Minister of Veterans Affairs

I acknowledge that I live and work in on the traditional territories of the Anishinaabek (Ah-nish-in-a-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ahpay-wuk) and Chonnonton (Chun-ongk-ton) Nations, on lands connected with the London Township and Sombra Treaties of 1796 and the Dish with One Spoon Covenant Wampum. This land continues to be home to diverse Indigenous Peoples (First Nations, Métis and Inuit) whom we recognize as contemporary stewards of the land and vital contributors of our society.the traditional territories of the Anishinaabeg, Haudenousaunee, Lunaapeewak, and Attawandaron peoples

Begin forwarded message:

From: "Minister-Ministre (VAC/ACC)" <minister-ministre@veterans.gc.ca>

Date: 25 October 2023 at 10:40:38 am GMT-4

To: Sharon Deebrah

Subject: Veterans Affairs Canada / Anciens Combattants Canada

Ms. Sharon Deebrah

Dear Ms. Deebrah:

Thank you for your emails regarding your support for a motion presented to London City Council to ban fireworks.

All Canadians owe a debt of gratitude to the courageous individuals who have served our country through times of war, armed conflict and peace, and Veterans Affairs Canada is committed to offering the best possible care and benefits to our Veterans.

It is possible that Veterans, regardless of whether they suffer from an operational stress injury (OSI) such as post-traumatic stress disorder (PTSD) or not, become triggered by the sounds, shockwaves and smells of fireworks. As you so rightly mentioned, this has the potential to result in strong physiological and emotional responses which can lead to intense anxiety, fear and stress for the Veteran.

Regardless of the cause, we know that certain events, noises and scents can be triggering for our Veterans and former members of the RCMP. This is why we work hard to promote the resources and supports that are available to Veterans should such events cause them distress.

Veterans Affairs Canada is determined to ensure that eligible Veterans have access to the mental health support they need, when and where they need it, through a range of benefits and services, and we would be pleased to have this information circulated to residents of London, Ontario.

To start, eligible Veterans receive coverage to access treatment by a private health practitioner—such as a licensed psychologist—of their choice. Currently, over 12,000 mental health care providers are registered with the Department.

Through our new [Mental Health Benefits](#) introduced in April 2022, Veterans will automatically have up to two years of treatment coverage for service-related conditions

such as anxiety, depressive, and trauma-and-stressor-related disorders until a decision on their disability application is reached.

As well, through the [Operational Stress Injury Social Support](#) program, Veterans and their families can receive confidential support from trained peers who themselves have dealt with an OSI and lived through similar experiences. Active and former members of the Canadian Armed Forces and the RCMP also have access to 21 OSI Clinics located across the country. The clinics are staffed by interdisciplinary teams of health professionals who provide specialized assessment and treatment services for OSIs.

Veterans Affairs Canada has also partnered with the Royal Ottawa Health Care Group to create the [Atlas Institute for Veterans and Families](#). Through this virtual centre, researchers can connect, develop tools to better assess and treat military personnel and Veterans affected by OSIs, and share knowledge and best practices with health care providers across the country.

Additionally, we have teamed up with the Mental Health Commission of Canada to develop Mental Health First Aid training for Veterans and their families. Participants learn how to recognize the signs and symptoms of common mental health disorders, how to provide immediate aid to someone in crisis and where to access appropriate treatment. Two self-help applications—[PTSD Coach Canada](#) and [OSI Connect](#)—have also been created specifically for Canadian military personnel and Veterans. And, because Veterans Affairs Canada recognizes the needs of military families who play a vital role in supporting and caring for ill and injured Veterans, the Department sponsors two free online resources—[Caregiver Zone](#) and [OSI Resource for Caregivers](#)—which are especially designed to help caregivers support their loved ones and look after their own needs.

No Veteran should have to suffer alone. For immediate support, Veterans, their families and their caregivers can call the [VAC Assistance Service](#) (1-800-268-7708, toll-free) to receive counselling and referrals for personal concerns affecting their well-being. This confidential service is available 24 hours a day, 7 days a week, and is delivered by a nationwide team of mental health professionals. There is no eligibility requirement or cost.

I encourage you to visit the Department's website (www.veterans.gc.ca) for updates on the positive changes we are making in the lives of Veterans and their families.

Again, thank you for writing and for your advocacy for the well-being of Canada's cherished Veterans.

Sincerely,
The Honourable Ginette Petitpas Taylor, PC, MP

From: Chinmaya Mission London <hello@chinmayalondon.org>
Sent: Thursday, March 28, 2024 7:47 AM
To: CML Board London, Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Fireworks By-law letter to Council - April 2 Meeting

March 27, 2024

London, Ontario

Fireworks By-law PW11: I do not support removing Diwali from the allowed days.

Honorable Mayor and City Council Members,

Namaste from Chinmaya Mission London.

Chinmaya Mission London, is a registered Hindu religious organization, founded in 2011 and a registered charity in Canada. We are part of a worldwide mission with over 350 centres around the world, engaging in imparting Hindu education to children and adults. In London we run classes on Sundays for children and classes for adults throughout the week in addition to organizing special events, retreats, summer and spring camps etc. We have over 150 students at our centre in London, who study Hinduism and its scriptures every weekend. As a Hindu religious organization in London, promoting and teaching Hinduism to preserve its traditions and culture is integral to our existence. This includes the celebration of our ancient festivals. To learn more about us, please visit <https://www.chinmayalondon.org/>

On behalf of Chinmaya Mission London, I am writing to you with concern regarding the recent vote of the CPSC committee against the recommendation from 2023 to allow Diwali and Chinese New Year backyard fireworks in London. We would like to go on formal record that we have grave concerns on the city's vacillating position on a critical religious issue. In August 2023, London City Council voted 10-5 in favor of allowing backyard fireworks for Canada Day, Victoria Day, Diwali, and Chinese Lunar New Year. The whole process leading up to this vote was fair and democratic, backed by objective data. Now, we are very disappointed to learn that the CPSC has voted against the addition of Diwali and Chinese New Year to bylaw PW11.

Diwali is a Hindu festival that dates back 2,000 years. During Diwali, backyard fireworks are essential to complete our Diwali rituals and celebration. Backyard fireworks, along with other rituals, food, family, and friends all make Diwali such a joyous and rich tradition of the Hindu diaspora all over the world. Last year, we made additional efforts to promote awareness of safe practices through social media and at our events. We continue to promote and educate our communities to follow fire department guidelines and practice safe fireworks!

However, today, once again, we are asking that the City Council not kill this age-old tradition and preserve the smiles of a community that is over 10,000 strong in London (and growing). The ban on fireworks will deeply scar the Hindu community and create a feeling of alienation and loss of religious freedom. It will also create a sense of loss of democracy where a few individuals are allowed to use their influence to undermine our ability to positively and joyously celebrate a major religious event.

We see this as

- Infringement on the religious rights and freedom of Hindus in London

- Denial of an important ritual from a family centric ancient festival
- Denial of joy, vibrancy from one of the most festive celebrations
- Loss of an opportunity for our future generations to learn our traditions in an authentic manner

As you prepare to vote to update **by law PW11**, please consider the importance of family-based fireworks during Diwali and the impact on the next generation of Hindus as we consider the erosion of a centuries-old tradition. Given the City Council's commitment to being culturally sensitive and inclusive, denying a cultural and religious practice to be continued goes against the very principle that the City has been trying to achieve. We ask that the City respect our right to make responsible choices (i.e., safe use of fireworks) and not act punitively. We ask that you review the available data objectively and not make policy changes based on subjective claims.

Hinduism is one of the only surviving ancient civilizations and it has gone through its fair share of attempts to erase its traditions. It is rooted in the tenets of "Vasudhaiva Kutumbakam" meaning the world is one family. We are a peaceful community contributing significantly to the growth of London in ALL ways. We are confident that the City will take our concerns seriously and honour the City's commitment to uphold values of equity and inclusion; to promote cultural traditions and diversity in London.

P.S. Please share this letter as part of the council agenda for the April 2nd meeting.

Sincerely,

Dr. Sreelatha Varapravan

President, Chinmaya Mission London

On behalf of the Board of Directors

From: Lorrie
Sent: Thursday, March 28, 2024 7:50 AM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] London, Fireworks do not belong in the Climate Policy Lane

Please add this full email to the agenda for the council meeting regarding Fireworks By-law PW11. I gave permission for my submission to be added to the agenda.

Good day CPSC and councillors,

A healthy environment is good for everyone. Many cities across Ontario and around the world have stopped the practice of adding the unnecessary fire risk and air pollution of fireworks due to mounting evidence of ecological and environmental harm. The reasons are clear and valid.

Please consider this logic. We have a Climate Action plan in London. We have an updated yard maintenance bylaw that supports naturalized areas. We have a thriving green bin program. We are encouraging people and developers to save local birds and plant native trees. We have bicycle paths to encourage the use of bicycles to reduce auto pollution. We are expanding bussing. We have the BRT bus rapid transit program in progress. These are excellent practices and policies that prove that our City Council is aware of the environmental consequences of human activity. We are driving in the lane of forward thinking, the lane of pollution harm and green house gas reduction. We are in the lane that says we know the truth about adding more pollutants, reducing natural spaces and removing unnecessary causes of environmental harm. While auto, bus and manufacturing cause pollution they are necessary. Fireworks are not.

What we do today sets an example for other municipalities.

Our programs say London is aware of the environmental situation we are in, London understands climate risks and impacts. That our future does require some sacrifice in order to mitigate negative effects, to make living in London, healthy, enjoyable and beneficial to all. London City Council is thinking long term. Drawing up a list outlining the pros and cons of backyard fireworks would produce a two column chart with a very clear discrepancy: a multitude of cons on the left, and one pro on the right. Yet, somehow it is enough for London policy to jump the curb on our lane. The fire emergency services are costly and the environmental impacts are costly. Let's think about the future, let's not make a shortsighted decision with long-term consequences.

Let's stay in the right lane. Let's follow the facts, let's have a policy that is environmentally supportive, that is good for everyone, a policy that makes sense for everyone. We are in a climate crisis. This is not the time to entertain ourselves with more fire, air pollution, noise pollution, burnt packaging plastics, and toxins in the watershed. There are historical ways to celebrate, such as candles, lanterns, lights and sparklers, as well as modern innovations, such as lasers and drone light shows.

I am pleading on behalf of every nesting bird, family pet, and farm animal. Consider that the long-term solution to this dilemma is to focus on real climate solutions, by staying in the right lane. Show leadership and consistency in the great new policies London has put forth in that regard. London needs to continue to focus on protecting our environment, our air quality and our urban wildlife, for our children and grandchildren.

Please stay in the right lane stay, for all Londoners. This is our opportunity. If not now, when?

Respectfully
Lorrie Miller



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

March 28, 2024

Dear Colleagues,

On August 15, 2023 Council passed a motion directing staff to craft an updated Fireworks bylaw, explicitly including 2 extra days for Diwali and Chinese Lunar New Year.

At CPSC on March 18, 2024 the committee passed only a portion of staff's updated bylaw but voted against clause c) of the staff recommendation, which was necessary to implement the additional days for Diwali and Chinese Lunar New Year. This was in direct opposition to the will of council and could in our opinion even constitute a breach of the Council Code of Conduct section 2.6 "Members shall accurately and adequately communicate the decisions fo the Council even if they disagree with Council's decision, such that the respect for the decision-making process of Council is fostered". Committee members raised no technical objections to the by-law, instead repeating personal preference objections raised at the August Council meeting. The objections were not on the by-law brought forward by staff but were instead focused on a decided matter of Council. Nor did committee choose to utilize the procedure of Requesting Reconsideration under section 35.4 of the Council Procedures and Policy By-Law. Therefore, it is our opinion that separating the vote to oppose the additional days as directed by Council was out of order, noting that committees are subordinate to Council.

To correct this, we will be moving to amend the committee's recommendation by amending the committee recommendation to include the original clause c)

C) that the attached proposed by-law BE INTRODUCED at the Municipal Council Meeting to be held on April 2, 2024 to amend the Fireworks Bylaw PW-11 by allowing for consumer and display fireworks to be discharged on four specific days.

It being noted that this restores Council's approved direction to allow for discharge on Diwali and Chinese Lunar New Year

Sincerely,

Steve Lehman
Councillor, Ward 8

Shawn Lewis
Deputy Mayor, Councillor Ward 2

From: Hindu Legacy <connect@hindulegacy.org>
Sent: Thursday, March 28, 2024 8:58 AM
To: City of London, Mayor <mayor@london.ca>; Council Agenda <councilagenda@london.ca>; McAlister, Hadleigh <hmcAlister@london.ca>; Lewis, Shawn <slewis@london.ca>; Cuddy, Peter <pcuddy@london.ca>; Stevenson, Susan <sstevenson@london.ca>; Pribil, Jerry <jpribil@london.ca>; Trosow, Sam <strosow@london.ca>; Rahman, Corrine <crahman@london.ca>; Lehman, Steve <slehman@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Van Meerbergen, Paul <pvanmeerbergen@london.ca>; Franke, Skylar <sfranke@london.ca>; Pelosa, Elizabeth <epelosa@london.ca>; Ferreira, David <dferreira@london.ca>; Hillier, Steve <shillier@london.ca>
Subject: [EXTERNAL] Preserving Backyard Fireworks - An appeal to amend PW11 permanently!

Honorable Mayor and Respected Councillors,

We are again writing to you to appeal the decision by the CPSC which undermines the vote of the council from 2023 and also undermines the efforts of our community.

We are not going to rehash all the details that have been sent to you but we would like to bring your attention to the list below as you go into the council meeting on April 2nd.

- * The importance of Diwali and backyard fireworks to the Hindu community.
- * The report that was submitted in August of 2023 (attached) which shows objective data regarding air quality effects based on fireworks.
- * The letter from the Psychiatric community in response to PTSD claims (Aug 2023).
- * The petition to preserve backyard fireworks which now has over 1000 signatures. Link: <https://tinyurl.com/4nsha75x>
- * The multitude of people who spoke in the Public Participation Meeting and presented both subjective and objective viewpoints.
- * The submissions by CNFA in support of backyard fireworks.
- * Our efforts that went above and beyond to educate the community about safe fireworks and our partnership with the Fire Department.
- * The impact to the Hindu Community that is over 10,000 strong.

We ask for your continued support in voting in favor of backyard fireworks for Diwali and **permanently amending PW11** so that we don't have to go through this time and time again.

Thank you and Namaste!

p.s. We authorize you to share this in the council meeting for April 2nd as needed.

=====
Hindu Legacy
www.hindulegacy.org
Social: @hindulegacy.ldn
E: connect@hindulegacy.org
P: 519-800-8616

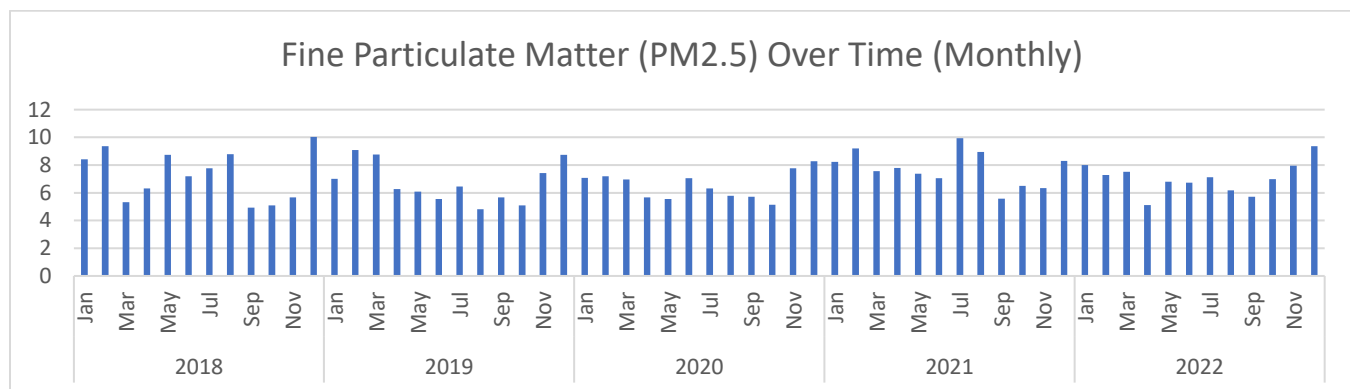
Report to support our plea to keep backyard fireworks – Aug 22, 2023

Honourable Mayor Morgan and Members of City Council:

Namaste! This report has been prepared to provide objective data and support for our position as a community to preserve backyard fireworks. The Hindu Legacy group is an umbrella organization representing over 10 local Hindu Groups. Together these organizations represent over 10,000 London Hindus. This issue affects the community deeply and **we are completely in support of Option A.**

During the Public Participation Meeting (PPM), we heard several claims to support the ban on backyard fireworks (i.e., Option B). We would like to address each one of them below:

Air Pollution: We used the data from Ontario’s Ministry of Environment (<https://www.airqualityontario.com/history/>). The range of data is from 1/1/18 to 12/31/22 (5 years). We used the Fine Particulate Matter (PM2.5) as the variable of choice to measure pollution and AQI degradation. The chart below shows the monthly average over the entire period varies but never exceeds 10. According to the California Air Resources Board (<https://ww2.arb.ca.gov/>), any value **below 12** is considered very good quality air. Therefore, based on these findings, there is **no statistical proof** that backyard fireworks, or for that matter, commercial fireworks contribute to AQI degradation. We would also like to bring to your attention to the months of October and November (typical months for Diwali), the PM2.5 indicator is near its lowest level!



Noise Pollution: There is no published objective data available for our city regarding this. Whatever was found on the internet was for areas that are outside our city or even country. Therefore, other than anecdotal data, there is no evidence to support a statement that backyard fireworks are a significant contributor to noise pollution in the city! In fact, we found various articles about how **leaf blowers** that are widely used in the Fall and Summer contribute to noise pollution and worsen anxiety in people and animals. Please refer to the CBC article - <https://www.cbc.ca/news/canada/london/leaf-blowers-london-ontario-1.6020949>. We are also working with the London Police Service to gather noise complaint data which will submit at a later date.

PTSD: We are very empathetic to the stress and trauma that PTSD patients experience and in no way are we minimizing their plight. However, we would like to refer to the letter submitted by a group of psychiatrists regarding PTSD and the impact of fireworks (Dr. Varapran et al). As is shared, it is their professional opinion that choosing Option B will not solve the problem and there seems to be no conclusive evidence that backyard fireworks worsen PTSD.

Effect on Pets and Other Animals: As Hindus, we consider ALL life sacred, not just human life. Many Hindu families have dogs, cats, and other animals as pets. We have attached a letter from Dr. Hanif who is a well-established Veterinarian that shows that in his many decades of experience, he has not dealt with a problem of traumatized pets after days where fireworks are discharged. We also have a written affidavit from Hindu families that attest to having no issues with their pets during Diwali, Canada Day, or Victoria Day. However, we also recognize that startling and confusing blasts can be frightening for some animals. We are making every effort to educate our community (peta.org) on preparing their home and animal companions for such events by using distraction, soothing techniques, ensuring they are wearing identification tags, etc.

Proactive Efforts for Safe Usage: We are actively working with the Fire Department, the Canadian National Fireworks Association (<https://www.nationalfireworks.ca/>), and local fireworks vendors to ensure safe discharge of backyard fireworks. We will be sending out several “Safe Fireworks” campaigns before Diwali to ensure that our community continues to practice safe fireworks.

The Hindu, Sikh, and Jain Communities: Our communities in London have been here since the ‘60s. We have lived peacefully and have integrated into every part of London society. The Hindu, Sikh, and Jain community has added much to the economic and multicultural landscape of our beautiful city. As a community we feel welcome and respected in London. This community in London is over 10,000 strong (and growing).

Petition, Poll, and Letters: A change.org petition supporting Option A has been signed by **over 1000** London Hindus, Sikhs, and Jains (and counting). A summary is attached with this report. The overwhelming response to your City Poll supporting Option A (53% in just four (4) days) is evidence to this council that the City’s Hindus, Sikhs, and Jains will be personally affected by the ban. You have also received **over 300 letters** from our community regarding this issue.

The city needs to respect our rights to make responsible choices (i.e., safe use of fireworks) and not act punitively. They need to review the available data objectively and not make policy changes based on subjective claims. Enacting a bylaw to ban backyard fireworks will deeply hurt the Hindu, Sikh, and Jain community and **erode an essential and inextricable part of an 800-year-old religious tradition**. We are all aware of the long-term impacts of eroding traditions and cultural practices such as we see in the indigenous population today. The erosion of these age-old customs diminishes the unique identities of our multicultural mosaic. By safeguarding these traditions, we ensure that the tapestry of human heritage remains vibrant, and that the collective wisdom of the past continues to guide us toward a harmonious and inclusive future.

We are positive that the esteemed Council will take the right decision, keeping the Charter of Rights in mind, to practice our religion in a free and peaceful manner. **We urge you to make the right choice and vote in favor of Option A so that you not only support the Hindu community’s religious traditions, but also support ALL Londoners that express their joy during Canada Day, Victoria Day, and Diwali through backyard fireworks!**

Thank you and Namaste!

p.s. Please share this report and attachments as part of the Council agenda for the Aug 29 meeting.

From: Jason Recker
Sent: Monday, March 25, 2024 3:06 PM
To: Council Agenda <councilagenda@london.ca>
Cc: kevin Morrison
Subject: [EXTERNAL] Parking in Municipal Lots 1 & 2 in Old East Village

Attention Council,

Please reconsider and revoke the decision to remove free parking in OEV's Municipal Parking lots.

As a business in OEV, I present OEV as a safe, friendly, and welcoming for everyone. The loss of free parking creates a roadblock keeping potential visitors from visiting my business. There are so reasons not to come to OEV already, if free parking isn't available, this will only be one more reason for people not to visit and another nail in the coffin. Please reconsider and keep parking 2hr free.

Your time is appreciated,

Jason

From: Sookie Mei
Sent: Monday, March 25, 2024 3:50 PM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] OEV parking

Hi,

I am writing to request that you revoke the decision to remove free parking in OEV's Municipal Parking Lots.

It is important for us to support these businesses after all the construction they have endured!

Sookie Mei

From: Dana Carnegie
Sent: Monday, March 25, 2024 6:43 PM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] The end of free 2 hour parking

Dear Counsel,

I have been a small business owner in OEV since January 2018. In that time I've had to contend with a number of issues including road/sewer construction, multiple closures over Covid and broken windows, all of which cause financial setbacks.

Midway through 2023 my original business partner had to make the difficult decision to leave OEV as these issues affected her hair clientele and in turn her business.

I opted to stay because I love this neighbourhood, love seeing how supportive the community is to one another. I brought on 2 more professionals to share the space and hopefully their businesses can thrive in OEV.

Removing the Free 2 Hour parking in municipal lots 1&2 (in addition to the hourly parking increase that recently happened) will add a barrier to customers looking to frequent OEV businesses.

Please reconsider,
Dana Carnegie
Owner ED Hair & Tattoo

Attention: City of London Council
Re: Parking Incentive Pilot Project
March 26, 20024

Members of our district rely heavily on municipal parking in Lots 1 & 2 since there are no privately owned parking lots within the OEV BIA District. Demand for parking in our area is directly tied to economic activity, building vacancy rates, employment numbers, and other indicators of success.

We are completely supportive of Councillor Susan Stevenson's motion below for the implementation of a reduced parking incentive as a pilot project until the end of Q3 2024 for Municipal Parking Lots 1 & 2 within our OEV BIA district.:

That Civic Administration BE DIRECTED to implement a reduced parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application; recognizing that Municipal Lots 1 & 2 have a lower hourly and daily revenue intake in relation to other parking lots managed by the City.

A past report from City staff states that the free parking program "has been very successful, providing discounted parking to people visiting the core area."

At the end of 2023, this Council approved the allocation of \$500,000 to assist our BIA in providing direct support to our business members. We have initiated the following programs that have already proven successful:

- 1) Our Special Event Grant Funding provides financial assistance to business owners hosting events on their premises. This funding provides assistance up to \$500 however, the average application request is a modest \$350. Beyond financial assistance, we also provide promotional and marketing support. Many events are selling out within days of being announced and drawing crowds regularly to OEV's commercial corridor.
- 2) Our Safety & Security Grant provides funding to assist contributing BIA members in implementing, upgrading, or replacing security measures including security gates, cameras, enhanced locks, etc. We offer financial incentives to cover 50% of costs, up to a maximum of \$5,000.

- 3) Our Sign Grant addresses the numerous properties in OEV who currently have substandard signage. This grant provides financial assistance and support with obtaining city permits, as well as the design, manufacturing, and installation of proper and professional signage at an affordable price. The program offers financial assistance to cover up to 50% of costs, up to a maximum of \$1,500.

- 4) Our “Clean Crew” initiative is our newest program and was launched just yesterday. We have contracted a local company to walk our BIA district from Adelaide Street to Rectory Street on Mondays, Wednesdays and Fridays. They will clean up debris, drug paraphernalia, human and animal excrement and other items left on the private properties of our business and core area residents. Outside of these timelines, issues and concerns are forwarded to our office. All matters are resolved within one business day. The city has been diligent in keeping public property clean. This is an excellent example of working together for the betterment of our community.

As we move forward in supporting our district, we are continually frustrated with the unique havoc we experience in Old East Village. Our businesses constantly struggle with homelessness issues, open drug dealing and use, mental health outbursts, property damage, and mess.

These problems were not created overnight and certainly will not be resolved quickly; however, it would be beneficial for the City of London to work with us in a more collaborative manner to address these ongoing issues.

As a BIA, we are prepared to continue investing in OEV. All we ask is that the City invest equally in our efforts and cease generating an abundance of obstacles.

Embracing this reduced parking incentive will avoid further detriment to the businesses within our district and contribute to the goals of the Council’s 2024-2027 Strategic Plan. The following excerpt describes the strategic plan and how it aligns with the same goals set forth by the OEV BIA:

“The 2023-2027 Strategic Plan identifies Council’s priorities and implementing strategies to inform the associated 2024-2027 Multi-Year Budget. The following outcomes of the Economic Growth, Culture and Prosperity as well as the Mobility and Transportation strategies include: London’s Core Area is a vibrant neighbourhood and attractive destination; and Londoners of all identities, abilities

and means can move throughout the City safely and efficiently. It also specifically addresses the following strategies:

- Economic Growth, Culture, and Prosperity strategy 4.1 a) ‘Decrease commercial vacancy through new programs and initiatives.’
- Economic Growth, Culture, and Prosperity strategy 4.3 e) ‘Explore and implement strategies to support the retention of existing businesses’”

These strategies directly align with the goals and initiatives being created and offered by the OEV BIA for our members to create a safer, more welcoming, and vibrant community.

Council itself recognized the relationship between economic growth and ease of visitor parking in their decision to extend the initiative into the 1st quarter of 2024. The ability to visit and browse OEV’s commercial district for up to 2 hours free is incredibly beneficial for businesses, property owners, and community members. A correlation between accessible parking and improved attendance is visible at the Western Fair District Market every weekend when hundreds of visitors make their free parking lots very busy on Saturdays and Sundays.

In close, we are doing our part to revitalize Old East Village.

Please allow us the opportunity to work in closer collaboration with the City to achieve our mutually beneficial goals.

I thank you for your attention, interest, and consideration in this matter.

Sincerely,

Kevin Morrison
General Manager - Old East Village BIA

From: NICHOLAS GURR

Sent: Monday, March 25, 2024 7:25 PM

To: Council Agenda <councilagenda@london.ca>; Stevenson, Susan <sstevenson@london.ca>

Subject: [EXTERNAL] Old East village

Please listen carefully to Susan Stevensons" motion on April 02/24 . Ward 4 is getting a little tired of being treated so poorly. It is obvious the short timelines for public input are not just unfair, but allow far too many far-left wing agenda-based concepts to be rammed through without asking us the taxpayers to provide our own impact research. Every new extremely trendy far-left concept without proper analysis and proper public consultation and independent study is hurting far too many in so many ways. Please allow common sense to rule before you vote. Come out and speak to us at our Ward 4 meetings to understand our uniqueness and concerns. Susan is our only voice at this point, but do not rule out our own abilities to prove many other points too we believe need to be rethought..

NJG Ward 4

From: Teegan Arthur
Sent: Tuesday, March 26, 2024 10:32 PM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Parking OEV Municipal lots

To whom it may concern,

I am very saddened to hear you will be ending the free two hour parking at OEV's municipal parking lots.

I am surprised you would make such a decision when so many small businesses and people are struggling. You are making the area less accessible to so many which will cause many businesses to suffer.

I know I avoid areas where I need to pay to park as the cost of everything is so high already. And parking costs add up fast.

I do hope you will reconsider this decision for all of us.

Sincerely,

Teegan Arthur

From: Bella

Sent: Tuesday, March 26, 2024 9:28 AM

To: Council Agenda <councilagenda@london.ca>

Subject: [EXTERNAL] Letter Campaign against Removing Free Parking Lots in OEV

Dear City Council,

I am one of the small business owners in Old East Village (OEV) in London Ontario, and I just got informed that the free two-hour parking in Municipal Lots 1 & 2 in OEV will come to an end on March 31, 2024, which will affect and hit hard on bringing traffic for both existing and new customers or even tourists to continue supporting the retail stores including mine in OEV. The traffic has been reduced already since March 1st 2024, when the parking fee was raised, and we had many customers who were not happy with that and complained about it even last week, saying they will not come back again because they spent their own money to support the small businesses, but it seems like the City doesn't want it.

Another fact, some customers just want to get something quick to go, and free parking helps a lot. However when the free two-hour parking lot is removed, no one will be willing to come to visit us for a ticket, which is \$40, and eventually all the small businesses in OEV will become permanently closed. This will bring a miserable, empty and zombie environment because people won't be able to find or see any positive energy here.

Once again, I would like to emphasize that the OEV is the core area in the city because all the amazing small businesses start here, and removing the free two-hour municipal parking lots will certainly put all the small businesses in OEV in a vulnerable situation and it will take away all customers. If this is what the City wants, please share your reasons.

Sincerely,

Bella



City of London Council
300 Dufferin Ave, 2nd Floor
London Ontario
N6A 4L9

March 27, 2024

Dear Mayor Morgan and City of London Councillors,

RE: Core Area Parking - Two-hour Free Parking

On behalf of our membership, Downtown London fully supports the continuation of free two-hour core area parking. Since 2021, the free two-hour parking program has provided a needed incentive for Londoners and visitors to shop, dine and visit, as well as a cost effective way for the City to support downtown renewal, the retention of businesses and increased economic activity in the core area.

COVID recovery for downtown businesses has happened at a much slower pace than other businesses across the city, with many downtown businesses still facing challenges. That said, the two-hour free parking has offered some assistance and relief to members through COVID recovery and navigating continual business interruptions due to major construction projects in the core area.

These challenges are not yet over for our downtown businesses and many interruptions are expected to continue as BRT and major downtown construction projects continue within the downtown and at its gateways both this year and into next (Wellington, York, Clarence Streets, Clark's Bridge and Victoria Bridge), as well as ongoing BRT construction deficiency work, and Central Ave bike lane construction. Therefore ending the two-hour free core area parking discount is premature and will have dire consequences both in the short and long term for downtown. It will also stop any progress we have made in recent years, resulting in lower numbers of visitors and patrons coming downtown, leading to more business closures and commercial vacancies.

Additionally, downtown, LDBA members and their properties continue to be impacted by negative street activity and health and homelessness. City Council endorsed a one-time investment of \$1.16 million in late 2023 to help downtown and our BIA address these specific impacts. That said, this has provided needed bridging support to help cover the significant costs for building repairs and deteriorating store-fronts and facades due to the escalating incidents of vandalism and property damage, as well as covering expenses for preventative measures and equipment to improve the safety and security of members' premises. A portion of these funds have also been allocated to double the BIA's cleaning and maintenance teams to remove the ever-increasing amount of litter, biowaste, needles, graffiti, etc on public sidewalks and spaces and on private property, while enhancing downtown's public realm to attract more feet to the street. We again thank the City Council for their endorsement of this funding but it was never intended to be used for parking relief

for our members. Rather, this funding has been allocated and is already starting to address the ongoing negative impacts of health and homelessness on our business community and downtown while hubs, housing supports and other strategies and initiatives are developed and fully implemented to support London's most vulnerable.

Through surveys and interviews that Downtown London carries throughout the year with our membership, major construction, detours and the costs and inconvenience of paying for downtown parking are frequently cited by their customers as major deterrents to coming downtown. Ongoing incentives like short-term free parking would ensure there is one less obstacle for patrons and visitors to come downtown.

Many other cities like Kitchener, Waterloo and Guelph offer short-term hour free parking in their downtowns and have done so for many years. For these municipalities they have utilized the free short-term parking as one of several easy to implement and cost neutral strategies to assist in the renewal and revitalization of their downtowns.

According to the City Staff Report from June 13, 2023, the two-hour free "CORE" Honk App discount was considered a successful program. In 2022, the cost incurred by the City was \$50,000 based on over 200,000 users of the "CORE" discount code. In comparison Downtown property tax revenues were \$37.7 Million in 2022 and \$38.5 Million in 2023. In addition the City benefits from approximately \$2 Million each year of the BIA levy paid by LDBA members, which helps cover costs for enhanced cleaning, maintenance and beautification of municipally owned properties. That said, any revenue losses related to two-hour free parking more than pays for itself, and helps prevent business closures, commercial vacancies and decreased downtown tax assessment value for the City.

We strongly urge City Council to remove barriers to doing business downtown and utilize proven strategies like short term free parking to support increased economic activity, downtown renewal and the retention of businesses in our core area. As London continues to have one of the country's largest downtown commercial vacancy rates, this is not the time to remove the "CORE" Honk App discount program.

Sincerely,



Barbara Maly
Executive Director
Downtown London



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

March 28th, 2024

Dear Colleagues,

As you know, the CORE promotion for 2-hour free parking in the Core Area concludes on March 31st. Since this upcoming change has been widely communicated within our community, numerous local businesses have reported their concerns about the impacts they'll face.

The CORE promo has proven to be a crucial investment for enhancing our core's vitality, significantly contributing to drawing in visitors for dining, attending appointments, enjoying parks and streetscapes, and shopping both downtown and in the Core Area. Largely consisting of small businesses, the downtown area welcomed over 50 new merchants in 2023, benefiting from the availability of 2-hour free parking and proving its importance in sustaining and growing clientele.

From our recent discussion on the Mobility Master Plan 2050 Mode Share Target, it has become clear that our planning, operation, and infrastructure with respect to the various mode shares are due for evolution to meet the city's demands. While I look forward to a future where our reliance on personal vehicles and subsequent parking requirements decrease – and sooner rather than later – London's contemporary environment sees personal vehicles with the largest share of mobility at 77%. My concern is that removing free 2-hour parking raises a new barrier to a critical stream of potential visitors downtown due to the parking costs, which will impact patron access to merchants.

The Downtown Parking Strategy Update did not receive funding in the 2024-2027 Multi-Year Budget, and at present, there is an absence of any prescribed policy that manages parking and its integration Downtown and in the Core Area. An updated strategy may have considered the current downtown parking environment and its influence on revitalization. For instance, there are privately owned surface parking lots downtown that are unaffordable in price, yet they remain because demand exists translating into profit and their continuation. Further, most merchants downtown do not have spaces in front of their shops like other parts of the city with free parking, leaving the only options available to come at a cost. In our current environment, a policy that promotes cheaper options for people visiting by car lowers the average cost of parking in the Core Area as a whole and creates downward pressure on profitability in the private surface level parking lot market. This would be a push in the right direction when incentivizing such properties to convert land use for downtown revitalization.

The Corporation of the City of London
Office 519.661.5095
Fax 519.661.5933
www.london.ca



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

I fear the removal of 2-hour free parking in the Core Area will inadvertently create a new obstacle for merchants who are still grappling with the aftermath of the pandemic and are facing unique challenges not encountered by most of the city. This new obstacle will put pressure on local merchants and increase the likelihood of moving the needle towards more closures in the core. There are multiple levers Council can use to promote our Downtown and Core Area, attract people, and foster its revitalization. We must take every possible step to nurture a vibrant Downtown and Core Area as it reflects the broader well-being of the city and is foundational in London's identity. At the request of local merchants and for efforts in Downtown and Core Area revitalization, while recognizing our current environment, I am seeking your consideration and support for the following motions:

That Civic Administration **BE DIRECTED** to issue two-hour free parking

- a. in the Core Area for all on-street parking
- b. Municipal Parking Lots 1, 2, 3e, 3w, and 12

That Civic Administration **REPORT BACK** on the impacts and cost effectiveness of two-hour free parking in the Core Area and Municipal Lots in Q2 2025.

Respectfully

David Ferreira
City Councillor, Ward 13

Strategic Priorities and Policy Committee Report

7th Meeting of the Strategic Priorities and Policy Committee
March 26, 2024

PRESENT: Councillors S. Lewis (Chair), H. McAlister, 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, Mayor J. Morgan

ALSO PRESENT: A. Barbon, C. Cooper, K. Dickins, M. Feldberg, S. Grady, D. MacRae, S. Mathers, K. Murray, J. Paradis, K. Pawelec, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, C. Smith, J. Taylor.

Remote Attendance: M. Daley, E. Hunt, K. Murray.

The meeting is called to order at 1:01 PM; it being noted that Councillors P. Van Meerbergen, E. Pelozza (at 4:30 PM) and S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: D. Ferreira
Seconded by: P. Cuddy

That Consent items 2.1 and 2.2 BE APPROVED.

Yeas: (15): S. Lewis, H. McAlister, 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, and J. Morgan

Motion Passed (15 to 0)

2.1 Resignation and Appointment to the Hyde Park Business Improvement Association

Moved by: D. Ferreira
Seconded by: P. Cuddy

That the resignation of Kelsey Watkinson and appointment of Luke Unger, Ungers Market to the Hyde Park Business Improvement Association Board of Management for the term ending November 14, 2026 BE ACCEPTED.

it being noted that the Strategic Priorities and Policy Committee received a communication dated February 8, 2024 from D. Szpakowski, General Manager/CEO, Hyde Park Business Improvement Association with respect to this matter.

Motion Passed

2.2 City of London Community Grants Program Multi-Year Funding Allocations (2024-2027)

Moved by: D. Ferreira
Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the report dated March 26, 2024, titled “City of London Community Grants Program Multi-Year Funding Allocations (2024-2027)”, BE RECEIVED for information.

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

4.1 Consideration of Appointment to the London & Middlesex Community Housing (Requires 1 Member)

Moved by: H. McAlister
Seconded by: P. Cuddy

That the following actions be taken with respect to the appointment to the London and Middlesex Community Housing Board of Directors:

a) Gregory Thompson BE APPOINTED to the London and Middlesex Community Housing Board of Directors as a Second Class Tenant Member for the term ending December 31, 2024; and,

b) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to ratify and confirm the Resolution of the Shareholder of the London and Middlesex Community Housing.

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

Nays: (2): S. Trosow, and S. Lehman

Motion Passed (13 to 2)

4.2 Evaluation Framework - Health & Homelessness Whole of Community System Response

Moved by: E. Pelozza
Seconded by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the Evaluation Framework – Health & Homelessness Whole of Community System Response report;

a) the Evaluation Framework – Health & Homelessness Whole of Community System Response report BE RECEIVED for information;

b) the Civic Administration BE DIRECTED to report back annually on the data and outcomes collected through this Evaluation Framework, in addition to data that is captured through the 2023-2027 City of London Strategic Plan; and

c) the Civic Administration BE DIRECTED to report back on the metrics and the report format for the annual data sharing by the end of Q3 2024;

it being noted that the Strategic Priorities and Policy Committee received a presentation from M. Kunze, Manager, Forensic and Supportive Housing Programs, St. Leonard's Community Services, London & Region and M. Meyer, Senior Director LHSC and Middlesex London Ontario Health Team Assistant, Professor Western University with respect to this matter.

Yeas: (15): S. Lewis, H. McAlister, 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, and J. Morgan

Motion Passed (15 to 0)

ADDITIONAL VOTES:

Moved by: S. Stevenson

Seconded by: J. Pribil

That the motion BE AMENDED to direct Civic Administration to report back on the metrics and the report format for the annual data sharing by the end of Q3 2024.

Yeas: (15): S. Lewis, H. McAlister, 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, and J. Morgan

Motion Passed (15 to 0)

4.3 London's Health & Homelessness Whole of Community System Response Proposed Highly Supportive Housing Plan

Moved by: S. Franke

Seconded by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to London's Health & Homelessness Whole of Community System Response Proposed, Highly Supportive Housing Plan report;

a) the Saving Lives, Alleviating Suffering, & Building a Healthy, Strong, & Safe Community for All - London's Health & Homelessness Response: Highly Supportive Housing Plan as appended to the staff report dated March 26, 2024 as Schedule 1 BE ENDORSED; and

b) the staff report BE RECEIVED for information;

it being noted that the Strategic Priorities and Policy Committee received a presentation from D. Astolfi, Director, Supportive Housing - Independent & Youth, CMHA Thames Valley Addiction & Mental Health Services and the Deputy City Manager, Social and Health Development with respect to this matter;

it being further noted that the Strategic Priorities and Policy Committee received a communication dated March 24, 2024 from Councillor S. Stevenson with respect to this matter.

Moved by: S. Stevenson

Seconded by: J. Pribil

That the Civic Administration BE DIRECTED to report back at a future meeting of the Strategic Priorities and Policy Committee with the following items:

b) the cost breakdowns for this new program (to update Schedule 1, as appended to the staff report dated March 26, 2024) and/or a Draft Operating Budget (per the new Highly Supportive Housing Plan)

ADDITIONAL VOTES:

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

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to London's Health & Homelessness Whole of Community System Response Proposed, Highly Supportive Housing Plan report;

a) the Saving Lives, Alleviating Suffering, & Building a Healthy, Strong, & Safe Community for All - London's Health & Homelessness Response: Highly Supportive Housing Plan as appended to the staff report dated March 26, 2024 as Schedule 1 BE ENDORSED;

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

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

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

b) the staff report BE RECEIVED for information;

Yeas: (15): S. Lewis, H. McAlister, 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, and J. Morgan

Motion Passed (15 to 0)

Moved by: S. Stevenson
Seconded by: J. Pribil

That the Civic Administration BE DIRECTED to report back at a future meeting of the Strategic Priorities and Policy Committee with the following items:

a) the rationale for the switch from 15 temporary resting space beds at 448 Horton Street to 24 furnished highly supportive housing units at 362 Dundas Street;

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

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

Motion Failed (2 to 13)

Moved by: S. Stevenson
Seconded by: J. Pribil

That the Civic Administration BE DIRECTED to report back at a future meeting of the Strategic Priorities and Policy Committee with the following items:

b) the cost breakdowns for this new program (to update Schedule 1, as appended to the staff report dated March 26, 2024) and/or a Draft Operating Budget (per the new Highly Supportive Housing Plan);

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

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

Motion Passed (10 to 5)

Moved by: S. Stevenson

Seconded by: J. Pribil

That the Civic Administration BE DIRECTED to report back at a future meeting of the Strategic Priorities and Policy Committee with the following items:

c) recommendations to ensure that “Council-approved” funding arrangements are clear and accountable to specific outcomes; and

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

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

Motion Failed (3 to 12)

Moved by: S. Stevenson

Seconded by: J. Pribil

That the Civic Administration BE DIRECTED to report back at a future meeting of the Strategic Priorities and Policy Committee with the following items:

d) expectations for sources of funding for future Highly Supportive Housing units and a list other “conversions” being considered.

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

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

Motion Failed (2 to 13)

Moved by: H. McAlister

Seconded by: D. Ferreira

That the committee RECESS at this time for 10 minutes.

Motion Passed

The Committee recesses at 3:44 PM and reconvenes at 3:58 PM.

4.4 Mobility Master Plan 2050 Mode Share Target

Moved by: S. Lehman

Seconded by: S. Stevenson

That the following actions be taken with respect to the Mobility Master Plan;

- a) the 2050 mode share target for the development of the Mobility Master Plan BE SET at the levels described in Option 2 (representing 32.5% Mode Share split) or greater for Transit and for Walking and Cycling; and
- b) the mode share targets for the Mobility Master Plan BE REVIEWED at least every four years and adjusted appropriately.

it being noted that the Strategic Priorities and Policy Committee heard delegations from the following individuals with respect to this matter:

- M. Wallace, Executive Director, London Development Institute;
- R. Buchal, Chair, Mobility Master Plan Subcommittee, Integrated Transportation Community Advisory Committee; and
- M. A. Hodge, Climate Action London;

it being further noted that the Strategic Priorities and Policy Committee received communications from the following individuals:

- a communication from A. McClenaghan, Co-Owner, London Bicycle Café;
- a communication from J. Riedstra;
- a communication from Councillor S. Franke;
- a communication from M. Metson;
- a communication from B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee;
- a communication from E. Febrey;
- a communication from L. Blumer;
- a communication from R. Buchal, Chair, Mobility Master Plan Subcommittee, Integrated Transportation Community Advisory Committee;
- a communication from C. Evans;
- a communication from B. Morrison and M. A. Hodge on behalf of Climate Action London;
- a communication from E. Poirier, Vice President External Affairs, University Students' Council; and
- a communication from C. Taylor.

ADDITIONAL VOTES:

Moved by: S. Trosow

Seconded by: P. Cuddy

That the delegation requests from M. Wallace, London Development Institute, Ralph Buchal, Chair, Mobility Master Plan Subcommittee, Integrated Transportation Community Advisory Committee and Mary Ann Hodge BE APPROVED to be heard at this time.

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

Absent: (1): E. Pelosa

Motion Passed (14 to 0)

Moved by: S. Lehman
Seconded by: P. Van Meerbergen

That the Mobility Master Plan 2050 Mode Share Target report BE RECEIVED and REFERRED to a future meeting of the Strategic Priorities and Policy Committee at the time the Land Needs Assessment Study is complete and report back on the following:

- a) a review of Sewer and Water Servicing capacity within the Built Area Boundary;
- b) a review of policy changes within the Official Plan, the London Plan that would be needed to support increased intensification opportunities within the Urban Growth Boundaries;
- c) a review the option for different mode split targets for different areas of the City instead of a City-wide target. i.e., along the Rapid Transit Corridor and where servicing capacity exists; and
- d) public input from random focus groups.

Yeas: (5): P. Cuddy, S. Stevenson, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (10): S. Lewis, H. McAlister, J. Pribil, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and J. Morgan

Motion Failed (5 to 10)

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

That the motion be amended TO APPROVE Option 2 as the 2050 mode share target for the development of the Mobility Master Plan

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

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

Motion Passed (8 to 7)

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

That the motion BE AMENDED to change Option 2 to represent 32.5% Mode Share split

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

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

Motion Passed (9 to 6)

Moved by: S. Lehman
Seconded by: S. Stevenson

That the following actions be taken with respect to the Mobility Master Plan;

a) the 2050 mode share target for the development of the Mobility Master Plan BE SET at the levels described in Option 2 (representing 32.5% Mode Share split) or greater for Transit and for Walking and Cycling, and

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

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

Motion Passed (11 to 4)

Moved by: S. Lehman

Seconded by: S. Stevenson

That the following actions be taken with respect to the Mobility Master Plan;

b) the mode share targets for the Mobility Master Plan BE REVIEWED at least every four years and adjusted appropriately.

Yeas: (15): S. Lewis, H. McAlister, 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, and J. Morgan

Motion Passed (15 to 0)

Moved by: C. Rahman

Seconded by: H. McAlister

That pursuant to section 33.8 of the Council Procedure by-law, the Committee BE PERMITTED to proceed beyond 6:00 PM.

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

Nays: (2): E. Pelozza, and D. Ferreira

Motion Passed (13 to 2)

4.5 Request for Proposals for External Auditor of the London Transit Commission - Deputy Mayor S. Lewis and Budget Chair E. Pelozza

Moved by: E. Pelozza

Seconded by: S. Lewis

That the following actions be taken with respect to the London Transit Commission:

a) the Civic Administration BE DIRECTED to undertake a Request for Proposals for an external auditor to initiate a comprehensive operations and performance audit of the London Transit Commission, with the following audit scope:

i) inclusion of current routing of service in regard to best practices in major municipalities, structure of the organization, financial structuring of various passes and contracts, operational preparedness and readiness to integrate with future Rapid Transit corridors, and to other KPIs to identify strengths and weaknesses;

- ii) identification of alternate service delivery model considerations and associated savings/cost implications, including but not limited to the municipality delivering the service directly; and
 - iii) provision of recommendations to Municipal Council at the completion of the audit with a copy of the full public report provided to the London Transit Commission;
- b) the Civic Administration BE DIRECTED to identify an appropriate source of financing;

it being noted that the Strategic Priorities and Policy Committee received communications from the following individuals with respect to this matter:

- a communication from M. Jones;
- a communication from M. Sheehan; and
- a communication from W. Lau, CEO, LEADS Employment Services and J. Preston, Associate Professor, King's University College.

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

Absent: (1): S. Stevenson

Motion Passed (14 to 0)

4.6 Request for Accountability from the London Police Services Board - Mayor J. Morgan and Councillors S. Franke and C. Rahman

Moved by: S. Franke

Seconded by: J. Morgan

That the Civic Administration BE DIRECTED to request a letter as an agenda item to the London Police Service Board (LPSB) to discuss and report back to Council on the planned accountability activities including:

Potential Metrics:

Metrics as proposed by LPSB in the police budget business case:

- a) Reduction in code 2 (urgent) and code 3 (non-urgent) response times;
- b) Reduction in calls for service holding in que prior to being dispatched;
- c) Crime Severity Index as tracked by Stats Can (available annually in July);
- d) Crime Rate as tracked by Stats Can (available annually in July);
- e) Increase in proactive (preventive) policing;
- f) Increase in time spent on crime prevention and high-harm initiatives;
- g) Increased traffic enforcement;
- h) Increased police visibility;
- i) Decrease in service complaints;
- j) Increased community engagement;
- k) Decrease in shootings;
- l) Decrease in fatal motor vehicle collisions;

Other potential metrics:

- m) Overall call volume;
- n) Initiatives that address violence against women and girls;
- o) Hate crimes;
- p) Response to mental health; and
- q) Impact of body worn cameras on community and officer safety, and

service complaints;

it being noted that the Strategic Priorities and Policy Committee received a communication from Councillors S. Franke and C. Rahman and Mayor J. Morgan with respect to this matter.

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

Absent: (1): S. Stevenson

Motion Passed (14 to 0)

4.7 2nd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Moved by: C. Rahman

Seconded by: D. Ferreira

That the following actions be taken with the 2nd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on February 8, 2024:

a) the request to reconfigure the Terms of Reference for the Diversity, Inclusion and Anti-Oppression Community Advisory Committee (DIACAC) specifically in order to better utilize the talents, efforts and viewpoints of racialized communities within the City of London BE REFERRED to the Governance Working Group for consideration; and

b) clauses 1.1, 1.2, 2.1, 2.2, 3.1 and 4.1 BE RECEIVED.

ADDITIONAL VOTES:

Moved by: J. Morgan

Seconded by: A. Hopkins

That the request to reconfigure the Terms of Reference for the Diversity, Inclusion and Anti-Oppression Community Advisory Committee (DIACAC) specifically in order to better utilize the talents, efforts and viewpoints of racialized communities within the City of London BE REFERRED to the Governance Working Group for consideration.

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

Absent: (1): S. Stevenson

Motion Passed (14 to 0)

Moved by: C. Rahman

Seconded by: D. Ferreira

That the following actions be taken with the 2nd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on February 8, 2024:

b) clauses 1.1, 1.2, 2.1, 2.2, 3.1 and 4.1 BE RECEIVED.

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

Absent: (1): S. Stevenson

Motion Passed (14 to 0)

4.8 Request for an Off-Site Meeting - Mayor J. Morgan

Moved by: J. Morgan

Seconded by: H. McAlister

That, the following actions be taken with respect to a change of location for a meeting of Municipal Council of the City of London on April 17, 2023, starting at 5:00 PM:

- a) pursuant to s.236(2) of the *Municipal Act*, 2001, a change in meeting location from Council Chambers to the Oneida Nation of the Thames in Southwold, Ontario, for the above-noted meeting BE APPROVED;
- b) pursuant to s.2.3 of the Council Procedure By-law, the speaking limitations and protocol contained in s.9.6, s.9.7, and s.9.15; and the ceremonial mace protocols contained in s.7.1 and s.7.2, BE SUSPENDED for the duration of the above-noted meeting to facilitate dialogue between the two Councils; and
- c) pursuant to s.11.10 of the Council Procedure By-law, Council BE PERMITTED to proceed beyond the hour of 6:00 PM for the above-noted meeting.

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

Absent: (1): S. Stevenson

Motion Passed (14 to 0)

2. Consent

2.3 2024 Assessment Growth Funding Allocation

Moved by: J. Morgan

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Finance Supports, the 2024 Assessment Growth Funding Allocation report BE RECEIVED for information.

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

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

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

Motion Passed (11 to 2)

5. Deferred Matters/Additional Business

- 5.1 (ADDED) Request for Support for the Thames Valley District School Board
- Councillors C. Rahman and A. Hopkins

Moved by: C. Rahman
Seconded by: A. Hopkins

That the Mayor BE REQUESTED to send a further communication on behalf of London City Council with particular focus on the pressing needs for approval on the West London and Southwest London schools in order to option school blocks set to expire in the near term.

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

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

Motion Passed (13 to 0)

6. Confidential

None.

7. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:42 PM.

Bill No.
2024

By-law No. A.-

A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc.

WHEREAS London & Middlesex Community Housing Inc. is incorporated under the *Business Corporations Act* R.S.O. 1990, c.B.16 (the “BCA”);

AND WHEREAS subsection 104(1)(b) of the BCA provides that a resolution in writing dealing with all matters required by the BCA to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the BCA relating to that meeting of shareholders;

AND WHEREAS The Corporation of the City of London is the sole shareholder of London & Middlesex Community Housing Inc.;

AND WHEREAS Subsection 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 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. for the fiscal year ended December 31, 2023, attached as Schedule “1” are ratified and confirmed.
2. The Mayor and the City Clerk are authorized to execute the Annual Resolutions of the Shareholder ratified and confirmed under section 1 of this by-law.
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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

**SCHEDULE “1”
LONDON & MIDDLESEX COMMUNITY HOUSING INC.
(the “Corporation”)**

WHEREAS subsection 104(1)(b) of the *Business Corporations Act* (Ontario) (the “Act”) provides that a resolution in writing dealing with all matters required by the Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the Act relating to that meeting of shareholders;

The following resolution, signed by the sole shareholder of the Corporation entitled to vote thereon, is hereby passed pursuant to the Act:

ELECTION OF DIRECTORS

WHEREAS pursuant to the Declaration of the Sole Shareholder, the board of directors of the Corporation shall consist of eleven directors, eight of which shall be composed of various classes of directors, each serving for a three-year term, the ninth, tenth and eleventh members of the fourth class shall serve as the representatives of the municipal council of The Corporation of the City of London and The Corporation of the County of Middlesex;

AND WHEREAS the terms of the directors that are members of the second class expire at the annual meeting of shareholders held in 2018 pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder;

NOW THEREFORE BE IT RESOLVED THAT:

1. Each of the following persons, being directors that are members of the first class pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder, is hereby **elected** as a director of the Corporation to hold office for a term with the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<u>Class</u>	<u>Director</u>	<u>Term</u>
Second	Gregory Thompson	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024

CONFIRMATION OF CONTINUING TERMS

2. Each of the following persons, being directors that are members of the first, second, third and fourth class, as provided for below, pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder, is hereby **confirmed** as having a term continuing until the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<u>Class</u>	<u>Director</u>	<u>Term</u>
First	John Corboy	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024
First	Philip Squire	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024

<u>Class</u>	<u>Director</u>	<u>Term</u>
Second	Kathleen Savoy (Tenant)	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2026
Third	Cara Awcock (Tenant)	The close of the annual meeting of the shareholders to be held in 2026 for the financial year ending December 31, 2025
Third	Gary Bezaire	The close of the annual meeting of the shareholders to be held in 2026 for the financial year ending December 31, 2025
Fourth	Councillor Hadleigh McAlister	The term ending November 14, 2026
Fourth	Councillor Shawn Lewis	The term ending November 14, 2026
Fourth	Colin Grantham (County of Middlesex)	The term ending November 14, 2026

APPOINTMENT OF AUDITORS

4. KPMG LLP are hereby appointed auditors of the Corporation to hold office until the close of the next annual meeting of the shareholders or until a successor is appointed by the shareholder at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

DATED this _____ day of _____, 2024.

The Corporation of the City of London

By: _____
Name: Josh Morgan
Title: Mayor

By: _____
Name: Michael Schulthess
Title: City Clerk

Planning and Environment Committee

Report

5th Meeting of the Planning and Environment Committee
March 19, 2024

PRESENT: Councillors S. Lehman (Chair), S. Lewis, C. Rahman, S. Franke, S. Hillier

ALSO PRESENT: Councillors J. Pribil, A. Hopkins and D. Ferreira; J. Adema, G. Bailey, C. Cernanec, M. Corby, B. Coveney, I. de Ceuster, K. Edwards, A. Eiveri, D. Escobar, K. Gonyou, A. Hovius, M. Hynes, P. Kavcic, B. Lambert, J. Lee, T. Macbeth, S. Mathers, C. Maton, H. McNeely, B. O'Hagan, B. Page, M. Pease, M. Tomazincic, D. Vander Pryt, K. Wilding and J. Yanchula

Remote Attendance: M. Clark, S. Grady, D. Harpal, E. Hunt, E. Skalski and S. Thompson

The meeting is called to order at 1:00 PM; it being noted that Councillor S. Hillier was in remote attendance.

1. Disclosures of Pecuniary Interest

2. Consent

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

That Items 2.1 and 2.2 BE APPROVED

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

2.1 Heritage Designation for 244 Base Line Road East

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the request for designation of the property located at 244 Base Line Road East:

a) Notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the property located at 244 Base Line Road East to be of cultural heritage value or interest for the reasons outlined in Appendix D of the associated staff report; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property located at 244 Base Line Road East to be of cultural heritage value or interest for the reasons outlined in Appendix D of the associated staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

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

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

2.2 Building Division Monthly Report

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

That the Building Division monthly reports for the months of January and February, 2024 BE RECEIVED for information. (2023-A23)

Motion Passed

3. Scheduled Items

3.1 Amendment to the Industrial Lands Community Improvement Plan (O-9647)

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

That, on the recommendation of the Director, Economic Services and Supports, the following actions be taken with respect to amending the Industrial Lands Community Improvement Plan:

a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to AMEND By-law C.P.-1494-217, as amended, being "A By-law to adopt the Community Improvement Plan for Industrial Land uses", by:

- i) DELETING Schedule "2", the Industrial Lands Community Improvement Plan and REPLACING it with Schedule "2" as appended to the staff report dated March 19, 2024;
- ii) DELETING Schedule "3", the revised Industrial Lands Development Charges Grant - Incentive Program Guidelines and REPLACING it with Schedule "3" as appended to the staff report dated March 19, 2024; and,
- iii) DELETING Schedule "4", the Industrial Corridor Enhancement Grant - Incentive Program Guidelines, from By-law C.P.-1494-217;

it being noted that the Planning and Environment Committee received a communication dated March 14, 2024 from C. Butler, with respect to these matters;

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

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

- implement Municipal Council direction following the 5-Year Community Improvement Plans and Financial Incentives Review;
- an Industrial Lands Community Improvement Plan that aligns with the latest policies outlined in relevant City of London documents, such as

the City's Strategic Plan 2023-2027, the Industrial Land Development Strategy and other Community Improvement Plans; and,

- remove outdated Community Improvement Plan goals and replace them with update Community Improvement Plan goals and objectives; it being noted that this action will result in an Industrial Lands Community Improvement Plan that aligns with current City policies and Municipal Council strategic directions;

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-D19)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.2 6097 Colonel Talbot Road (Z-9698)

Moved by: S. Franke

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by 2803767 Ontario Inc., c/o MHBC Planning, relating to the property located at 6097 Colonel Talbot Road, the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Agricultural (AG2) Zone TO an Agricultural Special Provision (AG2(_)) and holding Agricultural Commercial Special Provision (h-17*h-18*AGC1(_)) Zone;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024, from A. Johnson, 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:

- J. Gaudet, MHBC Planning;

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 Key Directions, City Design and Building policies, and the Farmland Place Type & Environmental Review policies; and,
- the proposed use is considered appropriate within the adjacent land uses and 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)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.3 192-196 Central Avenue (Z-9695)

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Farhi Holdings Corporation, relating to the property located at 192-196 Central Avenue:

a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Residential R10/Office Residential/Temporary Zone (R10-4*H26/OR5*D303*H26/T-70)) Zone TO a Residential R10 Special Provision (R10-4(_)) Zone;

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

- i) ensure the landscape plan is implemented;
- ii) ensure a west interior side yard setback of 1.5 metres for 3rd floor amenity space encroachment;
- iii) ensure a minimum setback of 1.5 metres from all property lines to the underground parking structure;
- iv) demonstrate that the recommendations included within Section 9 of the Heritage Impact Assessment are implemented;
- v) consultation with the Municipal Housing Development division for the provision of affordable units be undertaken as part of the Site Plan process;

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

- a presentation from D. Galbraith, up consulting; and,
- a communication dated March 18, 2024 from A. Johnson;

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

- D. Galbraith, up consulting;
- F. Devereaux;
- M. O'Dwyer;
- P. Cullimore; and,
- A.-M. Valastro;

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 amendments conform 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 conforms to the High-Density Residential overlay, Near-Campus Neighbourhoods and Talbot Mixed-Use Area policies; and,
- the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood;

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: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.4 900 Jalna Boulevard (Z-9697)

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 900 Jalna GP Ltd, c/o MHBC Planning, relating to the property located at 900 Jalna Boulevard:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Commercial Recreation (CR) Zone TO a Residential R6 Special Provision (R6-5(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) the main building entrance for units fronting Southdale Road East shall be oriented to the street;
 - ii) provide a minimum parking setback of 1.5m from the western property line to allow for appropriate landscape buffering and screening;
 - iii) consider revising the right-in, right-out, access driveway to be a full access driveway instead;
 - iv) consider providing a communal paratransit layby internal to the property;
 - v) consider providing a safe and accessible pedestrian connection between the central townhouse block and the rest of the property;
 - vi) enhanced tree planting;
 - vii) consider inclusion of green roof elements, as per submitted renderings;
 - viii) include 50% native species for landscaping;
 - ix) larger parking setbacks and/or larger landscape islands be considered to increase tree planting in addition to the existing SPA directions;
 - x) include short-term bicycle parking;
- 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 recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson 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:

- J. Gaudet, MHBC Planning;

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 can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and provides a range and mix of 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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.5 300 and 306 Princess Street (OZ-9688)

Moved by: S. Franke

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 1000566345 Ontario Inc. & Domus Development (London) Inc., relating to the properties located at 300 and 306 Princess Street:

a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 properties FROM a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone TO a Holding Residential R6 Special Provision (h-18*R6-5(*)) Zone and a Holding Residential R6 Special Provision (h-18*R6-5(**)) Zone;

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

- C. Kulchycki, Zelinka Priamo Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the evaluation criteria for Specific Policy Areas, the Neighbourhoods Place Type, the Near-Campus Neighbourhoods policies, and the Woodfield Neighbourhood policies;
- the recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan; and,
- the recommended amendment facilitates the restoration and intensification of the existing heritage buildings at an appropriate scale and intensity within the Built Area Boundary and Primary Transit 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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to close the public participation meeting.

Motion Passed (5 to 0)

3.6 3010-3050 Yorkville Street (Z-9692)

Moved by: S. Lewis

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 731675 Ontario Limited, (c/o York Developments), relating to the properties located at 3010-3050 Yorkville Street:

a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40) Zone TO a Residential R9 Special Provision Bonus (R9-7(*)*B-57*H68) Zone and a Holding Residential R9 Special Provision/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h-_*R9-7(**)/CC4(5)/RO2(32)*B-57*H45) Zone;

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

- i) implementation of the Urban Design Guidelines for 3080 Bostwick Road;
- ii) implementation of the recommendations of the Noise Study;
- iii) details regarding garbage storage and collection be finalized; and,
- iv) consider a design for the forecourt at the principle building entrance that complements the design of the forecourt and playground at the Bostwick Community Centre;

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 recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson 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:

- J. Gaudet, MHBC Planning;

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;
- the recommended amendment conforms to the Southwest Area Secondary Plan, including, but not limited to the Bostwick Residential

Neighbourhood policies and the Urban Design Guidelines for 3080 Bostwick Road; and,

- the recommended amendment facilitates the development of an appropriate form of high density, mixed-use development 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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.7 460 Asher Crescent (Z-9701)

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 Drewlo Holdings Inc., relating to the property located at 460 Asher Crescent, known legally as Block 231, 33M-826:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 R4/R5/R6 (h-h-54-h-71-h-100-R4-6/R5-4/R6-5) Zone TO a Residential R6 Special Provision (R6-5 ()) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) locate and design the apartment and townhouse buildings to provide street-oriented development along Commissioners Road East, Jackson Road, Reardon Boulevard, and Asher Crescent;
 - ii) locate apartment building 'B' closer to Jackson Road to provide more landscaped open space between the apartment buildings 'A' and 'B';
 - iii) realign townhouse Blocks D, E, F, G, H & I to run north-south with townhouse buildings oriented to Jackson Road and an internal grid

network of private drives;

- iv) provide pedestrian connectivity between the townhouse and apartment portions of the proposed development and to the public streets, including Commissioners Road East;
- v) provide adequate landscaped open space and outdoor amenity areas to serve the needs of the residents of the proposed development;
- vi) provide enhanced design of side elevations of apartment and townhouse buildings that face municipal streets;
- vii) provide enhanced tree planting; and,
- viii) include 40% to 50% native species for landscaping;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson 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:

- C. O'Brien, Drewlo Holdings; and,
- S. Munn;

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 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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.8 Official Plan Review of The London Plan and Land Needs Assessment Update (O-9595)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan Review with Land Needs Assessment:

- a) the Civic Administration BE DIRECTED to reinstate the Official Plan Review which is consistent with Section 26 of the *Planning Act*, noting the review will be phased to prioritize a Land Needs Assessment in support of the City's housing supply initiatives;
- b) the Civic Administration BE DIRECTED to incorporate the industrial conversions into the City's land supply of the Land Needs Assessment, with the exception of 2496 Dundas Street;
- c) the property located at 2496 Dundas Street BE RE-EVALUATED for consideration of possible industrial conversion and for possible amendment to The London Plan, noting that additional background materials are being submitted for evaluation;
- d) the staff report dated March 19, 2024, entitled "Official Plan Review of The London Plan and Land Needs Assessment update" BE RECEIVED for information;
- e) that, notwithstanding the recommendation of the Director, Planning and Development, Civic Administration BE DIRECTED to incorporate the industrial conversion for 2251, 2253 and 2257 Trafalgar Street into the City's land supply of the Land Needs Assessment;
- f) the Civic Administration BE DIRECTED to review development opportunities on lands to be converted within the Hyde Park Commercial Industrial Area and consider specific area policies to ensure future development includes a mix of commercial uses and other neighbourhood amenities;
- g) the Civic Administration BE DIRECTED to apply the 25-year planning horizon to the Land Needs Assessment;
- h) the Civic Administration BE DIRECTED to bring forward associated recommended amendments to The London Plan Amendment on clauses c), d), e) and f), above, to a future public meeting of the Planning and Environment Committee;

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

- the staff presentation;
- a revised recommendation;
- a communication dated March 11, 2024, from J.M. Fleming, City Planning Solutions;

- a communication dated March 15, 2024, from P.V. Hinde, Tanfield Consulting Ltd.; and,
- a communication dated March 18, 2024, from L. Clark, Sifton Properties Limited;

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

- M.A. Hodge, Climate Action London;
- P.V. Hinde, Tanfield Consulting Ltd.;
- J.M. Fleming, City Planning Solutions on behalf of York Developments, S. Copp and 3C Holdings;
- M. Wallace, London Development Institute; and,
- M. Cory, Malone Given Parsons Ltd. on behalf of Dancor Construction Limited;

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

- Municipal Council approval of the reinitiation of the Official Plan Review of The London Plan is consistent with the provisions of the *Planning Act*, section 26; and,
- the recommended changes to the Planning Horizon of The London Plan and conversion of Industrial lands to other non-Industrial Place Types in the London Plan is consistent with the policies of the Provincial Policy Statement, 2020, and conforms with the policies of 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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.9 613 Superior Drive (Z-9691)

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Ironstone Building Company Inc., relating to the property located at 613 Superior Drive:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Facility/ Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone TO a Residential R5 Special Provision (R5-5(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provision of direct pedestrian connections from individual units to the city sidewalk along Superior Drive, including the corner units with wrap around porches; and,
 - ii) work with the applicant for park enhancements or onsite amenity that may serve the neighbourhood, including play structures etc.;
- c) the Civic Administration BE DIRECTED to continue to work with the developer on the following:
 - i) to ensure the road conditions in the adjacent plan of subdivision are improved and communicate with the developer on paving the unassumed streets (Kleinburg Drive and Appletree Gate) in the near term to ensure an accessible vehicular access to Sunningdale Road West; and,
 - ii) Phase 4 of the subdivision to establish the east/west access on Superior with the connection to Adelaide Street;

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

- a communication dated March 10, 2024 from K. Ladd;
- a communication dated February 16, 2024 from P.V. Hinde, The Ironstone Building Company Inc.; and,
- a communication dated March 18, 2024 from A. Johnson;

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

- C. O'Brien, The Ironstone Building Company Inc.;
- K. Ladd;
- S. Andrus;
- K. Ladd;
- R. Seshan;
- J. Chen;
- M. McGarry;
- J. Findlay; and,
- K. Stillert;

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 policies; and,

- the recommended amendment facilitates the development of a vacant parcel of land 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)

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

Nays: (1): S. Hillier

Motion Passed (4 to 1)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to add part b) ii) which reads as follows:

“b) ii) work with the applicant for park enhancements or onsite amenity that may serve the neighbourhood, including play structures etc.,”

Yeas: (3): C. Rahman, S. Franke, and S. Hillier

Nays: (2): S. Lehman, and S. Lewis

Motion Passed (3 to 2)

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to add clause c) i) which reads as follows:

“c) i) to ensure the road conditions in the adjacent plan of subdivision are improved and communicate with developer on paving the unassumed streets (Kleinburg Drive and Appletree Gate) in the near term to ensure an accessible vehicular access to Sunningdale Road West;”

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

Nays: (1): S. Lehman

Motion Passed (4 to 1)

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to add part c) ii), which reads as follows:

“c) ii) Phase 4 of the subdivision to establish the east/west access on Superior with the connection to Adelaide Street;”

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

Nays: (1): S. Lewis

Motion Passed (4 to 1)

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to approve the recommendation, as amended.

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

Nays: (1): S. Hillier

Motion Passed (4 to 1)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

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: C. Rahman

That the Deferred Matters List dated March 11, 2024, BE RECEIVED for information.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

5.2 (ADDED) 3rd Report of the Community Advisory Committee on Planning - 1:00 PM, S. Bergman, Chair, Community Advisory Committee on Planning

Moved by: C. Rahman

Seconded by: S. Lehman

That the 3rd Report of the Community Advisory Committee on Planning, from its meeting held on March 13, 2024 BE RECEIVED for information;

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

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

Nays: (1): S. Lewis

Motion Passed (4 to 1)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Pursuant to Section 27.6 of the Council Procedure By-law, the 3rd Report of the Community Advisory Committee on Planning BE MOVED to the first order of business after Consent.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 5:06 PM.

Corporate Services Committee

Report

6th Meeting of the Corporate Services Committee
March 25, 2024

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

ALSO PRESENT: Councillors J. Pribil, S. Trosow, A. Hopkins; B. Baar, A. Barbon, I. Collins, K. Dickins, K. Murray, J. Paradis, T. Pollitt, A. Rammeloo, E. Skalski, C. Smith, J. Taylor.

Remote Attendance: Deputy Mayor S. Lewis; M. Galczynski, E. Hunt, M. Schulthess, C. Stark.

The meeting is called to order at 1:00 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: P. Cuddy

Seconded by: C. Rahman

That consent items 2.1 to 2.5 BE APPROVED.

Yeas: (5): H. McAlister, P. Cuddy, S. Stevenson, C. Rahman, and P. Van Meerbergen

Motion Passed (5 to 0)

2.1 City of London Days at Budweiser Gardens - United Way Elgin and Middlesex

Moved by: P. Cuddy

Seconded by: C. Rahman

That, on the recommendation of the City Clerk and in accordance with Council's City of London Days at Budweiser Gardens Policy, the request from the United Way Elgin & Middlesex to host the annual Stairclimb on November 13, 2024, BE APPROVED as a City of London Day at Budweiser Gardens, notwithstanding Council's policy which restricts groups from having more than two event days over a consecutive five-year period.

Motion Passed

2.2 2024 Debenture Issuance

Moved by: P. Cuddy

Seconded by: C. Rahman

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

a) the Civic Administration BE AUTHORIZED to proceed with the

issuance of debentures in the capital markets upon suitable market conditions to provide permanent financing for capital works in an amount not to exceed \$30,000,000; and

b) the Civic Administration BE INSTRUCTED to schedule and convene an appropriately timed Special Corporate Services Committee meeting upon successful placement of the City’s debt in the capital markets to ensure adequate time for Council approval while adhering to the necessary financial settlement requirements.

Motion Passed

2.3 Hyde Park Business Improvement Association Request for Five-Year Payment Plan for Amounts Owing

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

That, on the recommendation of the Deputy City Manager, Finance Supports, in accordance with section 6.2 (b) of Municipal By-Law No. C.P.-1519-490, the following actions be taken with respect to the Hyde Park Business Improvement Association (BIA):

a) the request from the Hyde Park Business Improvement Association (appended to the staff report dated March 25, 2024 as Appendix "A") to repay their amounts owing due to tax reductions in the net amount of \$155,423 over a period of five years, from 2024 to 2028, in equal installments BE APPROVED; and

b) interest on the outstanding amounts owing due to tax reductions BE WAIVED during the period of the repayment plan;

it being noted that the Corporate Services Committee received a communication dated February 29, 2024 from D. Szpakowski, CEO & General Manager and T. Delaney, Chair, Hyde Park Business Improvement Association with respect to this matter.

Motion Passed

2.4 Elected Officials and Appointed Citizen Members 2024 Remuneration

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

That, on the recommendation of the Deputy City Manager, Finance Supports, the report dated March 25, 2024 regarding Elected Officials and Appointed Citizen Members 2024 Remuneration BE RECEIVED for information.

Motion Passed

2.5 Employee Attendance 2023

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

That, on the recommendation of the Deputy City Manager, Enterprise Supports, the report dated March 25, 2024 regarding Employee Attendance 2023 BE RECEIVED for information purposes.

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

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

That items 4.1 to 4.6 BE APPROVED.

Yeas: (5): H. McAlister, P. Cuddy, S. Stevenson, C. Rahman, and P. Van Meerbergen

Motion Passed (5 to 0)

4.1 Application - Issuance of Proclamation - World Press Freedom Day

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

That based on the application dated February 23, 2024 from Ink Stained Wretches, May 3, 2024 BE PROCLAIMED World Press Freedom Day.

Motion Passed

4.2 Application - Issuance of Proclamation - Apraxia Awareness Day

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

That based on the application from Apraxia Kids Canada, May 14, 2024 BE PROCLAIMED Apraxia Awareness Day.

Motion Passed

4.3 Application - Issuance of Proclamation - National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirited People

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

That based on the application dated March 4, 2024 from The City of London's Indigenous Employee Resource Group (ERG), May 5, 2024 BE PROCLAIMED National Day of Awareness for Missing & Murdered Indigenous Women & Girls & Two-Spirit People.

Motion Passed

4.4 Application - Issuance of Proclamation - GBS and CIDP Awareness Month

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

That based on the application dated March 7, 2024 from GBS-CIDP Foundation of Canada, the month of May 2024 BE PROCLAIMED GBS and CIDP Awareness Month.

Motion Passed

- 4.5 Application - Issuance of Proclamation - World Sickle Cell Awareness Day, Ontario Sickle Cell Awareness Day

Moved by: C. Rahman

Seconded by: P. Cuddy

That based on the application dated March 8, 2024 from Sickle Cell Awareness Group of Ontario (SCAGO), June 19, 2024 BE PROCLAIMED World Sickle Cell Awareness Day, Ontario Sickle Cell Awareness Day.

Motion Passed

- 4.6 Application - Issuance of Proclamation - National British Home Child Day

Moved by: C. Rahman

Seconded by: P. Cuddy

That based on the application dated March 11, 2024 from Home Children Canada, September 28, 2024 BE PROCLAIMED National British Home Child Day.

Motion Passed

- 4.7 Consideration of Appointment to the Animal Welfare Community Advisory Committee (Requires up to 6 New Members)

Moved by: P. Cuddy

Seconded by: C. Rahman

That Michael Rist BE APPOINTED as a voting member to the Animal Welfare Community Advisory Committee for the term ending March 31, 2025.

Yeas: (5): H. McAlister, P. Cuddy, S. Stevenson, C. Rahman, and P. Van Meerbergen

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Confidential (Enclosed for Members only.)

Moved by: P. Cuddy

Seconded by: S. Stevenson

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

6.1 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 Litigation/Potential Litigation / Solicitor-Client Privileged Advice

A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality.

Yeas: (5): H. McAlister, P. Cuddy, S. Stevenson, C. Rahman, and P. Van Meerbergen

Motion Passed (5 to 0)

The Corporate Services Committee convenes In Closed Session from 1:05 PM to 1:55 PM.

7. **Adjournment**

Moved by: P. Cuddy

Seconded by: S. Stevenson

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 1:59 PM.

Community and Protective Services Committee

Report

The 5th Meeting of the Community and Protective Services Committee
March 18, 2024

PRESENT: Councillors E. Pelozo (Chair), H. McAlister, J. Pribil, S. Trosow, D. Ferreira

ALSO PRESENT: Deputy Mayor S. Lewis; Councillor S. Stevenson; C. Cooper, K. Dickins, D. Escobar, M. Feldberg, C. Green, S. Govindaraj, Deputy Fire Chief M. Hepditch, T. Johnson, O. Katolyk, E. Ling, L. Marshall, S. Mathers, J.P. McGonigle, K. Pawelec, K. Scherr, C. Smith, J. Tansley and J. Bunn (Committee Clerk)

Remote Attendance: Councillors S. Lehman and C. Rahman; S. Corman, E. Hunt, M. Schulthess, E. Skalski and P. Yeoman

The meeting was called to order at 1:01 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, 2.2, 2.3, 2.5, 2.8, 2.9 and 2.10 BE APPROVED.

Yeas: (5): E. Pelozo, H. McAlister, J. Pribil, S. Trosow, and D. Ferreira

Motion Passed (5 to 0)

2.1 1st Report of the Accessibility Community Advisory Committee

Moved by: D. Ferreira

Seconded by: H. McAlister

That the 1st Report of the Accessibility Community Advisory Committee, from the meeting held on February 22, 2024, BE RECEIVED.

Motion Passed

2.2 3rd 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 3rd Report of the Animal Welfare Community Advisory Committee, from the meeting held on March 7, 2024:

a) the Mayor's Office BE REQUESTED to write a letter to the Pearce family thanking them for the contributions of Johnny and Gabrielle Pearce for their actions relating to wildlife; it being noted that the attached Community Contributor article entitled "A Closer Look at the Wildlife in Our Neighbourhood" was received;

b) the Civic Administration BE INVITED to discuss the use of rodenticides and potential impacts to wildlife to a future Animal Welfare Community Advisory Committee (AWCAC) meeting; it being noted that the AWCAC held a discussion with respect to this matter;

c) the following actions be taken with respect to a potential Animal Welfare Community Advisory Committee (AWCAC) display at Go Wild, Grow Wild on May 4, 2024:

i) the Civic Administration BE ASKED if the AWCAC can join the City of London booth; and,

ii) the Environmental Stewardship and Action Community Advisory Committee BE ASKED if they are interested in attending with the AWCAC and potentially the City of London booth;

it being noted that W. Brown, A. Hames and M. Toplack volunteered to be present at the booth; and,

d) clauses 1.1, 3.1, 3.2, 4.1, 5.1 and 5.3 BE RECEIVED.

Motion Passed

2.3 Approval of Odell-Jalna End of Mortgage Exit Agreement

Moved by: D. Ferreira

Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report, dated March 19, 2024, related to the Approval of Odell-Jalna End of Mortgage Exit 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 April 2, 2024 to:

i) approve the Exit Agreement, as appended to the above-noted by-law, between Odell-Jalna Residences of London and The Corporation of the City of London and its Schedule "A", the Rent Supplement Agreement between Odell-Jalna Residences of London, Homes Unlimited (London) Inc. and The Corporation of the City of London;

ii) authorize the Deputy City Manager, Planning and Economic Development to approve amendments to the above-noted Agreement;

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

iv) authorize the Deputy City Manager, Planning and Economic Development, or their written designate, to approve and execute future exit agreements and rent supplement agreements between The Corporation of the City of London, Odell-Jalna Residences of London and Homes Unlimited (London) Inc.; and,

b) the Civic Administration BE DIRECTED to:

i) continue discussions with Odell-Jalna Residences of London and Homes Unlimited (London) Inc. regarding exit agreements having the same framework as the Exit Agreement and Rent Supplement Agreement, being a framework, which permits Rent Geared to Income units, once vacant, to be moved within the Homes Unlimited (London) Inc. and Odell-Jalna Residences of London portfolio to create mixed income buildings, noting that the funding for each designated housing project entering into an Exit Agreement shall be based on an evaluation of the applicable building's financial plan and result in no material increase to the City's overall housing subsidy budget;

ii) to re-invest any anticipated future municipal mortgage subsidy savings in the larger social housing portfolio to address the long-term

financial sustainability of the sector while maintaining existing service levels in order to retain existing rent-gear-to-income units until necessary agreements are negotiated; and,
iii) report back to Municipal Council on an overall strategy outlining the requirements to meet legislated service level standards, to ensure an adequate local supply of social housing that is financially viable and in adequate operating condition;

it being noted that the Civic Administration are anticipating strategy reports on the financial analysis in Q2 and a service agreement report in Q3 of 2024. (2024-L04A)

Motion Passed

2.5 Inspections By-law – Housekeeping Amendments

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

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed by-law, as appended to the staff report dated March 18, 2024, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend the Inspections By-law. (2024-C01)

Motion Passed

2.8 London's Newcomer Strategy: Choose London – Innovative, Vibrant and Global

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

That, on the recommendation of the Acting City Manager, the staff report dated March 18, 2024, with respect to London's Newcomer Strategy: Choose London – Innovative, Vibrant and Global, BE RECEIVED. (2024-C08)

Motion Passed

2.9 Data Provision Agreement Update for HIFIS Usage

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

That, on the recommendation of the Deputy City Manager Social and Health Development the proposed by-law, as appended to the staff report dated March 18, 2024, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to:

- a) approve the Data Provision Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and His Majesty the King in Right of Canada, as represented by the Minister of Housing, Infrastructure and Communities;
- b) delegate authority to the Deputy City Manager, Social and Health Development, or their written designate, to undertake all administrative acts, including amendments to the agreement that are necessary in connection with the above-noted Data Provision Agreement, on the condition that no additional funding is required or if funding is required and it is provided for in the City's current budget and that there is no increase

in the indebtedness or contingent liabilities of The Corporation of the City of London; and,

c) authorize the Mayor and the City Clerk to execute the above-noted Data Provision Agreement. (2024-S14)

Motion Passed

2.10 Winter Response 2022-2023 Final Report

Moved by: D. Ferreira

Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated March 18, 2024, with respect to the Winter Response 2022-2023 Final Report, BE RECEIVED. (2024-S14)

Motion Passed

2.4 Renovictions – Initial Research Report

Moved by: D. Ferreira

Seconded by: S. Trosow

That the Civic Administration BE DIRECTED to report back at a future meeting of the Community and Protective Services Committee with respect to a Renovation License and Relocation by law; it being noted that a public participation meeting will be held with the introduction of a new By-law. (2024-S11)

Yeas: (5): E. Pelozza, H. McAlister, J. Pribil, S. Trosow, and D. Ferreira

Motion Passed (5 to 0)

2.6 Business Licensing By-law and Fireworks By-law – Amendments

Moved by: H. McAlister

Seconded by: E. Pelozza

That, on the recommendation of the Deputy City Managers, Planning and Economic Development and Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 18, 2024, related to Amendments to the Business Licensing By-law and Fireworks By-law:

a) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend Business Licensing By-law by adding a new Schedule for Consumer Fireworks Sales;

b) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend Schedule “A-5”, being the Administrative Monetary Penalty System (AMPs) By-law and adding new penalties for Consumer Fireworks Sales;

c) the proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2,

2024, to amend By-law A-59 being "A by-law to provide for Various Fees and Charges" to add Consumer Fireworks Sales Business Licence Fees; it being noted that the communications, as appended to the Added Agenda, from B. Amendola, D. Ronson and B. Samuels, with respect to this matter, were received. (2024-C01)

Motion Passed

Additional Votes:

Moved by: S. Trosow
Seconded by: E. Pelozza

Motion to approve that the delegation request from B. Amendola, to be heard at this meeting.

Yeas: (5): E. Pelozza, H. McAlister, J. Pribil, S. Trosow, and D. Ferreira

Motion Passed (5 to 0)

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

Motion to approve:

"That the matter be referred to staff for further work on licensing issues, including:

- a) limiting the allowable days for firework sales preceding days permitting allowable discharge of fireworks to (3) three;
- b) applying the licensing fee on a per-day and per-vending-site basis;
- c) requiring a pre-vending inspection of all vending sites;
- d) further specifying the content of the notice to be given to all purchasers of fireworks;
- e) limiting number of vending sites permitted in the city; and,
- f) reviewing the licensing fee and the administrative penalties."

Yeas: (2): S. Trosow, and D. Ferreira

Nays: (3): E. Pelozza, H. McAlister, and J. Pribil

Motion Failed (2 to 3)

Moved by: H. McAlister
Seconded by: E. Pelozza

Motion to approve that:

"a) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend Business Licensing By-law by adding a new Schedule for Consumer Fireworks Sales;"

Yeas: (3): E. Pelozza, H. McAlister, and J. Pribil

Nays: (2): S. Trosow, and D. Ferreira

Motion Passed (3 to 2)

Moved by: H. McAlister
Seconded by: E. Pelozo

Motion to approve that:

"b) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend Schedule "A-5", being the Administrative Monetary Penalty System (AMPs) By-law and adding new penalties for Consumer Fireworks Sales;"

Yeas: (3): E. Pelozo, H. McAlister, and J. Pribil

Nays: (2): S. Trosow, and D. Ferreira

Motion Passed (3 to 2)

Moved by: H. McAlister
Seconded by: E. Pelozo

Motion to approve that:

"c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend the Fireworks By-law PW-11 by allowing for consumer and display fireworks to be discharged on four specific days;"

Yeas: (2): E. Pelozo, and J. Pribil

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

Motion Failed (2 to 3)

Moved by: H. McAlister
Seconded by: E. Pelozo

Motion to approve that:

"d) the proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend By-law A-59 being "A by-law to provide for Various Fees and Charges" to add Consumer Fireworks Sales Business Licence Fees;"

Yeas: (3): E. Pelozo, H. McAlister, and J. Pribil

Nays: (2): S. Trosow, and D. Ferreira

Motion Passed (3 to 2)

2.7 Parks and Recreation Master Plan Annual Report

Moved by: S. Trosow
Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services and Deputy City Manager, Environment and Infrastructure, the staff report dated March 18, 2024, with respect to the Parks and Recreation Master Plan Annual Report, BE RECEIVED. (2024-R04)

Yeas: (5): E. Pelozza, H. McAlister, J. Pribil, S. Trosow, and D. Ferreira

Motion Passed (5 to 0)

3. Scheduled Items

None.

4. Items for Direction

4.1 2024 Rock the Park One-Time Policy Exemption Request

Moved by: J. Pribil

Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager of Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 18, 2024, related to a 2024 Rock the Park One-Time Policy Exemption Request:

- a) the report above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to bring forward a by-law to amend CPOL.-142-394, being "Special Events Policies and Procedures Manual" to the April 2, 2024 meeting of Municipal Council should approval be given for a one-time policy exemption for the use of Harris Park for 5 consecutive days, (Tuesday July 9 through Saturday July 13, 2024) for the Rock the Park event;

it being noted that the communications, as appended to the Agenda and the Added Agenda, from B. Jones, A.M. Valastro and B. Amendola, with respect to this matter, were received. (2024-M02)

Motion Passed

Additional Votes:

Moved by: S. Trosow

Seconded by: J. Pribil

Motion to approve the request for delegation status from A.M. Valastro, to be heard at this meeting.

Yeas: (5): E. Pelozza, H. McAlister, J. Pribil, S. Trosow, and D. Ferreira

Motion Passed (5 to 0)

Moved by: J. Pribil

Seconded by: H. McAlister

Motion to approve part a) of the motion.

Yeas: (5): E. Pelozza, H. McAlister, J. Pribil, S. Trosow, and D. Ferreira

Motion Passed (5 to 0)

Moved by: J. Pribil

Seconded by: H. McAlister

Motion to approve part b) of the motion

Yeas: (3): E. Pelozza, H. McAlister, and J. Pribil

Nays: (2): S. Trosow, and D. Ferreira

Motion Passed (3 to 2)

5. Deferred Matters/Additional Business

5.1 (ADDED) Reduced Parking Incentive Pilot Project

That it BE NOTED that the Community and Protective Services Committee considered the implementation of a reduced parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application.

Additional Votes:

Moved by: J. Pribil

Seconded by: E. Pelozza

Motion to approve that the Civic Administration BE DIRECTED to implement a reduced parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application; it being noted that Municipal Lots 1 & 2 have a lower hourly and daily revenue intake in relation to other parking lots managed by the City.

Yeas: (1): J. Pribil

Nays: (4): E. Pelozza, H. McAlister, S. Trosow, and D. Ferreira

Motion Failed (1 to 4)

6. Confidential

Moved by: H. McAlister

Seconded by: S. Trosow

That the Community and Protective Services Committee convene In Closed Session for the purpose of considering the following:

6.1 Solicitor-Client Privilege / Financial Information Supplied to the Corporation in Confidence

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose and financial information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization, with respect to the financial information related to the London Cares Winter Response contract.

Yeas: (4): E. Pelozza, H. McAlister, S. Trosow, and D. Ferreira

Absent: (1): J. Pribil

Motion Passed (4 to 0)

The Community and Protective Services Committee convened In Closed Session from 4:00 PM to 4:27 PM.

7. Adjournment

The meeting adjourned at 4:29 PM.

Civic Works Committee

Report

The 5th Meeting of the Civic Works Committee
March 19, 2024

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

ALSO PRESENT: Councillor E. Pelozza; K. Chambers, S. Chambers, J. Dann, K. Dawtrey, U. de Candido, D. Escobar, T. Koza, D. MacRae, S. Maguire, A. Rammeloo, A. Rozentals, K. Scherr, J. Stanford, J. Yanchula and J. Bunn (Committee Clerk)

Remote Attendance: Deputy Mayor S. Lewis; S. Corman, D. Freeman, E. Hunt, E. Skalski, L. Stewart and P. Yeoman

The meeting was called to order at 9:30 AM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 to 2.3 and 2.5 to 2.12 BE APPROVED.

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

Motion Passed (5 to 0)

2.1 SS-2024-090 Single Source Contract - Telematics Services

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

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the staff report, dated March 19, 2024, related to the Single Source Contract for Telematics Services (SS-2024-090):

- a) approval BE GIVEN to exercise the single source provisions of the Procurement of Goods and Services Policy under sections 14.4 (d) and (g) to contract with AdvantageOne Technology Inc. for the supply and delivery of telematic services for a two (2) year contract with an option to renew for two (2) additional two (2) year periods;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this contract; and,
- c) approval, hereby given, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval. (2024-V01)

Motion Passed

2.2 Award of Consulting Engineering Services for Detailed Design, Tendering Assistance, Construction Oversight and Contract Administration for Expansion of Landfill Gas Collection System W12A Landfill Site

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated March 19, 2024, related to the Award of Consulting Engineering Services for Detailed Design, Tendering Assistance, Construction Oversight and Contract Administration for Expansion of Landfill Gas Collection System W12A Landfill Site:

- a) Comcor Environmental Ltd. BE APPOINTED to carry out detailed design, tendering assistance, construction oversight, and contract administration consulting services for the expansion of the landfill gas collection system at the W12A Landfill site, in the total amount of \$176,640, including a contingency of \$23,040 (excluding HST), in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the work identified in (a), above, 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 work; 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-F18)

Motion Passed

2.3 W12A Landfill Community Mitigative Measures Fund - Glanworth Tennis Court

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, and based on the approved motion of the W12A Landfill Public Liaison Committee, funding of \$35,000 BE APPROVED from the W12A Landfill Community Mitigative Measures Fund for the Glanworth Tennis Court Improvement Project. (2024-F11)

Motion Passed

2.5 Contract Price Increase - Victoria Bridge Replacement Consulting Services

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated March 19, 2024, related to a Contract Increase for Victoria Bridge Replacement Consulting Services:

- a) the Victoria Bridge Replacement contract for resident inspection and contract administration with AECOM Canada Limited BE INCREASED by

\$225,000 to \$1,965,991 (excluding HST) in accordance with Section 20.3 (e) of the Procurement of Goods and Services Policy;

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

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these projects; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-T06)

Motion Passed

2.6 2024 Watermain Cleaning and Lining Contract Award

Moved by: S. Franke

Seconded by: J. Pribil

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated March 19, 2024, related to the 2024 Watermain Cleaning and Lining Contract Award:

a) the bid submitted by Fer-Pal Construction Ltd at its tendered price of \$6,282,196.17 (excluding HST) for Watermain Cleaning and Lining Services BE ACCEPTED; it being noted that this is the second year of a five year contract submitted by Fer Pal Construction Ltd. and where unit prices were carried over from the original tendered contract plus an increase in line with the Consumer Price Index;

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

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

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project; 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-F18)

Motion Passed

2.7 Appointment of Consulting Engineers for the Infrastructure Renewal Program

Moved by: S. Franke

Seconded by: J. Pribil

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated March 19, 2024, related to the Appointment of Consulting Engineers for the Infrastructure Renewal Program:

a) The following consulting engineers BE APPOINTED to carry out consulting services for the identified Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with

the estimate on file, and in accordance with Section 15.2(g) of the City of London's Procurement of Goods and Services Policy:

- i) GM BluePlan Engineering Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2024 Infrastructure Renewal Program Leonard Street and Second Street project in accordance with the estimate, on file, at an upset amount of \$358,072.00, including 10% contingency (excluding HST); and,
- ii) Spriet Associates London Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration, including a detailed design fee increase, for the 2024-2025 Infrastructure Renewal Program Charles Street, West Lions Park and Paul Street project in accordance with the estimate, on file, at an upset amount of \$606,032.90, including 10% contingency (excluding HST);
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-T04)

Motion Passed

2.8 Contract Award-RFT 2024-700 - 2024-2025 Infrastructure Renewal Program - Cavendish Crescent, Riverside Park and Mitchell A. Baran Park

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

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to Contract Award RFT 2024-700 for the 2024-2025 Infrastructure Renewal Program for Cavendish Crescent, Riverside Park and Mitchell A. Baran Park:

- a) the bid submitted by J-AAR Excavating Limited at its tendered price of \$7,264,752.80 (excluding HST), BE ACCEPTED; it being noted that the bid submitted by J-AAR Excavating Limited was the lowest of nine bids received and meets the City's specifications and requirements in all areas;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (RFT-2024-700); 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-T04)

Motion Passed

2.9 Contract Award RFT-2023-265 - 2024-2025 Infrastructure Renewal Program Downtown Sewer Separation Phase 4 - York Street and Wellington Street

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

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated March 19, 2024, related to Contract Award RFT-2023-265 for the 2024-2025 Infrastructure Renewal Program for the Downtown Sewer Separation Phase 4 for York Street and Wellington Street:

- a) the bid submitted by L82 Construction Ltd at its tendered price of \$15,630,086.52 (excluding HST), BE ACCEPTED; it being noted that the bid submitted by L82 Construction Ltd was the lowest of four bids received and meets the City's specifications and requirements in all areas;
- b) AECOM Canada Limited, BE AUTHORIZED to carry out the resident inspection and contract administration for the 2024-2025 Infrastructure Renewal Program Downtown Sewer Separation Phase 4 project in accordance with the estimate, on file, at an upset amount of \$1,418,789.00, including 10% contingency (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 the administrative acts that are necessary in connection with this project;
- e) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (RFT-2023-265); and,
- f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-T04)

Motion Passed

2.10 Amendments to the Traffic and Parking By-law

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

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated March 19, 2024, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, for the purpose of amending the Traffic and Parking By-law (PS-114). (2024-C01)

Motion Passed

2.11 2023 Administrative Amendments to the Traffic and Parking By-Law

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

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated March 19, 2024, BE INTRODUCED at the Municipal Council

meeting to be held on April 2, 2024, for the purpose of amending the Traffic and Parking By-law (PS-114) with respect to the 2023 Administrative Amendments. (2024-C01)

Motion Passed

2.12 Vendor of Record Contract Award - Rapid Transit Shelters Amenities - Request for Proposal Submissions - RFP-2023-271 Station Lighting, RFP-2023-272 Obelisks and RFP-2023-273 Station Furniture

Moved by: S. Franke

Seconded by: J. Pribil

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated March 19, 2024, related to Vendor of Record Contract Award for Rapid Transit Shelters Amenities and Request for Proposal Submissions – RFP-2023-271 Station Lighting, RFP-2023-272 Obelisks and RFP-2023-273 Station Furniture:

a) with respect to the following rapid transit shelter amenity request for proposal submissions:

i) the bid submitted by J-AAR Excavating of \$683,896.22 (excluding HST), for the future design completion, supply and installation of Rapid Transit Shelter – Station Lighting (RFP-2023-271) BE ACCEPTED in accordance with the Procurement of Goods and Services Policy; it being noted that the proposal submitted by J-AAR Excavating was the highest scoring of two (2) proposal submissions received and meets the City's specifications and requirements in all areas;

ii) the bid submitted by Enseicom of \$882,461.00 (excluding HST), for the future design completion, supply, and installation of Rapid Transit Shelter – Obelisks (RFP-2023-272) BE ACCEPTED in accordance with the Procurement of Goods and Services Policy; it being noted that the proposal submitted by Enseicom was the highest scoring of two (2) proposal submissions received and meets the City's specifications and requirements in all areas; and,

iii) the bid submitted by Enseicom of \$430,033.00 (excluding HST), for the future design completion, supply and installation of Rapid Transit Shelter – Station Furniture (RFP-2023-273) BE ACCEPTED in accordance with the Procurement of Goods and Services Policy; it being noted that the proposal submitted by Enseicom was the highest scoring of three (3) proposal submissions received and meets the City's specifications and requirements in all areas;

b) the Civic Administration BE AUTHORIZED to appoint J-AAR Excavating and Enseicom as Vendors of Record for the supply and installation of shelter amenities in connection with these purchases for a period three (3) years with the option of four (4) one (1) year periods for renewal based on positive performance and cost noting cost escalation may be negotiable;

c) the Civic Administration BE AUTHORIZED to undertake all additional administrative acts that are necessary in connection with these purchases;

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with J-AAR Excavating and Enseicom for this work; 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-F18)

Motion Passed

2.4 2024 Renew London Infrastructure Construction Program and 2023 Review

That the following actions be taken with respect to the staff report, dated March 19, 2024, related to the 2024 Renew London Infrastructure Construction Program and 2023 Review:

- a) the above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to provide options for ongoing traffic diversion for Dundas Place between Wellington St. and Ridout St., and to report back to Civic Works with an operational plan in Q4 2024. (2024-T04)

Motion Passed

Additional Votes:

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

Motion to approve part a) of the motion.

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

Motion Passed (5 to 0)

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

Motion to approve part b) of the motion.

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

Motion Passed (5 to 0)

3. Scheduled Items

3.1 3rd Report of the Integrated Transportation Community Advisory Committee

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

That the following actions be taken with respect to the 3rd Report of the Integrated Transportation Community Advisory Committee (ITCAC), from the meeting held on February 21, 2024:

- a) the above-noted 3rd Report of the ITCAC BE RECEIVED; and,
- b) the four recommendations contained within the ITCAC Last Term (2022-2023) Report, as appended to the above noted 3rd Report of the ITCAC, BE FORWARDED to the Governance Working Group for review and consideration;

it being noted that a verbal delegation from T. Khan, Chair, ITCAC, 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)

3.2 4th Report of the Environmental Stewardship and Action Community Advisory Committee

Moved by: S. Trosow

Seconded by: D. Ferreira

That the following actions be taken with respect to the 4th Report of the Environmental Stewardship and Action Community Advisory Committee (ESACAC), from the meeting held on March 6, 2024:

- a) the expenditure of \$1,000 from the 2024 Environmental Stewardship and Action Community Advisory Committee Budget BE ALLOCATED to printing the attached yard signs for naturalized lawns;
 - b) the following actions be taken with respect to the City of London Tree Protection By-law:
 - i) the Civic Administration BE ASKED to review opportunities to enforce the Tree By-law within the Provincial Offenses Act window of enforcement; and,
 - ii) this matter BE INCLUDED on the appropriate Standing Committee Deferred List;
 - c) the Committee Clerk BE REQUESTED to add the following matters to future Agendas:
 - i) the Tree Protection By-law related to aerial mapping; and,
 - ii) Neighbourhood Decision Making Grants related to climate related projects; it being noted that a Sub-Committee consisting of B. Samuels, A. Hames and M.A. Hodge was created to discuss these matters; and
 - d) clauses 1.1, 3.1, 4.1 and 5.2 BE RECEIVED;
- it being noted that a 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

4.1 Harris Park Shoreline Reconstruction - A.M. Valastro - REQUEST FOR DELEGATION STATUS

Moved by: D. Ferreira

Seconded by: S. Trosow

That the communication, as appended to the Added Agenda, and the verbal delegation from A.M. Valastro, with respect to Harris Park Shoreline Reconstruction, BE RECEIVED. (2024-T04)

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

Motion Passed (5 to 0)

Additional Votes:

Moved by: D. Ferreira

Seconded by: S. Trosow

Motion to approve the delegation request from A.M. Valastro, to be heard at this meeting.

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

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 11:11 AM.

Bill No. 97
2024

By-law No. A.-_____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 2nd day of April,
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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

Bill No. 98
2024

By-law No. A-

A by-law to approve an Exit Agreement between The Corporation of the City of London and Odell-Jalna Residences of London and a Rent Supplement Agreement between Odell-Jalna Residences of London, Homes Unlimited (London) Inc. and The Corporation of the City of London and to authorize the Mayor and Clerk to execute same.

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* 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 the *Housing Services Act, 2011* permits housing projects to cease being a designated housing project if they enter into an exit agreement that complies with the prescribed requirements;

AND WHEREAS subsection 23.1(1) of the *Municipal Act, 2001* authorizes a municipality to delegate its powers and duties under this or any other Act to a person subject to the restrictions in the Part thereunder;

AND WHEREAS The Corporation of the City of London and Odell-Jalna Residences of London wish to enter into a exit agreement and have the housing project, located at 870 Jalna Woods, known as Jalna Woods' project, exit the *Housing Services Act, 2011*;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Exit Agreement between Odell-Jalna Residences of London and The Corporation of the City of London and its schedule, the Rent Supplement Agreement between Odell-Jalna Residences of London, Homes Unlimited (London) Inc. and The Corporation of the City of London attached hereto as Schedule "I" (the "Agreement") are hereby authorized and approved.
2. The Deputy City Manager, Planning and Economic Development is authorized to approve amendments to the Agreement approved under section 1 of this bylaw.
3. The Mayor and City Clerk are authorized to execute the Agreement.
4. The Deputy City Manager, Planning and Economic Development, or their written designate, is authorized to approve and execute future exit agreements and rent supplement agreements between The Corporation of the City of London, Odell-Jalna Residences of London and Homes Unlimited (London) Inc.
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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

Schedule "I"

EXIT AGREEMENT

BETWEEN:

ODELL-JALNA RESIDENCES OF LONDON

(Hereinafter called the " Odell-Jalna")

- and -

THE CORPORATION OF THE CITY OF LONDON

(Hereinafter called the " City")

WHEREAS section 68.1 of the *Housing Service Act, 2011*, S.O. 2011, c. 6, Sched. 1 permits the parties to enter into an exit agreement providing that a housing project ceases to be a designated housing project;

AND WHEREAS the City is the Service Manager under the *Housing Services Act, 2001* S.O. 2011, c. 6, Sched. 1;

WHEREAS Odell-Jalna is the owner of the housing project on the Subject Lands;

AND WHEREAS The City and Odell-Jalna intend for the Odell-Jalna housing project to cease to be designated as a housing project and to be removed from regulation O. Reg. 368/11 as it has reached the end of its mortgage;

AND WHEREAS Odell-Jalna will continue to accommodate households who occupy units in the housing project and the parties have agreed to a plan whereby Odell-Jalna will continue to deliver rent-gear-to income assistance for the units;

NOW THEREFORE in consideration of the mutual covenants and agreements contained in the Agreement and for other good and valuable consideration, the receipt and sufficiency are expressly acknowledge, Odell-Jalna and the City agree as follows:

1. INTERPRETATION

1.1 In this Agreement, including its Schedules unless the context requires otherwise:

"Act" means *Housing Services Act, 2011*, S.O. 2011, c. 6, Sched. 1;

"Agreement" means this agreement entered into between The Corporation of the City of London herein described as the "City", and Odell-Jalna Residences of London, herein described as "Odell-Jalna", and includes all of the schedules listed and any amending agreement entered into;

"Effective Date" means the date set out in Section 2, on which the term of this Agreement commences;

"Housing Project" or "Project" means the project titled Jalna Woods municipally known as 870 Jalna Boulevard, London ON, N6E 3C7 on the Subject Lands;

"Minister" means the Minister of Municipal Affairs and Housing;

"Subject Lands" means the property and buildings as the context may require on the lands described in Schedule "B".

2. TERM

- 2.1 The Term of the Agreement will commence thirty (30) days following the date on which the notice under s. 2.2 is provided to the Minister and shall continue for a period of twenty (20) years.
- 2.2 Upon execution of this Agreement, Odell-Jalna and the City shall jointly provide notice to the Minister in writing of their intention that the housing project cease to be a designated housing project. The joint notice shall conform with the requirements of s. 86.2(1) of O.Reg 367/11 to the Act. The joint notice shall be signed by one (1) representative of the City and one (1) representative of Odell-Jalna.
- 2.3 This Agreement shall continue in effect after the end of the term until the parties enter into a new exit agreement and the exit agreement takes effect.

3. HOUSING PROJECT

- 3.1 Odell-Jalna confirms that the housing project is not subject to a pre-reform operating agreement that remains in effect and is not subject to a mortgage guaranteed by the Province of Ontario that relates to a transferred housing program. All households who occupy units in the housing project shall continue to receive rent-geared-to-income assistance.

4. REGISTRATION

- 4.1 Odell-Jalna shall register on title at its expense:
- a) This Agreement or a notice of the Agreement in the Land Registry Division or Land Titles Division of the appropriate Land Registry Office in respect of the lands described in Schedule "B";
 - b) A restriction, pursuant to section 118 of the *Land Titles Act*, R.S.O. 1990, c.L.5, that no transfer of the fee simple interest or leasehold interest be made unless the consent of the City is given.
- 4.2 Odell-Jalna's solicitor shall provide written confirmation to the City that the Agreement and restriction described above have been registered on title within fifteen (15) days of the effective date of the Agreement.

5. CONTINUED DELIVERY OF RENT-GEARED-TO-INCOME (RGI) ASSISTANCE

- 5.1 Odell-Jalna shall operate the housing project in accordance with the Rent Supplement Agreement attached as Schedule A.
- 5.2 If the Rent Supplement Agreement is terminated by the City, Odell-Jalna shall continue to provide all households who occupy units in the housing project as of the effective date of the Agreement rent-geared-to-income assistance for the term of this Agreement and the parties shall enter into a plan which complies with the requirements of the Act and its regulations prior to the date on which the Rent Supplement Agreement is terminated.

6. CORPORATE RESTRICTIONS

- 6.1 Odell-Jalna shall:
- a) Maintain itself as a non-profit corporation;
 - b) Meet the legislative requirements of a non-profit corporation; and

- c) Not alter, supersede, or cancel its articles of incorporation or letters patent or any by-law which would create an inconsistency with this Agreement without the consent of the City. The City shall consent to a merger between Odell-Jalna and Homes Unlimited (London) Inc. with respect to this housing project only provided that Homes Unlimited (London) Inc. enters into an agreement of assignment and assumption for this Exit Agreement and the Rent Supplement Agreement.

7. OPERATION OF HOUSING PROJECT BY ANOTHER PROVIDER

- 7.1 Should Odell-Jalna wish to transfer the Subject Lands to Homes Unlimited (London) Inc. during the term of the Agreement, the City shall consent to such transfer, provided Homes Unlimited (London) Inc. enters into an agreement of assignment and assumption for this Exit Agreement and the Rent Supplement Agreement.

8. AUDIT AND ACCOUNTABILITY

- 8.1 The City may conduct an audit, investigation, or inquiry in relation to the Agreement and Odell-Jalna shall cooperate and provide free access to such staff, documents, books, records, and accounts as may be determined by the City within 15 days. For clarity, the audit shall not include the personal information of any tenants of Market Rent Units.

9. EXPENSES OF CITY

- 9.1 Should the City incur any expenses in exercising their remedies under this Agreement, the City may bill Odell-Jalna for expenses incurred and the Odell-Jalna shall reimburse the City. The parties agree that the City may elect to recover such debt by reducing the amount of any payment that would otherwise be payable by the City to Odell-Jalna pursuant to this Agreement.

10. ARBITRATION

- 10.1 In the event the parties are unable to resolve a dispute, difference of opinion or question relating to this Agreement, despite their best efforts at negotiations in good faith, the parties shall submit the matter to arbitration by a single arbitrator, chosen by the parties, who shall be a member in good standing of the Law Society of Ontario.
- 10.2 If the parties are unable to agree on an arbitrator, an arbitrator shall be appointed, pursuant to the *Arbitration Act, 1991*, S.O. 1991, c. 17, (hereinafter referred to as "AA").
- 10.3 The arbitration award shall be final and binding on the parties and shall not be subject to appeal.
- 10.4 Each party shall pay its own costs and one-half (1/2) of the fees and expenses of the arbitrator.
- 10.5 Except as otherwise provided for in this Section, the arbitration shall proceed in accordance with the AA.

11. NOTICE

- 11.1 All notices required by this Agreement shall be in writing and shall be delivered in person or by prepaid courier or mailed by certified or registered mail, return receipt requested, with postage prepaid.

Notice to the City shall be addressed to:

The City Clerk
The Corporation of the City of London
300 Dufferin Avenue, Box 5035 London, ON N6A 4L9

Notice to Odell-Jalna shall be addressed to:

Odell-Jalna Residences of London
c/o M.F. Arnsby Property Management
924 Oxford Street
London, ON N5Y 3J9

- 11.2 All notices so sent shall be deemed to have been received by either party on the date of delivery or on the fifth (5th) business day following the mailing thereof, whichever is applicable. For the purposes of notice, “business day” means every day except Saturdays, Sundays, and statutory holidays in the Province of Ontario.
- 11.3 The above address of either party may be changed by giving the other party written notice of the new address.
- 11.4 If postal service is interrupted, or threatened to be interrupted, or is substantially delayed, any notice shall only be sent by facsimile transmission or delivered by courier.

12. PARTIAL SEVERABILITY

- 12.1 If any part of this Agreement is rendered invalid or illegal, the remainder of this Agreement continues to apply.

13. HEADINGS

- 13.1 The headings in this Agreement are for convenience only and shall not in any way limit or be deemed to construe or interpret the terms and provisions of this Agreement.

14. AMENDMENTS

- 14.1 No subsequent alteration, amendment, change or addition to this Agreement shall be binding on the parties unless made in writing signed by each of them.

15. ENUREMENT

- 15.1 This Agreement shall ensure to the benefit of and be binding on the parties and their respective heirs, executors, successors and permitted assigns. This Agreement may not be assigned by Odell-Jalna without the prior written consent of the City.

16. GOVERNING LAW

- 16.1 This Agreement shall be governed and interpreted in accordance with the laws of Ontario applicable to this Agreement and shall be treated in all respects as an Ontario contract. The parties specifically submit to the exclusive jurisdiction of the courts of Ontario.

17. EXECUTION

17.1 Odell-Jalna acknowledges that it has read this Agreement, understands it, and agrees to be bound by its terms and conditions.

18. SURVIVAL

18.1 The provisions relating to, indemnity shall survive termination or expiry of this Agreement.

19. SCHEDULES

19.1 The following Schedules are attached to and form part of this Agreement:

Schedule "A" Rent Supplement Agreement

Schedule "B" Subject Lands

In Witness Whereof the parties hereto have executed this Agreement.

Signed this ____ of _____, 2024

Odell-Jalna Residences of London

Per: _____

Per: _____

I / We have the authority to bind the Corporation

The Corporation of the City of London

Per: _____

Per: _____

Schedule “A”

RENT SUPPLEMENT AGREEMENT

BETWEEN:

ODELL-JALNA RESIDENCES OF LONDON

(Hereinafter called “Odell Jalna”)

-and-

HOMES UNLIMITED (LONDON) INC.

(Hereinafter called “Homes Unlimited”)

- and –

THE CORPORATION OF THE CITY OF LONDON

(Hereinafter called the “City”)

WHEREAS the City and Odell-Jalna have entered into an Exit Agreement pursuant to Section 68.1 of the Act providing that the designated housing project(s) owned by Odell-Jalna will cease to be a designated housing project pursuant to the *Housing Services Act*;

AND WHEREAS Odell-Jalna wishes to continue to provide the same total number of rent-geared-to-income units at the Subject Lands;

AND WHEREAS Odell-Jalna and Homes Unlimited wish to fill vacancies in existing RGI units by distributing them in residential buildings owned by Odell-Jalna or Homes Unlimited in order to create mixed communities of RGI units, affordable housing units and market rent units within the portfolios of Odell-Jalna and Homes Unlimited;

NOW THEREFORE Odell-Jalna and the City agree with each other as follows:

1. INTERPRETATION

1.1 In this Agreement, including its Schedules unless the context requires otherwise:

“Agreement” means this Rent Supplement Agreement;

“2022 AMR” means the average market rent for a rental housing unit, by unit type, as published by CMHC for the London CMA for 2022

“AMR” means the average market rent for a rental housing unit, by unit type, as published by CMHC for the London CMA;

“Exit Agreement” means the Exit Agreement to which this Rent Supplement Agreement is attached as Schedule “A”;

“Owner” means the owner of the building in which an RGI Unit is located;

“PIPEDA” means the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5;

“PIPEDA Protected Information” means any “Personal Information” or “Personal Health Information”, as defined in PIPEDA;

“Market Rent Units” means the residential units in the building on the Subject Lands, municipally known as 870 Jalna Woods occupied by tenants not receiving rent-geared-to-income assistance;

“Rent Supplement Agreement” or “Agreement” means this agreement entered into between The City, Odell Jalna and Homes Unlimited;

“Rent” means rent as defined in the RTA;

“RTA” or “*Residential Tenancies Act*” means the *Residential Tenancies Act, 2006, S.O. 2006, c. 17*;

“Subject Lands” means the property and buildings as the context may require on the lands described in Schedule “2”.

“Tenant” means a tenant living in an RGI Unit;

“Rent-geared-to-income-assistance” means financial assistance provided in respect of a household to reduce the amount the household must otherwise pay to occupy a unit;

“RGI Unit” or “RGI Units” means a unit or units required to be provided under this Rent Supplement Agreement for households receiving rent-geared-to-income-assistance.

2. JALNA WOODS’ PROJECT MANDATE

2.1 870 Jalna Woods, known as Jalna Woods’, project mandate is Families.

3. TERM

3.1 The term of this Agreement shall commence on the effective date of the Exit Agreement and shall continue for a twenty (20) year term unless terminated in accordance with section 23.

3.2 If one or more households occupying units in the Housing project located on the Subject Lands are, on the date immediately before the effective date of this Agreement, receiving rent-geared-to-income assistance under Part V of the Act, such households shall continue to receive rent-geared-to-income assistance in accordance with their existing rights.

4. RENT GEARED TO INCOME UNITS

4.1 Odell-Jalna shall provide a minimum of fifty (50) RGI Units at eighty per cent (80%) of 2022 AMR on the Subject Lands.

4.2 If on the effective date of the Agreement, Odell-Jalna is not providing fifty (50) RGI Units due to vacancies, Odell-Jalna shall fill vacant units from the City’s waitlist until its obligations to provide fifty (50) RGI Units have been satisfied.

4.3 Odell-Jalna and the City may agree to provide further RGI units under the Agreement.

4.4 Once a household has vacated one of the fifty (50) RGI Units, Odell-Jalna may fill such vacancy in a residential building owned by Odell-Jalna or Homes

Unlimited provided the following conditions have been met:

- i. Odell-Jalna provides notice of the vacancy within seven (7) days to the City;
 - ii. Odell-Jalna makes a written request to place the RGI Unit in a building owned by Odell-Jalna or Homes Unlimited; such request will identify the address of the property, the size of the unit and such further information as the City may require;
 - iii. Odell-Jalna receives approval from the City to move the RGI Unit to the building identified in the request.
- 4.5 The City's approval for an RGI Unit to be moved into a residential building owned by Odell-Jalna or Homes Unlimited shall not be unreasonably withheld, delayed, or conditioned.
- 4.6 If the City approves an RGI Unit moving to another building owned by Odell-Jalna or Homes Unlimited, the owner of such building shall comply with all obligations of the Owner under this Agreement.
- 4.7 The City's approval to move the RGI Unit to another building does not relieve Odell-Jalna of its obligations to provide a minimum of fifty (50) RGI Units in accordance with the Agreement; Should Odell-Jalna or Homes Unlimited fail to provide an RGI Unit which has been moved to another building during the term of this Agreement or comply with the obligations of the Owner under this Agreement, Odell-Jalna shall be responsible to provide the 50 RGI Unit(s) on the Subject Lands.
- 4.8 No more than thirty (30) RGI Units may be moved into a building owned by Homes Unlimited or Odell-Jalna.
- 4.9 The fifty (50) RGI Units provided by Odell-Jalna under this Agreement will at no time fulfill either Odell-Jalna's or Homes Unlimited's obligations under any funding agreement wherein Odell-Jalna or Homes Unlimited has agreed to provide affordable housing units in exchange for municipal funding. For clarity, no RGI Unit shall be considered an affordable unit under a funding agreement for affordable housing.

5. MARKET RENT UNITS

- 5.1 The Rent for the Market Rent Units at 870 Jalna Woods shall not exceed eighty (80%) AMR during the term of the Agreement.
- 5.2 The rent has been determined in accordance with the Financial Plan dated February 13, 2024 which is hereby incorporated into the Agreement.
- 5.3 The Financial Plan for Jalna Woods shall be reviewed at a minimum every five (5) years. The City may authorize a change in the rent for the Market Rent Units.

6. RENT SUPPLEMENT

- 6.1 The Owner shall provide the name and contact information for the Tenants living in the RGI Units as of the effective date of this Agreement to the City within thirty (30) days of the effective date of the Agreement.
- 6.2 The City shall determine the eligibility of the Tenants living in the RGI Units during the term of the Agreement.

- 6.3 The City shall determine the eligibility of all future persons referred to the Owner in the event of a vacancy in an RGI Unit.
- 6.4 The Rent Supplement for the RGI Unit is conditional on the Owner complying with this Agreement.
- 6.5 The Rent for the RGI Units shall be 80% of the 2022 AMR. For clarity, the 2022 AMR for a two-bedroom unit is \$1,132 and the 2022 AMR for a three-bedroom unit is \$1,155. The Rent Supplement for the RGI Units will be calculated by the City and shall be the difference between the geared to income portion of the rent the City has stipulated be collected from the Tenant of an RGI Unit for a given month and the 2022 AMR for the RGI Unit.
- 6.6 The City shall make the Rent Supplement payment on a monthly basis, in advance, on the first day of the month.
- 6.7 The Owner shall collect from the Tenant(s) in an RGI Unit only that portion of the Rent set by the City.
- 6.8 The Owner shall change the portion of the rent collected from each Tenant in an RGI Unit, as directed by the City;
- 6.9 If an RGI Unit has been vacated or abandoned by a tenant without at least one (1) month's prior notification to the Owner, the City shall pay to the Owner, while the vacancy continues, an amount not exceeding 80% of the 2022 AMR for the unit for the month immediately following that in which the vacancy occurs. If the RGI Unit remains vacant despite diligent efforts by the Owner to lease same, the City shall pay an amount not exceeding fifty per cent (50%) of 80% of the 2022 AMR for the RGI Unit for the second month following the occurrence of such vacancy. The City shall make no further payments thereafter with respect to the RGI Unit, until the RGI Unit has been leased to and occupied by a Tenant.
- 6.10 If a vacancy of a RGI Unit occurs following at least one (1) month's prior notification given by the Tenant or occurs by reason of a notice of termination or an eviction served or carried out by the Owner, the City shall pay to the Owner an amount not exceeding fifty per cent (50%) of 80% of the 2022 AMR for the RGI Unit for the month immediately following the vacancy, but shall make no further payments thereafter, until the RGI Unit has been leased to and occupied by a Tenant.
- 6.11 The Owner shall submit its requests for rent supplements to the City, together with all required supporting reconciliation statements, in a form satisfactory to the City and at regular intervals established by the City, which intervals shall not be more often than monthly and not less often than annually. Following its review and approval of such requests and supporting statements, the City shall make any necessary adjustments to its applicable rent supplements to the Owner.
- 6.12 Notwithstanding the payments made by the City, pursuant to this Agreement, no relationship between landlord and tenant shall exist between the City and the Tenants or tenants of Market Rent Units.
- 6.13 The City shall not be responsible to the Owner for any breach of or failure by any Tenants or tenants of Market Rent Units to observe any of the terms of their lease with the Owner, including the covenant to pay rent.
- 6.14 The sole responsibility of the City to the Owner shall be limited to the payments required pursuant to this Agreement.
- 6.15 The City shall have no liability under this Agreement should Council fail to approve the budget for the Rent Supplement provided herein.

- 6.16 It is understood, for the purpose of this Agreement, that neither the City nor the Province are tenants or Tenants.

7. REPORTING

- 7.1 The Owner shall submit a completed annual report in the form satisfactory to the City annually by January 30th for the previous year.

8. ANNUAL FINANCIAL STATEMENTS, RECORDS RETENTION AND AUDIT

- 8.1 The Owner shall provide the City a copy of its annual audited financial statements annually within five (5) months of the end of its fiscal year.
- 8.2 The Owner shall retain its financial records and its records relating to the Agreement for at least seven (7) years after the end of the fiscal year to which the record relates.
- 8.3 The City may conduct an audit, investigation, or inquiry in relation to the Agreement and the Owner shall comply and provide the City free access to such staff, documents, books, records, and account as may be determined by the City within 15 days, but for clarity shall not include any personal information of tenants of Market Rent Units

9. LEASING OF UNITS

- 9.1 The Owner shall lease the RGI Units only to such persons as shall be referred to it by the City during the term of the Agreement.
- 9.2 The City shall refer a minimum of three (3) qualified applicants to the Owner from the City of London's internal waitlist every time an RGI Unit becomes available and in accordance with the Owner's mandate.
- 9.3 The Owner shall select one (1) of the applicants for the RGI Unit.
- 9.4 The Owner may refuse to offer an RGI Unit to a household solely on the grounds and in accordance with the process requirements outlined in section 50 of O. Reg. 367/11 to the Act. The Owner may not refuse to offer a unit to a household where a tenant is in arrears and:
- a) the tenant has entered into a repayment agreement;
 - b) the monthly payment set in the repayment agreement does not exceed ten per cent (10%) of the repayment amount; and
 - c) the tenant is in compliance with the monthly repayment agreement.
- 9.5 The Owner shall not require the payment of the last month's rent, in advance, from any Tenant in an RGI Unit.
- 9.6 The Owner shall after selecting one (1) of the applicants for a unit, prepare and have executed a lease, in its standard form, for the unit, with that applicant; each lease printed or stamped with the words Rent Supplement subsidized by The Corporation of The City of London.
- 9.7 The Owner shall provide the City with one (1) copy of the executed lease, within thirty (30) days of its execution;
- 9.8 The Owner shall give one (1) copy to the City of any order affecting an RGI Unit, made under the RTA, within fourteen (14) days of receipt by the Owner;
- 9.9 The Owner shall not allow a Tenant to sublet or assign their lease in an RGI Unit;

- 9.10 The Owner shall permit a Tenant to terminate their tenancy, at any time during the term, on sixty (60) days written notice, provided such notice is effective on the last day of a month, and forward to the City a copy of any notice given to the Owner, by the tenant, within five (5) business days;
- 9.11 The Owner shall notify the City, in writing, if the Owner gives a notice of termination to a Tenant or evicts a Tenant from an RGI unit, within five (5) business days of the event.

10. DISCLOSURE TO CITY

- 10.1 The City shall provide the Owner with a list of individuals in the household who are eligible to live in an RGI Unit.
- 10.2 The Owner shall notify the City within fifteen (15) days if an individual who is eligible to live in the subsidized unit vacates the RGI Unit.
- 10.3 The Owner shall notify the City within fifteen (15) days of an individual who is not eligible to live in the subsidized unit moving into said RGI Unit.
- 10.4 The Owner shall track and report vacancies and move-outs with any RGI Units within five (5) days. RGI Units are considered vacant if all members of the household cease to occupy the unit for a period of sixty (60) consecutive days.
- 10.5 The Owner shall notify the City of any market tenant living at 870 Jalna Blvd who has become unable to pay their rent and refer them to the City to determine if the household is eligible rent-geared-to-income-assistance. The City shall determine whether the unit will receive a Rent Supplement.
- 10.6 The Owner shall comply with any further disclosure requirements that the City may require from time to time.

11. CONFLICT OF INTEREST

- 11.1 The Owner shall have a Conflict of Interest Bylaw that contains at minimum the requirements of the local standard set by Housing Division Notice #2013-188, as may be amended or replaced by a subsequent local standard established by the City.

12. INTERNAL TRANSFER

- 12.1 Within fifteen (15) days of receiving a notice by the City that a household is overhoused and upon the City's request, the Owner shall place the household on an internal waitlist for a suitably sized RGI Unit.
- 12.2 When the Owner has identified that a suitable sized unit is available, Owner shall notify the City that the household from its internal waitlist will be offered said RGI Unit.
- 12.3 The Owner will offer the RGI Unit to the household from its internal waitlist for the suitable sized unit before accessing the City's internal waitlist.
- 12.4 The Owner will notify the City if the offer of housing was accepted or rejected by the household.

13. OPERATION OF THE UNITS

- 13.1 The City may establish and amend policies and provide the Owner thirty (30) days' notice of said policies or policy amendments by email.
- 13.2 The Owner shall operate all RGI Units in accordance with all policies as designated by the City.
- 13.3 The Owner shall treat the Tenants in the same manner and afford them the same privileges as are afforded to its other tenants.
- 13.4 The Owner shall keep the units and the building in which the units are located, in a good and substantial state of repair, clean and fit for habitation.
- 13.5 The Owner shall establish rules for temporary accommodation of guest in its RGI units and shall provide a copy of the rules to the City. The City shall approve the rules at its sole discretion and the Owner shall make any changes to its rules required by the City.

14. PROTECTION OF TENANT INFORMATION AND INFORMATION SHARING WITH CITY

- 14.1 The Owner shall treat as confidential and shall not divulge to anyone, except the City, at any time, during or following the term of this Agreement or any renewal or extension thereof, any information or document given to or acquired by it, relating to the Tenants, without the prior written consent of the City.
- 14.2 The Owner shall preserve the PIPEDA compliance of all PIPEDA Protected Information transferred to it by the City.
- 14.3 The Owner shall ensure the PIPEDA compliance of all PIPEDA Protected Information it collects during the course of completing its obligations pursuant to this Agreement.
- 14.4 The Owner shall ensure the PIPEDA compliance of all PIPEDA Protected Information that it transfers to the City.
- 14.5 The Owner shall provide the City with current rent rolls, when requested, for the building(s) in which the RGI Units are located.
- 14.6 The Owner shall assist and provide information and documentation to the City to allow the City to complete the City's Provincial and other reporting requirements for the Program.

15. INDEMNIFICATION

- 15.1 Odell-Jalna and Homes Unlimited shall indemnify and save harmless the City from all claims, costs, all matter of actions, cause and causes of action, duties, dues, accounts, covenants, demands or other proceeding of every kind or nature whatsoever at law or in equity arising out of this Agreement and out of the operation of the RGI Units including claims arising out of negligence of the Odell-Jalna or Homes Unlimited and specifically, all claims arising out of the intentional or criminal acts of any officers or directors, employees, agents, volunteers or independent contractors of the Odell-Jalna or Homes Unlimited. Such indemnification shall survive the termination of this Agreement for claims arising from or out of incidents occurring the term of this Agreement.
- 15.2 Odell-Jalna and Homes Unlimited agree to each purchase and maintain, during the term of this Agreement third-party liability insurance in a limit of not less than five million dollars (\$5,000,000) covering bodily injury, loss or property damage resulting from any activity related in any way to this Agreement. This insurance

shall include the City as an additional insured, a cross liability clause, severability of interest clause, non-owned automobile insurance and personal injury liability clause.

- 15.3 Odell-Jalna and Homes Unlimited further agree to each purchase and maintain insurance policies that a prudent manager of similar premises would maintain for each property in which a RGI Unit is located and, without limiting those types of policies, at least the following:
- a) Broad form boiler and machinery insurance on a blanket repair and replacement basis with limits for each accident in an amount of at least the replacement cost of the Project and with a deductible of not more than one hundred thousand dollars (\$100,000);
 - b) All risks property insurance (including flood and earthquake) in an amount equal to the full replacement cost of the Project and with a deductible of not more than one hundred thousand dollars (\$100,000).=
- 15.4 Odell-Jalna and Homes Unlimited shall each advise the City of any cancellation, material alteration or lapse of any policies of insurance required to be provided hereunder . If the Odell-Jalna or Homes Unlimited fails to effect and keep such insurance in force, or if such insurance is in an amount less than the amount required under this Agreement, the City shall have the right, upon notice to the Odell-Jalna or Homes Unlimited and without assuming any obligation in connection therewith, to effect such insurance at the cost of the Odell-Jalna or Homes Unlimited and all outlays by the City shall be payable by Odell-Jalna or Homes Unlimited, as applicable, to the City forthwith upon demand without prejudice to any other rights and recourses of the City hereunder. No such insurance taken out by the City shall relieve the Odell-Jalna or Homes Unlimited of their respective obligations to insure hereunder and the City shall not be liable for any loss or damage suffered by the Odell-Jalna or Homes Unlimited.
- 15.5 Odell-Jalna and Homes Unlimited shall duly and punctually pay or cause to be paid all premiums and other sums of money payable for maintaining the insurance to be provided pursuant to this Article. Evidence that the insurance described herein is in force shall be provided to the City prior to commencement of the Agreement and thereafter once annually at least ten (10) clear days prior to the renewal date of the policy, and that the insurance will not be cancelled or permitted to expire unless the insurer notifies the City in writing at least thirty (30) days prior to such cancellation.
- 15.6 Further, Odell-Jalna and Homes Unlimited shall require all professionals involved with the Project to carry professional (errors and omissions) liability insurance in an amount not less than two million dollars (\$2,000,000) and make reasonable efforts to verify such insurance is in force throughout the period of the work.
- 15.7 Odell-Jalna and Homes Unlimited agree to obtain for its employees and to require all designated consultants, designated contractors, all other contractors, sub-contractors, suppliers and/or tradesmen while working on the site, engineers, architects, consultants and other persons Workplace Safety and Insurance Board coverage and to ensure that such coverage continues in effect throughout the period of the work.

16. RESERVES

- 16.1 Odell-Jalna shall establish and fund annually a Replacement Capital Reserve Fund in such an amount adequate to address necessary future capital expenditure needs.
- 16.2 Odell-Jalna shall use the Replacement Capital Reserve Fund for replacement of

capital expenditures to keep the units and the building in which the units are located, in a good and substantial state of repair, clean and fit for habitation.

17. EVENT OF DEFAULT

- 17.1 Any of the following events will constitute an event of default (each an “**Event of Default**”) by the Odell-Jalna or Homes Unlimited under this Agreement:
- a) Odell-Jalna or Homes Unlimited fails to observe or comply with any term of this Agreement, in whole or in part;
 - b) Odell-Jalna or Homes Unlimited fails to remain in good corporate standing;
 - c) Odell-Jalna or Homes Unlimited is in breach of or fails to comply with any applicable law, regulation, license, permit or City policy;
 - d) any representation or warranty made by the Odell-Jalna or Homes Unlimited under this Agreement is found to be untrue or incorrect;
 - e) Odell-Jalna or Homes Unlimited knew or ought to have known any information, statement, certificate, report or other document provided by, or on behalf of, the Odell-Jalna or Homes Unlimited pursuant to, or as a result of this Agreement, is untrue or incorrect;
 - f) Odell-Jalna or Homes Unlimited incurs an expenditure or an accumulated deficit that is, in the opinion of the City, substantial and excessive;
 - g) in the opinion of the City, acting reasonably, Odell-Jalna or Homes Unlimited has failed to operate the building on the Subject Lands properly.

18. NOTICE OF DEFAULT AND CURE PERIOD

- 18.1 On the occurrence of an Event of Default, the City will provide written notice to the Odell-Jalna or Homes Unlimited which sets out the nature of the default, what, if anything, the Odell-Jalna or Homes Unlimited must do or refrain from doing to rectify the default and the date by which the breach must be rectified (the “**Cure Period**”). The Cure Period shall be a minimum of thirty (30) days from the receipt of the notice of default.

19. MATERIAL DEFAULT

- 19.1 Any of the following events will constitute a material default (each a “**Material Default**”) by the Odell-Jalna or Homes Unlimited under this Agreement:
- a) Odell-Jalna or Homes Unlimited becomes bankrupt or insolvent, takes the benefit of any statute for bankrupt or insolvent debtors or makes any proposal, assignment or arrangement with its creditors;
 - b) steps are taken or proceedings are commenced by any person to dissolve or wind up the Odell-Jalna or Homes Unlimited;
 - c) Odell-Jalna or Homes Unlimited ceases or threatens to cease to carry on business in the normal course;
 - d) a trustee receiver, receiver and manager or similar person is appointed with respect to the business or assets of the Odell-Jalna or Homes Unlimited;

- e) any assets of Odell-Jalna or Homes Unlimited are seized under execution or attachment;
- f) Odell-Jalna or Homes Unlimited has operated the Project in a way that has resulted in significant physical deterioration of the Project affecting its structural integrity or danger to the health or safety of the residents of the Project;
- g) Odell-Jalna or Homes Unlimited has not rectified an event of default following the Cure Period.

20. REMEDIES

20.1 In the event that a Material Default has occurred or Odell-Jalna or Homes Unlimited fails to remedy an Event of Default before the expiry of the applicable Cure Period, the City may, without prejudice to the City obtaining any other remedy they may be entitled to:

- a) reduce, suspend or discontinue payment of any Rent Supplement or contribution that would otherwise be payable by the City to Odell-Jalna or Homes Unlimited under this Agreement;
- b) demand the repayment of an amount equal to any payment the City provided Odell-Jalna or Homes Unlimited following the event of Material Default or any amount that was not used for the purpose of the Rent Supplement;
- c) demand the payment of the amount required to subsidize housing for individuals in the RGI units as of the effective date of the Agreement for the remaining term of the Agreement;
- d) Odell-Jalna or Homes Unlimited will not be permitted to participate in any future affordable housing development opportunities.

20.2 Odell-Jalna and Homes Unlimited acknowledges that the City's remedies are cumulative and not mutually exclusive.

21. NON-WAIVER

21.1 No consent or waiver, expressed or implied, by the City of any default by Odell-Jalna or Homes Unlimited in observing or performing its obligations under this Agreement is effective unless given in writing, nor is it a consent or waiver of any other default. Failure of the City to complain of any act or failure to act by Odell-Jalna or Homes Unlimited or to declare Odell-Jalna or Homes Unlimited in default, irrespective of how long that failure continues, is not a waiver by the City of its rights under this Agreement.

22. RENEWAL

22.1 This Agreement shall automatically renew itself, on the same terms and conditions, including this provision for automatic renewal, unless:

- a) The City terminates this Agreement on sixty (60) days notice;
- b) The Exit Agreement is replaced with an exit agreement that meets the prescribed requirements under the Act.

23. TERMINATION

- 23.1 The City may terminate the Agreement on sixty (60) days notice.
- 23.2 If the Rent Supplement Agreement is terminated by the City, Odell-Jalna shall continue to provide all households who occupy units on the Subject Lands as of the effective date of the agreement rent-geared-to-income assistance for the term of this Agreement.

24. ARBITRATION

- 24.1 In the event the parties are unable to resolve a dispute, difference of opinion or question relating to this Agreement, despite their best efforts at negotiations in good faith, the parties shall submit the matter to arbitration by a single arbitrator, chosen by the parties, who shall be a member in good standing of the Law Society of Ontario.
- 24.2 If the parties are unable to agree on an arbitrator, an arbitrator shall be appointed, pursuant to the *Arbitration Act, 1991*, S.O. 1991, c. 17, (hereinafter referred to as "AA").
- 24.3 The arbitration award shall be final and binding on the parties and shall not be subject to appeal.
- 24.4 Each party shall pay its own costs and one-half (1/2) of the fees and expenses of the arbitrator.
- 24.5 Except as otherwise provided for in this Section, the arbitration shall proceed in accordance with the AA.

25. NOTICE

- 25.1 All notices required by this Agreement shall be in writing and shall be delivered in person or by prepaid courier or mailed by certified or registered mail, return receipt requested, with postage prepaid.

Notice to the City shall be addressed to:

The City Clerk
The Corporation of the City of London
Dufferin Avenue, Box 5035 London, ON N6A 4L9

Notice to the Owner shall be addressed to:

Odell-Jalna Residences of London
c/o M.F. Arnsby Property Management
924 Oxford Street
London, ON N5Y 3J9

Homes Unlimited
[insert]

- 25.2 All notices so sent shall be deemed to have been received by the Owner on the date of delivery or on the fifth (5th) business day following the mailing thereof, whichever is applicable. For the purposes of notice, "business day" means every day except Saturdays, Sundays, and statutory holidays in the Province of Ontario.

- 25.3 The above address of either the City or the Owner may be changed by giving the other party written notice of the new address.
- 25.4 If postal service is interrupted, or threatened to be interrupted, or is substantially delayed, any notice shall only be sent by facsimile transmission or delivered by courier.

26. PARTIAL SEVERABILITY

- 26.1 If any part of this Agreement is rendered invalid or illegal, the remainder of this Agreement continues to apply.

27. HEADINGS

- 27.1 The headings in this Agreement are for convenience only and shall not in any way limit or be deemed to construe or interpret the terms and provisions of this Agreement.

28. AMENDMENT

- 28.1 No subsequent alteration, amendment, change or addition to this Agreement shall be binding on the City or the Owner unless in writing signed by each of them.

29. ENUREMENT

- 29.1 This Agreement shall ensure to the benefit of and be binding on the parties and their respective heirs, executors, successors and permitted assigns. This Agreement may not be assigned by Odell-Jalna or Homes Unlimited without the prior written consent of the City.

30. GOVERNING LAW

- 30.1 This Agreement shall be governed and interpreted in accordance with the laws of Ontario and Canada applicable to this Agreement, and shall be treated in all respects as an Ontario contract. The Owner and the City specifically submit to the exclusive jurisdiction of the courts of Ontario and Canada.

31. EXECUTION

- 31.1 Odell Jalna and Homes Unlimited each acknowledges that it has read this Agreement, understands it, and agrees to be bound by its terms and conditions.

32. SURVIVAL

- 32.1 The provisions relating to, indemnity shall survive termination or expiry of this Agreement.

33. SCHEDULES

- 33.1 The following Schedules are attached to and form part of this Agreement:

Schedule "1" Project Information Form

Schedule "2" Subject Lands

In Witness Whereof the parties hereto have executed this Rent Supplement Agreement.

Signed this _____ of _____, 2024

Odell-Jalna Residences of London

Per: _____

Per: _____

I / We have the authority to bind the Corporation

Homes Unlimited (London) Inc.

Per: _____

Per: _____

I / We have the authority to bind the Corporation

The Corporation of the City of London

Per: _____

Per: _____

SCHEDULE “1”

PROJECT INFORMATION FORM

Rent Supplement Agreement

City – City of London

Project Name: Jalna Woods

Official Name of Odell-Jalna: ODELL-JALNA RESIDENCES OF LONDON

Odell-Jalna Address and Contact Information: XXXXXXX, 870 Jalna Boulevard,
London ON, N6E 3C7

Phone: (XXX)XXX-XXXX Fax: (XX)XXX-XXXX Email:

Odell-Jalna Type:

- private sector municipal non-profit co-operative partnership
 private non-profit, charitable corporation other
-

Project Information

Total Number of Units in Project: Sixty-Four (64) with fifty (50) designated as RGI

Included in Rent: Parking Heat Electricity Water

Total Project Units

Unit Type	Number of Units	Unit Sizes	2022 Rents	Included in Rent
Two bedroom	26	XXX sf	\$1,132	
Three bedroom	38	XXX sf	\$1,155	
Total	64			

RGI Market Rents (50 RGI Units)

Unit Type	Number of Units	Unit Sizes	2022 Rents	Included in Rent
Two bedroom	20	XXX sf	\$1,132	
Three bedroom	30	XXX sf	\$1,155	
Total	50			

Note: minimum designated RGI units can be any combination of the unit type available

Schedule "2"

Subject Lands

Municipal Address: 870 Jalna Blvd.

PIN: 08498-0351 (LT)

Description:

PARCEL A-3, SECTION M14 PT BLK A PLAN M14, PTS 1, 2 & 3 33R6976; S/T PT 2
33R6976 AS IN WU25902, 145699 & 363134 LONDON/WESTMINSTER

Schedule "B"

Subject Lands

Municipal Address: 870 Jalna Blvd.

PIN: 08498-0351 (LT)

Description:

PARCEL A-3, SECTION M14 PT BLK A PLAN M14, PTS 1, 2 & 3 33R6976; S/T PT 2
33R6976 AS IN WU25902, 145699 & 363134 LONDON/WESTMINSTER

Bill No. 99
2024

By-law No. A-_____ - _____

A by-law to approve The Data Provision Agreement between The Corporation of the City of London and His Majesty the King in Right of Canada as represented by the Minister of Housing, Infrastructure and Communities, and to authorize the Mayor and City Clerk to execute this Agreement.

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 section 3.1 of the *Municipal Act*, 2001 states that the Province acknowledges that a municipality has the authority to enter agreements with the Crown in right of Canada with respect to matters within the municipality's jurisdiction:

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 under the *Housing Services Act*, 2011, S.O. 2011, c. 6, Sched. 1, the City of London is designated as the service manager for the service area 'City of London and County of Middlesex';

AND WHEREAS section 6 of the *Housing Services Act*, 2011 requires the service manager to have a plan to address housing and homelessness;

AND WHEREAS under the *Housing Services Act*, 2011, the service manager has prepared a Homeless Prevention and housing 2024-2029 Plan;

AND WHEREAS subsection 5(3) of the *Municipal Act*, 2001 provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Data Provision Agreement between the Corporation of the City of London and His Majesty the King in Right of Canada as represented by the Minister of Housing, Infrastructure and Communities, attached as Schedule "1", is approved.
2. The Deputy City Manager, Social and Health Development, and their written designate, are severally delegated authority to undertake all administrative acts including amendments to the agreement that are necessary in connection with the Data Provision Agreement approved under section 1 above, on the condition that: no additional funding is required; or if funding is required it is provided for in the City's current budget; and that there is no increase in indebtedness or contingent liabilities of The Corporation of the City of London.
3. The Mayor and City Clerk are authorized to execute the Data Provision Agreement approved under section 1 above.

4. This by-law shall come 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 April 2, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

DATA PROVISION AGREEMENT

BETWEEN

**His Majesty the King in Right of Canada as Represented by the
Minister of Housing, Infrastructure and Communities**

AND

(“HIFIS/HMIS Lead”)

BACKGROUND

The following Data Provision Agreement (“**Agreement**”) is an agreement between Infrastructure Canada (“**The Department**”) and the organization (“**HIFIS/HMIS Leads**”) entrusted to implement, maintain, and oversee the Homeless Individuals and Families Information System (“**HIFIS**”) and/or an equivalent Homelessness Management Information System (“**HMIS**”) in their respective community.

Developed by the Government of Canada, and in collaboration with communities across Canada, **HIFIS** is an essential component of Reaching Home: Canada’s Homelessness Strategy (“**Reaching Home**”) and is designed to support the day-to-day operational activities of Canadian homeless service providers (“**Service Providers**”).

As a comprehensive data collection and case management system, **HIFIS** enables participating **Service Providers** to collect, access, and share local real-time homelessness data on individuals and families (“**Clients**”) to ensure **Clients** are prioritized and referred to appropriate services at the correct time. **HIFIS** is made available to participating **Service Providers** within the same community through the **HIFIS Lead** in exchange for the quarterly collection of certain non-directly identifiable personal information (“**Export Fields**”) (Annex A) collected from **Clients**, and if applicable, the anonymized information collected from the Point-in-Time Counts (“**PiT Count Fields**”) (Annex B).

Under **Reaching Home**, the use of **HIFIS** is mandatory for all communities under the Designated Communities and Territorial Homelessness funding streams where an equivalent **HMIS** is not already being used.

Communities that operate with an equivalent **HMIS** must ensure that the system: 1) was established prior to participating in **Reaching Home**; 2) allows **Service Providers** to participate in a Coordinated Access system; and, 3) exports the same mandatory **Export Fields** to the **Department** each quarter in the same safe and secure manner as **HIFIS** (e.g., data is anonymized and encrypted).

1. GENERAL

The following **Agreement** supersedes any prior communication or representation concerning **HIFIS/HMIS**. Should there be ambiguity or inconsistencies between the terms and conditions of this **Agreement** and those in any previous Data Provision Agreements, the provisions of this **Agreement** prevail.

2. PURPOSE

The purpose of the following **Agreement** is to outline the terms and conditions regarding:

- a) The collection and disclosure of information by the **HIFIS/HMIS Leads**; and,
- b) The collection, use, and disclosure of information by the **Department**.

3. AUTHORITY

The following **Agreement** is governed under the *Privacy Act*.

- a) The *Privacy Act* applies to all federal department's collection, use, disclosure, retention, and disposal of personal information. The *Privacy Act* defines personal information as information that can identify an individual that is recorded in any form. Federal departments may only collect an individual's personal information if it relates directly to the operation of one of its programs or services.

4. ROLES AND RESPONSIBILITIES

4.1. HIFIS/HMIS LEADS

- a) Act as the data steward for the community and hold custody and control over **Clients'** data.
- b) Use **HIFIS/HMIS** to collect **Client** information that respects municipal, provincial, and territorial legislation.
- c) Provide to the **Department** each quarter, the **Export Fields** (Annex A).
- d) Ensure **Clients** are properly informed that certain information from the **Export Fields** (Annex A), and if applicable, the **PiT Count Fields** (Annex B), will be provided to the **Department** and may be shared with other federal institutions for policy, analysis, research, and evaluation purposes.
- e) Ensure adequate custodianship of the data and database by reviewing, verifying, and cleaning the collected data (e.g., proper field entries, naming consistencies, data accuracy).
- f) Develop and maintain policy and procedures regarding privacy and data security (i.e., guidance on collection, use, disclosure, and/or disposal of **Client** information).
- g) Develop and enter into a Community Data Sharing Agreement, an agreement between the **HIFIS/HMIS Lead** and their respective **Service Providers** that outlines the partnership and expectations of both organizations that respects municipal, provincial, and territorial legislation.
- h) Collaborate with participating Indigenous organizations in the collection and custodianship of data, and the development of policies and procedures, in a manner that respects both parties.
- i) Sign the most recent **Agreement** when made available.

4.2 THE DEPARTMENT

- a) Share aggregated data from the **Export Fields** (Annex A), including the **PiT Count** fields (Annex B), with other federal institutions for policy, analysis, research, and evaluation purposes.
- b) Inform the **HIFIS/HMIS Leads** of data quality issues (e.g., improper field entries, naming inconsistencies) regarding the **Export Fields** (Annex A), and if applicable, the **PiT Count Fields** (Annex B).
- c) Inform the **HIFIS/HMIS Lead** of any changes related to the collection, use, disclosure, and/or retention of the **Export Fields** (Annex A) and the **PiT Count Fields** (Annex B).
- d) Exercise due diligence when amending the **Export Fields** (Annex A) and the **PiT Count Fields** (Annex B) by consulting with **HIFIS/HMIS Leads**. Consultations will occur within a defined time period and will not be interpreted as an approval process. The **Department** reserves the right to exercise the final decision.
- e) Ensure that only individuals deemed necessary will have access to and use of the **Export Fields** (Annex A) and **PiT Count Fields** (Annex B), as required for the performance of their duties.
- f) Maintain and safeguard the **Export Fields** (Annex A) and the **PiT Count Fields** (Annex B), by protecting data against risks such as unauthorized access, collection, use, disclosure, and disposal.
- g) Make no attempt to re-identify **Clients** with data from the **Export Fields** (Annex A) and the **PiT Count Fields** (Annex B).
- h) Make no attempt to disclose the data exported from the **HIFIS/HMIS Lead** for a purpose other than that for which it was provided and outlined in this **Agreement** unless required by law. In the event of a request under *Canada's Access to Information Act*, the **Department** may consult with the **HIFIS/HMIS Lead**.

5. TERMINATION

- a) The **Department** and the **HIFIS/HMIS Lead** may terminate this **Agreement** for any reason, including failure to comply with any of the terms or conditions set out in this **Agreement** upon 30-days of written notice.
- b) The **Department** will retain a copy of the data collected from the **Export Fields** (Annex A), including the **PiT Count Fields** (Annex B) in accordance with the *Privacy Act*.

6. LIABILITY AND INDEMNIFICATION

- a) The **Department**, its employees, and agents, shall not be liable for any claims, damages, injuries, and loss of any kind, whether direct or indirect, consequential or incidental, arising from the failure to safeguard the exported data. This includes, but not restricted to, loss of revenue, profit or savings, lost, damaged or stolen data, or other commercial or economic loss.
- b) **HIFIS/HMIS Leads** agree to indemnify and hold the **Department**, its employees, and agents, harmless from and against any claims, damages, complaints, costs, or expenses, loss, actions or causes of action, incurred or suffered, as a result of the failure to safeguard the data contained in their **HIFIS/HMIS**.
- c) The **Department** disclaims any and all implied or express warranties or conditions, including any implied warranty of title, non-infringement, merchantability, or fitness for a particular purpose, regardless of whether the **Department** knows or had reason to know of particular needs.

7. GENERAL PROVISIONS

- a) The **Agreement** is governed by the laws of Canada and becomes effective when signed by both parties. It will remain in effect until terminated, or if the **Agreement** is superseded by a newer version, in which case, the **HIFIS/HMIS Lead** must ensure that the new version of the **Agreement** is promptly signed.
- b) The **Agreement** is a data provision agreement only, not a contract for services, a contract of service, or employment. Nothing in the **Agreement** shall be construed as creating a partnership, employment, and/or relationship between the **Department** and the **HIFIS/HMIS Lead**.
- c) The signatory to the **Agreement** represent and warrant that the individual has the capacity and the authority to sign this **Agreement** on behalf of the **HIFIS/HMIS Lead**.
- d) The **Department** may amend the terms of this **Agreement** at any time. Amendments to this **Agreement**, excluding amendments to the **Export Fields** (Annex A) and the **PiT Count Fields** (Annex B), will only be valid if agreed upon and signed by both parties.
- e) The **Department** reserves the right to exercise the final decision regarding any amendments that occur to the **Export Fields** (Annex A) and the **PiT Count Fields** (Annex B). The **Department** will exercise due diligence by consulting with **HIFIS/HMIS Leads** prior to making any amendments.

8. DESIGNATED OFFICIALS

The **Department** and the **HIFIS/HMIS Lead** agree to designate an official to act as their contact person for any issues related to the installation, implementation, and administration of **HIFIS/HMIS**.

THE DEPARTMENT

Alex Parenteau, A/Director
Engagement, Programs and Partnership
Division
Homelessness Policy Directorate
Infrastructure Canada
180 Kent St, Ottawa, ON K1P 5P5
alex.parenteau@infc.gc.ca

HIFIS/HMIS LEAD

Name _____

Title _____

Organization _____

Address _____

Email _____

IN WITNESS WHEREOF this **Agreement** has been signed on behalf of the **Department** and by the **HIFIS/HMIS Lead's** authorized representatives.

**HOMELESS POLICY
DIRECTORATE**

HIFIS/HMIS LEAD

**OBSERVER
(if applicable)**

NAME

NAME

NAME

Alex Parenteau

TITLE

TITLE

TITLE

a/Director

DATE

DATE

DATE



ANNEX A – EXPORT FIELDS

The following is a list of the information that the HIFIS/HMIS Lead must export to the Department each quarter. The anonymized export fields provides the Government of Canada with the necessary data to inform policy, analysis, research, and evaluation.

*Fields that require mandatory data entry in HIFIS

SERVICE PROVIDER INFORMATION

- Service Provider ID*
- Service Provider Name*
- Service Provider Type*
- Bed Count History* (bed count, overflow, date-time modified, active status)
- Bed Types*
- Community*

CLIENT INFORMATION

- Unique Client Identifier*
- Gender*
- Racial Identity*
- Date of Birth*
- Client State (date of change)*
- Family Role*
- Family Head ID*
- Citizenship/Immigration Status*
- Indigenous Indicator*
- Veteran Status*
- Life Events
- Contributing Factors (start date, end date)
- Employment Status
- Country of Birth
- Education Level
- Sources of Income (start date, end date)
- Health Issues
- Housing (types, start date, end date)

SHELTER STAY INFORMATION

- Reason for Service*
- Reason for Discharge*
- Book-in Date*
- Book-out Date*

TURNAWAY INFORMATION

- Reason for Turnaway*
- Date of Turnaway*
- Anonymous Gender*
- Anonymous Age Category*

ANNEX B – POINT-IN-TIME (PiT) COUNT EXPORT FIELDS

The following is a list of the information included in the HIFIS PiT Count module that is exported to the Department.

*Fields that require mandatory data entry

SERVICE PROVIDER INFORMATION*

- Service Provider ID
- Service Provider Name
- Service Provider Type
- Bed Counts
- Bed Types
- Look-up Values
- Community

PARTICIPANT INFORMATION*

- Site ID
- Survey Number
- Survey Location
- Survey Date and Time
- Survey Screening
- Location of Homelessness Experience Over the Past Year
- Family Status and Role
- Age
- Age of First Homelessness Experience
- Homelessness Duration Over the Past Year
- Newcomer Status on Arrival to Canada
- Newcomer Time Since Arrival
- Duration in Community
- Indigenous Identity
- Racial Identity
- Veteran Status
- Experience in Youth-in Care
- Identified Health Challenges
- Gender Identity
- Sexual Identity
- Reasons for Recent Housing Loss
- Eviction as related to a reason for housing loss
- Time Since Housing Loss
- Sources of Income

OPTIONAL INFORMATION

- Number of Homelessness episodes (past year)
- Reasons for not Accessing Shelter
- Citizenship Status
- Reasons for Migration
- Indigenous Community of Origin
- Duration Between Child Welfare Exit & Homelessness
- Child Protection Service Support
- Levels of Education
- Systems Interactions
- Desire for Permanent Housing
- Housing Challenges
- Preferred Language
- Service Needs

Bill No. 100
2024

By-law No. A.-

A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc.

WHEREAS London & Middlesex Community Housing Inc. is incorporated under the *Business Corporations Act* R.S.O. 1990, c.B.16 (the “BCA”);

AND WHEREAS subsection 104(1)(b) of the BCA provides that a resolution in writing dealing with all matters required by the BCA to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the BCA relating to that meeting of shareholders;

AND WHEREAS The Corporation of the City of London is the sole shareholder of London & Middlesex Community Housing Inc.;

AND WHEREAS Subsection 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 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. for the fiscal year ended December 31, 2023, attached as Schedule “1” are ratified and confirmed.
2. The Mayor and the City Clerk are authorized to execute the Annual Resolutions of the Shareholder ratified and confirmed under section 1 of this by-law.
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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

**SCHEDULE “1”
LONDON & MIDDLESEX COMMUNITY HOUSING INC.
(the “Corporation”)**

WHEREAS subsection 104(1)(b) of the *Business Corporations Act* (Ontario) (the “Act”) provides that a resolution in writing dealing with all matters required by the Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the Act relating to that meeting of shareholders;

The following resolution, signed by the sole shareholder of the Corporation entitled to vote thereon, is hereby passed pursuant to the Act:

ELECTION OF DIRECTORS

WHEREAS pursuant to the Declaration of the Sole Shareholder, the board of directors of the Corporation shall consist of eleven directors, eight of which shall be composed of various classes of directors, each serving for a three-year term, the ninth, tenth and eleventh members of the fourth class shall serve as the representatives of the municipal council of The Corporation of the City of London and The Corporation of the County of Middlesex;

AND WHEREAS the terms of the directors that are members of the second class expire at the annual meeting of shareholders held in 2018 pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder;

NOW THEREFORE BE IT RESOLVED THAT:

- Each of the following persons, being directors that are members of the first class pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder, is hereby **elected** as a director of the Corporation to hold office for a term with the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<u>Class</u>	<u>Director</u>	<u>Term</u>
Second	Gregory Thompson	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024

CONFIRMATION OF CONTINUING TERMS

- Each of the following persons, being directors that are members of the first, second, third and fourth class, as provided for below, pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder, is hereby **confirmed** as having a term continuing until the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<u>Class</u>	<u>Director</u>	<u>Term</u>
First	John Corboy	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024
First	Philip Squire	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024

<u>Class</u>	<u>Director</u>	<u>Term</u>
Second	Kathleen Savoy (Tenant)	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2026
Third	Cara Awcock (Tenant)	The close of the annual meeting of the shareholders to be held in 2026 for the financial year ending December 31, 2025
Third	Gary Bezaire	The close of the annual meeting of the shareholders to be held in 2026 for the financial year ending December 31, 2025
Fourth	Councillor Hadleigh McAlister	The term ending November 14, 2026
Fourth	Councillor Shawn Lewis	The term ending November 14, 2026
Fourth	Colin Grantham (County of Middlesex)	The term ending November 14, 2026

APPOINTMENT OF AUDITORS

4. KPMG LLP are hereby appointed auditors of the Corporation to hold office until the close of the next annual meeting of the shareholders or until a successor is appointed by the shareholder at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

DATED this _____ day of _____, 2024.

The Corporation of the City of London

By: _____
Name: Josh Morgan
Title: Mayor

By: _____
Name: Michael Schulthess
Title: City Clerk

Bill No. 101
2024

By-law No. A-30-24__

A by-law to amend By-law No. A-30, as amended, being the "Inspections By-law".

WHEREAS section 436 the Municipal Act, 2001, S.O. 2001, c. 25, as amended provides that the City has the power to pass by-laws providing that the City may enter on land at any reasonable time for the purpose of carrying out an inspection;

AND WHEREAS section 438 of the Municipal Act, 2001 provides that the City has the power to pass by-laws providing that the City may undertake inspections pursuant to orders issued under section 438;

AND WHEREAS sections 435 and 437 of the Municipal Act, 2001 set out certain additional powers and restrictions governing the powers of entry;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Inspections By-law No. A-30, as amended, is hereby further amended by deleting section 5A1 and replacing it with:

" An inspection fee, as stated in the Fees and Charges By-law, may be imposed in one or more of the following circumstances, when an Officer conducts an inspection and the Officer determines: there is a violation of the by-law; there is a failure to remedy a by-law violation by the date of compliance set out in a written notice or Order; or there is a repeat by-law violation ".

2. 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 April 2, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First reading – April 2, 2024
Second reading – April 2, 2024
Third reading – April 2, 2024

Bill No. 102
2024

By-law No. A-54-_____

A by-law to amend By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to provide for an amended Penalty Schedule “A-5” for the Business Licensing By-law for the categories of Consumer Fireworks Sales Business.

WHEREAS section 434.1 of the Municipal Act authorizes the City to require a person, subject to conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality;

AND WHEREAS the Municipal Council considers it desirable to enforce and seek compliance with the designated by-laws, or portions of those by-laws, through the Administrative Monetary Penalty System;

AND WHEREAS the Municipal Council on June 25, 2019 passed By-law No. A-54, being “A by-law to implement an Administrative Monetary Penalty System in London;”

AND WHEREAS the Municipal Council deems it appropriate to amend By-law No. A-54 with respect to Schedule “A-5” for the category of Consumer Fireworks Sales Business in the Business Licensing By-law,

NOW THEREFORE the Council of The Corporation of the City of London enacts as follows:

1. That Schedule “A-5” of By-law No. A-54, being the Penalty Schedule for Business Licensing By-law be amended to include the following rows:

Column 1 Item #	Column 2 Short Form Wording	Column 3 Provision Creating or Defining Offence	Column 4 Administrative Penalty Amount
1	Operate Consumer Fireworks Sales Business without current valid licence	Schedule __, Section 3.1	\$500
2	Possess for the purpose of sale, offer for sale, cause or permit to be sold, or sell Consumer Fireworks except on permitted days	Schedule __ Section 3.2	\$500
3	Possess for the purpose of sale, offer for sale, cause or permit to be sold, or sell Consumer Fireworks to any person who is or who appears to be under the age of eighteen years without first verifying their age	Schedule __, Section 3.3	\$200
4	Possess for the purpose of sale, offer for sale, cause, or permit to be sold, or sell Consumer Fireworks to any person without providing consumer information.	Schedule __, Section 3.4	\$100

2. 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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First reading – April 2, 2024
Second reading – April 2, 2024
Third reading – April 2, 2024

Bill No. 103
2024

By-law No. A-59-24____

A by-law to amend By-law A-59 being “A by-law to provide for Various Fees and Charges” to add Consumer Fireworks Sales Business Licence Fees.

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 section 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS section 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1);

AND WHEREAS section 391(1) of the *Municipal Act, 2001* provides that a municipality may impose fees or charges on persons:

- (a) for services and activities provided or done by or on behalf of it;
- (b) for costs payable by it for services and activities provided or done by or on behalf of any other municipality or any local board; and
- (c) for the use of its property including property under its control;

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 Schedules 1, 2, 3 and 4 of the Fees and Charges By-law A-59 be amended in the Protective Services Grouping by adding the following:

“Consumer Fireworks Sales Business Licence Fee+ - \$800.00”

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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

Bill No. 104
2024

By-law No. C.P.-1494()-____

A by-law to amend C.P.-1494-217, as amended, being “A by-law to adopt the Community Improvement Plan for Industrial land uses”.

WHEREAS by Subsection 28(2) of the *Planning Act*, 1990, the Council of a municipal corporation may, by by-law, designate such an area as a community improvement project area;

AND WHEREAS subsection 28(4) of the *Planning Act*, 1990, the Council of a municipal corporation may adopt a community improvement plan for the community improvement project area;

AND WHEREAS The Council of the Corporate of the City of London has, by By-law No. C.P.-1493-216 designated a community improvement project area identified as the Community Improvement Project Area for Industrial land uses;

AND WHEREAS Municipal Council adopted By-law C.P.-1494-217 to adopt the Community Improvement Plan for Industrial Land uses;

AND WHEREAS The Community Improvement Project Area for Industrial land uses is in conformity with the Official Plan;

AND WHEREAS the Official Plan for the City of London contains provisions relating to community improvement within the City of London;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law C.P.-1494-217, as amended, being “A by-law to adopt the Community Improvement Plan for Industrial land uses”, is amended by deleting Schedule “2” and replacing it with Schedule “2” the new Industrial Lands Community Improvement Plan attached to this by-law, which is hereby adopted;

2. By-law C.P.-1494-217, as amended, being “A by-law to adopt the Community Improvement Plan for Industrial land uses”, is amended by deleting Schedule “3” and replacing it with Schedule “3” the revised Industrial Lands Development Charges Grant - Incentive Program Guidelines attached to this bylaw, which is hereby adopted;

3. By-law C.P.-1494-217, as amended, being “A by-law to adopt the Community Improvement Plan for Industrial land uses”, is amended by deleting Schedule “4”; and,

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 April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024



Industrial Lands Community Improvement Plan

*Amended by City of London Planning and Economic Development
April 2024*



Acknowledgments

Our sincere thanks to City administration and RCI Consulting for their contributions to the preparation of this Industrial Lands Community Improvement Plan.

The Industrial Lands Community Improvement Plan was adopted by Municipal Council in 2014 and amended in 2024.



Industrial Lands Community Improvement Plan

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1.0 INTRODUCTION



Industrial Lands CIP - 2024

DR. OETKER - Discovery Drive

1.1 Background and Purpose

Approximately 30% of all employment (over 35,000 employees) in London takes place on lands that are designated for industrial use. Industry plays a major role in driving London's economy and industrial land uses are a key contributor to the future of economic development, workforce retention, economic sustainability and prosperity in London. Therefore, it is not surprising that the City of London Industrial Land Development Strategy (ILDS) identifies and recommends a community improvement plan (CIP) for Industrial Lands as a very important tool to further industrial development in the city and help achieve the economic development goals of the ILDS and the Path to Prosperity Plan.

The City of London retained RCI Consulting to prepare this Industrial Lands Community Improvement Plan (CIP). The primary purpose of this CIP is to promote economic rehabilitation and revitalization across London. This will be accomplished by improving the attractiveness and effective use of industrial land and promoting the development of industrial land in the city. The CIP identifies the rationale and a comprehensive framework for the introduction and implementation of financial incentive programs and municipal leadership actions designed to attract investment and employment to the industrial lands in London.

1.2 Methodology and Consultation

A number of tasks were completed in order to provide a comprehensive foundation for the preparation of the CIP. These tasks included:

- a) A project meeting with City Staff in several departments to identify key issues to be addressed by the CIP;
- b) A review of relevant legislation, and relevant provincial policy and City planning and policy documents;
- c) A review of best practices utilized by several other Ontario municipalities that have adopted and implemented CIPs that promote the development of previously developed and previously undeveloped industrial land;
- d) The identification and examination of the key community improvement needs for industrial land in London;
- e) A key stakeholder consultation meeting; and,
- f) A public open house.

Based on tasks (a) to (d) above, a Draft CIP was prepared. Goals were specified for the CIP, along with delineation of a recommended Community Improvement Project Area. Draft incentive programs and draft municipal leadership actions were developed and included in the CIP to address community improvement needs for industrial land development in London and achieve

the goals of the CIP. The Draft CIP was forwarded to City Council on March 25, 2014 and Council authorized the Draft CIP to be released for purposes of consultation.

The Draft CIP was presented to the Development Charges External Stakeholder Committee on April 3, 2014 and the Committee provided comments on the Draft Plan. A Public Open House was advertised and held on April 10, 2014. Approximately a dozen people attended the open house. Comments during the open house centered on the use and type of performance criteria for the incentive programs. Two written submissions were also received by the City. Comments received during this consultation exercise were reviewed and utilized along with additional consultation with City staff to finalize the CIP contained herein.

The City conducted a 5-Year Community Improvement Plans and Financial Incentives Review in 2023. This review prompted an amendment to the Industrial Lands CIP that implemented Municipal Council direction and resulted in a new Industrial Lands CIP that replaced the 2014 Industrial Lands CIP.

1.3 CIP Content

This CIP is divided into the following sections:

- Section 2.0 provided a review of the legislative framework for the CIP
- Section 3.0 provides a review of the policy framework for the CIP
- Section 4.0 presents the goals of the CIP
- Section 5.0 describes the Community Improvement Project Area for the CIP
- Section 6.0 contains the municipal financial incentive programs designed to help achieve the goals of the CIP
- Section 7.0 outlines the measures and indicators of success of the programs contained in the CIP
- Section 8.0 outlines the municipal leadership actions designed to complement the incentive programs and help to achieve the goals of the CIP
- Section 9.0 contains a monitoring program designed to assist in monitoring progress on implementation of the CIP and the economic and other impact of the programs contained in the CIP
- Section 10.0 provides a brief conclusion to the CIP

Appendix A contains a glossary of key terms and abbreviations used in this CIP.



2.0 LEGISLATIVE FRAMEWORK



Industrial Layout 001 - 0023

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BOS INNOVATIONS - Discovery Drive

2.1 Municipal Act, 2001

Section 106(1) and (2) of the *Municipal Act, 2001* prohibits municipalities from directly or indirectly assisting any manufacturing business or other industrial or commercial enterprise through the granting of bonuses. Prohibited actions include:

- Giving or lending any property of the municipality, including money;
- Guaranteeing borrowing;
- Leasing or selling any municipal property at below fair market value; and,
- Giving a total or partial exemption from any levy, charge or fee.

This prohibition is generally known as the “bonusing rule”. Section 106(3) of the *Municipal Act, 2001* provided an exception to this bonusing rule for municipalities exercising powers under subsection 28(6), (7) or (7.2) of the *Planning Act* or under Section 365.1 of the *Municipal Act, 2001*. It is the exception under Section 28 of the *Planning Act* that allows municipalities with enabling provisions in their official plans to prepare and adopt community improvement plans (CIPs). CIPs provide municipalities with a comprehensive framework for the planning and provision of economic development incentives in areas requiring community improvement.

Section 365.1 of the *Municipal Act, 2001* operates within the framework of Section 28 of the *Planning Act*. A municipality with an approved community improvement plan in place that contains provisions specifying tax assistance for environmental remediation costs will be permitted to provide said tax assistance for municipal property taxes. Municipalities may also apply to the Province to provide matching education property tax assistance through the Province’s Brownfields Financial Tax Incentive Program (BFTIP).

Section 107 of the *Municipal Act, 2001* describes the powers of a municipality to make a grant, including the power to make a grant by way of a loan or guaranteeing a loan, subject to Section 106 of the *Municipal Act, 2001*. In addition to the power to make a grant or loan, these powers also include the power to:

- Sell or lease land for nominal consideration or to make a grant of land;
- Provide for the use by any person of land owned or occupied by the municipality upon such terms as may be fixed by council;
- Sell, lease or otherwise dispose of at a nominal price, or make a grant of, any personal property of the municipality or to provide for the use of the personal property on such terms as may be fixed by council.

2.2 Planning Act

Section 28 of the *Planning Act* allows the council of a local municipality and prescribed upper-tier municipalities with provisions in their official plans relating to community improvement to designate by by-law the whole or any part of the area covered by such an official plan as a “community improvement project area” (Section 28(2)) and prepare and adopt a community improvement plan (CIP) for that area (Section 28(4)). Once the CIP has been adopted by the municipality and comes into effect, the municipality may exercise authority under Section 28(6), (7) or (7.2) of the *Planning Act* or Section 365.1 of the *Municipal Act, 2001* in order that the exception provided for in Section 106(3) of the *Municipal Act, 2001* will apply.

Once a CIP has come into effect, the municipality may:

- i) Acquire, hold, clear, grade or otherwise prepare land for community improvement (Section 23(3) of the *Planning Act*);
- ii) Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan (Section 28(6));
- iii) Sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan (Section 28(6));
- iv) Make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of land and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of the community improvement plan (Section 28(7)).

Section 28(1) of the *Planning Act* defines a “community improvement project area” as “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.” This definition allows municipalities to address community improvement issues that are more pervasive across entire municipalities, such as the promotion of brownfield redevelopment, industrial development or community economic revitalization and/or development. It is also important to note that there are a variety of reasons that an area can be designated as an area in need of community improvement. The criteria for designation covers not only physical deterioration, but also faulty arrangement, unsuitability of buildings, and any other environmental, social or community economic development reasons.

Section 28(1) of the *Planning Act* defines “community improvement” as “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable, or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or

necessary”. This represents a wide range of municipal actions that a municipality can take.

Section 28(7.1) of the *Planning Act* provides specific guidance on the eligible costs of a CIP in relation to the municipal provision of grants and loans for the purpose of carrying out a CIP that has come into effect. Section 28(7.1) of the *Planning Act* specifies that these eligible costs may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

Community improvement as contemplated for the London Industrial Lands CIP would include many of the activities contained in Section 28 of the *Planning Act* definition of community improvement, including planning, replanning, design, redesign, development, redevelopment, construction, reconstruction, rehabilitation and the improvement of energy efficiency. The CIP will also include recommendations for municipal actions that help create a more attractive investment climate for industrial land development in London. Therefore, based on the definitions of “community improvement”, “community improvement project area”, and “community improvement plan” in Section 28(1) of the *Planning Act*, the *Planning Act* permits and supports a CIP that provides grants and/or loans to promote the development and redevelopment of designated industrial lands within the Urban Growth Boundary of the City of London.

In terms of limits on the total grants and loans that can be provided under this CIP, Section 28(7.3) of the *Planning Act* specifies that the total of all grants and loans made in respect of particular lands and buildings under Section 28(7) and (7.2) of the *Planning Act* and tax assistance provided under Section 365.1 of the *Municipal Act, 2001* in respect of the land and buildings shall not exceed the eligible cost of the community improvement plan with respect to those lands and buildings.

Section 28(1) of the *Planning Act* allows a municipality to register an agreement concerning a grant or loan made under subsection 28(7) or an agreement entered into under subsection 28(10) against the land to which it applies, and the municipality shall be entitled to enforce the provisions thereof against any party to the agreement and, subject to the provisions of the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners or tenants of the land.

Finally, Section 69 of the *Planning Act* allow municipalities to reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. Municipalities can use this tool to waive all matter of planning application fees to promote community improvement without inclusion in a CIP. Alternatively, a municipality can collect fees and then provide a grant equal to part or all of the fees in the form of a grant, but this must be done within a CIP.

2.3 Development Charges Act

Section 5 of the *Development Charges Act* allows a municipality to exempt a type(s) of development from a development charge, but any resulting shortfall cannot be made up through higher development charges for other types of development. This allows upper and lower tier

municipalities to offer partial or total exemption from municipal development charge (also known as a reduction of development charges) in order to promote community improvement. Because this financial incentive is normally offered before construction, i.e., at the time of building permit issuance, it is very attractive to developers and is very powerful community improvement tool. This approach to providing a development charge incentive normally entails an amendment to a municipal development charges by-law.

Municipalities can also collect development charges as normal at the time of building permit issuance and then provide a grant equal to part or all of the development charges collected. This grant can be provided either at the time of building permit issuance, or once the project is complete. The provision of part or all of a development charge grant after project completion is the approach usually utilized by municipalities when the amount of development charge reduction (grant) is tied to some performance measure for the project, e.g., investment, job creation or the level or sustainability initiatives.

Under its current Development Charge (DC) By-law C.P. 1473-212, the City of London provides and exemption to new industrial buildings. The Development Charges By-law is being reviewed. An August 2013 staff report regarding a Strategic Change in Development of DC Exemptions and Incentive Policies notes that the DC By-law had been used as a tool to provide businesses with a financial incentive through the non-payment of development charges without violating the *Municipal Act* restrictions against bonusing. This includes promoting industrial development through the use of a DC exemption on new industrial buildings in the DC By-law. However, this DC exemption is not an ideal tool for this purpose as it generally is not supported by a strategy that defines program goals, parameters and measures to evaluate the effectiveness of the program.

As such, the report notes that a comprehensive strategy to promote industrial development is available through the use of a CIP under the Planning Act. Based on this report, Council directed Administration to prepare a CIP for industrial development. The staff report notes that this new approach to promoting industrial development offers numerous benefits over using an exemption for industrial development under the DC By-law. These benefits include:

- A coordinated strategy for economic development;
- Additional flexibility for program management;
- Enhanced monitoring and improved transparency; and,
- Improved program evaluation and greater accountability.



Industrial Land Use Plan 2021

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SKYVIEW DEVELOPMENT SITE - Innovation Drive

3.0 POLICY FRAMEWORK



Industrial Lands CIP - 2024

HYUNDAI & CANADA - Innovation Drive

3.1 Provincial Policy Statement, 2020

The *Provincial Policy Statement (PPS)* is issued under Section 3 of the *Planning Act* and provides direction on matters of provincial significance related to land use planning and development. The *Planning Act* requires that, “decisions affecting planning matters shall be consistent with policy statements issued under the Act”. The vision for land use planning in Ontario in the *PPS* states that “the long-term prosperity and social well-being of Ontarians depends on planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong competitive economy”.

Several policies in the *PPS* relate to and support the preparation of a CIP for industrial lands in London. For example, Policy 1.2.6.1 relates to land use compatibility and states that major facilities and sensitive land uses should be planned and developed to avoid, minimize, and mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

Several policies in the *PPS* support economic development, diversification and planning for employment areas. For example, Policy 1.3.1 of the *PPS* states that planning authorities shall promote economic development and competitiveness by:

- Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; and,
- Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Policy 1.3.2 notes that planning authorities:

- Shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs;
- Shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations;
- May plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

Policy 1.7.1 of the *PPS* specifies that long-term economic prosperity should be supported by a number of activities, including:

- Promoting opportunities for economic development and community investment-readiness;
- Optimization of the long-term availability and use of land, resources, infrastructure, and public service facilities;

- Promoting the redevelopment of brownfield sites;
- Providing for an efficient, cost-effective, reliable multi-modal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people; and,
- Promoting energy conservation and providing opportunities for increased energy supply.

3.2 Municipal Council Strategic Plan

Municipal Council’s Strategic Plan 2023-2027 defines a vision for London as a sustainable city. One of the Strategic Plan’s Strategic Areas of Focus is that the City will commit to sustainable growth and continued action to address the challenges of environmental sustainability. The Industrial Lands CIP contributes to keeping London a sustainable city through the secondary goal of promoting sustainable and energy efficient planning, site and building design.

One of the outcomes of Municipal Council’s Strategic Plan is a London that encourages equitable economic growth and diversification. This can be achieved by increasing economic activity from the core and the greater community. This CIP can help to achieve these economic goals. This CIP contains programs to help stimulate private sector industrial land development and public sector actions designed to ensure an adequate and appropriate future supply of industrial land in London.

The Strategic Plan notes this it will achieve economic growth, culture, and prosperity by attracting talent and becoming a regional hub for economic activity. This CIP reinforces this through the primary goals of increasing employment on industrial land in London by creating new employment opportunities and retaining existing employment.

3.3 Path to Prosperity Report

In December of 2012, Council endorsed the recommendations in the Path to Prosperity Report. This report was prepared as part of the Investment and Economic Prosperity Committee’s (IPEC) Plan to develop a strategy to accelerate the growth of a strong and vibrant economy and foster private sector investment in the city. The report discusses the ILDS and analyzes 49 proposals/ ideas that were brought forward to the IPEC in June of 2012 in an effort to present business ideas that would stimulate the economy and would help to grow prosperity in the City.

The report focuses on recommendations that promote business retention, growth and expansion. One of the key recommendations in the report is the development of strategically located and serviced employment lands that the London Economic Development Corporation (LEDC) can market. The report notes that London lacks “shovel-ready” lands necessary to attract business facilities that would stimulate economic growth and employment opportunities. The report recommends that the City set aside \$40 million to acquire and service strategically located industrial land over the next 10 years.

3.4 The London Plan

The London Plan is London's Official Plan. It provides the policy framework for the municipality by identifying how, where, and when the municipality will develop over time. *The London Plan* was adopted by Municipal Council in 2016. *The London Plan* contains numerous policies that support and guide preparation of a CIP to promote industrial land development. These relevant policies are discussed below.

Vision Statement

The vision of *The London Plan* is 'London 2035: Exciting, Exceptional, Connected', and will be achieved by following the Key Directions which give focus and a clear path to the London envisioned by 2035.

Direction #1 of *The London Plan* is to plan strategically for a prosperous city. This direction will be executed through the planning strategy that will identify and strategically support existing and emerging industrial sectors. This CIP incorporates the direction through its goals.

Direction #1 of *The London Plan* also identifies the protection of valuable agricultural lands and to build upon London's role as an agri-food industrial hub. This CIP upholds this statement through identified targeted industrial sectors.

Our City Policies

The Our City Policies of *The London Plan* are intended to support a compact form of development over the next 20 years that can help us achieve our vision. These policies establish a strategy for growth management. Our City Policies 136_ and 137_ regarding industrial lands specify that industrial development will be encouraged to locate in planned industrial areas. *The London Plan* includes adequate land within the Urban Growth Boundary to ensure there is ample supply of strategically-size and located sites for attracting industrial businesses of various kinds. Policy 138_ indicates that the City may establish an industrial land development strategy to purchase, develop, and make available industrial lands to attract economic opportunities to London.

Policy 85_ of *The London Plan* encourages non-residential forms of development that represent a greater intensity of use within mixed-use, commercial, industrial, and institutional areas. Policy 102_ commits to providing transit services to those industrial areas where high concentrations of workers are employed. These policies support the Industrial Lands CIP's purpose and goals.

Future Industrial Growth Place Type

Future growth Place Types establish City Council's intent for future urban development on the lands to which they are applied. Future Industrial Growth Place Type Policy 1156_ notes that the Future Industrial Growth Place Type will be applied where there is an expectation that Industrial Place Types will be assigned to the area in the future, pending further study. In most cases, a secondary plan will be completed to establish where the Heavy Industrial, Light Industrial and Commercial Industrial Place Types will be applied and to plan comprehensively for development of the area. Policy 1157_ of *The London Plan* states that the Future Industrial Growth Place Type

will be strategically located to provide development opportunities consistent with the City's Industrial Land Development Strategy.

Growth Servicing and Financing

Planning strategically to manage growth is a vital policy in *The London Plan's* approach to accomplishing its Vision and Key Directions. Policy 166_ of *The London Plan* notes that infrastructure will be planned and directed to service the development patterns and levels of intensity expected based on the City Structure Plan, place type allocations, and the policies of *The London Plan*. Policy 177_ states that growth-related capital costs will be recovered from revenues generated from new development.

Environmental Strategies

Policy 58_7 of *The London Plan* states that the City will practice and promote sustainable forms of development. The plan also states in Policy 475_11, that all public and private development shall require stormwater servicing and shall be designed to promote innovation by encouraging green infrastructure, stormwater attenuation, re-use, and low-impact development.

Industrial Place Types

The Urban Place Types - Industrial chapter of *The London Plan* contains Industrial Place Type policies. *The London Plan* established three separate Industrial Place Types: Heavy Industrial, Light Industrial, and Commercial Industrial. These categories differ based on the range of permitted uses, the potential impacts such uses, or processes would have on adjacent areas, and the scale and intensity of development allowed. The intent of *The London Plan* is to group industrial uses to maximize their compatibility and minimize any negative impacts on nearby residential or other sensitive land uses.

The London Plan will realize the vision for the Industrial Place Types by implementing the following planning practices:

- Separate heavy and light industrial uses to avoid land use conflicts;
- Plan for industrial lands in strategically attractive locations;
- Promote a broad industrial land base in the City of London through the provision of a wide choice of locations, lot sizes, services, and street and rail access to accommodate a wide range of target industrial sectors and industrial uses;
- Extend services to maximize opportunities while growing in an efficient and cost-effective way;
- Implement a long-term industrial land development strategy;
- Develop industrial parks that have strong amenities for employees and attractive settings for industrial investment;
- Capitalize upon our proximity to the 401 and 402 highway corridors;
- Beautify the Veterans Memorial Parkway, creating a strong linkage of industrial opportunity

between the airport and Highway 401

- Create strong north-south connections on the eastern and western extremities of the city;
- Protect and enhance London's freight rail services;
- Ensure that we do not undermine our critical Downtown office market by allowing for large amounts of non-accessory office development outside of the core;
- Coordinate with other municipalities within our Southern Ontario region to develop mutually beneficial infrastructure;
- Keep most commercial uses out of our Heavy and Light Industrial Place Types;
- Direct commercial uses that do not fit well within our commercial and mixed-use place types to identified Commercial Industrial areas;
- Prepare a community improvement plan where one is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social, or community economic development reason; and,
- City Council may prepare secondary plans or guidelines that allow for the development of industrial areas in a coordinated fashion.

The Industrial Lands CIP includes incentive programs and municipal leadership actions that support *The London Plan* objectives for the Industrial Lands Place Types.

Green Industrial Development

The Green Industrial Development section of the Place Type Policies chapter of *The London Plan* contains policies related to green development practices that will be incorporated into the development of new industrial parks and the redevelopment of existing industrial parks. These green development policies are to be used as a guideline in the review of development proposals. A number of green development practices that will be considered in the design of industrial parks include:

- Rainwater harvesting and greywater usage for irrigation and other purposes;
- Recycled building materials
- Secure bicycle lock-up facilities, showers and lockers;
- Pervious paving treatments, where appropriate;
- Re-use of waste heat within the same building that produces this heat, or in surrounding buildings; and,
- White roofs and green roofs.

Furthermore, Policy 1125_1 of *The London Plan* notes that City Council may prepare urban design guidelines to establish design goals and direction for new industrial development.

Community Improvement Plans Policies

The Community Improvement Plans section under the Our Tools chapter of *The London Plan* contains comprehensive CIP policies. Policy 1727_ states that community improvement is intended to:

- Stimulate private sector property maintenance, repair, rehabilitation, redevelopment and other forms of private sector investment and reinvestment activity;
- Promote the improvement of energy efficiency standards for residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses; and,
- Facilitate and promote community economic development.

All of these criteria apply to industrial development in various parts of the city.

Policy 1728_ notes that to identify an area for community improvement, City Council shall consider the following criteria:

- Vacant lots and/or underutilized properties and buildings which have potential for infill, redevelopment, expansion or development to better utilize the land base;
- A demonstrated interest in community improvement by the private firms within an area;
- Known or suspected areas of environmental contamination; and,
- Other significant environmental, social or community economic development reasons for community improvement.

These considerations are applicable to the purpose and goals of the Industrial Lands CIP.

Policy 1726_ describes community improvement plans as being intended to provide City Council with the necessary tools to stimulate reinvestment and redevelopment, inspire appropriate infill and intensification, coordinate planning efforts, improve the physical infrastructure, support community economic development, preserve neighbourhood and cultural heritage value, and lead to the establishment of an improved neighbourhood. The tools to implement community improvement plans may include incentives and target private and/or public investment to achieve the vision, key directions and policies in *The London Plan*.

3.5 Industrial Land Development Strategy (ILDS)

The Industrial Land Development Strategy (ILDS) has been a successful strategy for the City of London to guide industrial land development. It has also led to an increase in attracting supplier companies and other investments that generate spin-off benefits for those living and working in London.

The City of London's first ILDS was prepared in 2001 which guided the City in its planning, acquisition, servicing, and marketing of industrial land. The successes of industrial land

development following the 2001 ILDS caused there to be an inadequate supply of appropriately sized, located, and serviced industrial land by 2014. The consecutive ILDS introduced targeted industrial sectors which were the focus of attraction, retainment, and sale of municipally owned industrial land. The ILDS was most recently updated in 2023 to re-evaluate and refresh action items, direct investment, focus servicing and expand targeted industrial base for the next decade.

The current ILDS notes that the City of London is facing many challenges, several originating as spin-off effects from the COVID-19 pandemic. Despite these challenges, inquiries for industrial land have continued to remain steady as companies look at the longer-term horizon. The Province of Ontario declared a public health emergency due to the COVID-19 pandemic resulting in stay-at-home orders and sporadic workplace closures. During the COVID-19 pandemic the unemployment rate in London reached an annual high of 8.2% for 2020. Comparatively, the annual unemployment rate in 2020 reached 9.6% for the Province of Ontario and 9.5% in Canada. Manufacturing sales have grown steadily amid the COVID-19 pandemic, but the manufacturing industry is one of the sectors in Ontario that is most in need of labour - after the hospitality, health care and retail sectors. Almost 10% of the province's nearly 390,000 job openings are in the manufacturing sector. A survey conducted by the Elgin Middlesex Oxford Workforce Planning and Development Board, a workforce development agency, found that 64% of businesses were having a hard time filling job vacancies in 2021.

The City of London is also facing other challenges like supply chain disruption. The leading contributing factors to worsened supply chain challenges have been increased delays in deliveries; increased prices of inputs, products, or supplies; and supply shortages that resulted in fewer inputs, products, or supplies being available. In Q2 2022, over 70% of manufacturing businesses reported that supply chain challenges have worsened over the past year, and they expect continued challenges for at least the next three months.

The ILDS was updated in 2014 to address inadequate supply of appropriately sized, located, and serviced industrial land. At that time, there was a growing trend toward industrial companies selecting larger sites to allow for greater consolidation activity and to allow for easier future expansions of their operations. Since then, there have been numerous inquiries for 4-to-8-acre parcels for small- and medium-sized industrial operations. Thus, following the 2023 ILDS there must be a greater focus on a variety of parcel sizes with emphasis on the availability of 4-to-8-acre parcels. The 2023 ILDS is based on the premise that London needs to continue to compete aggressively and directly in the attraction of industrial growth. To accomplish this, renewed investment in planning, servicing, and municipal land development is required.

Based on pervasive shifts in the City's targeted industrial sectors and their land, servicing, and design needs, the City stated that the role of the ILDS is to help it stay investment ready and remain in its competitive position.

The ILDS identifies 5 Goals which are further organized into multiple Priority Actions to implement the Goals. These Goals and Priority Actions are as follows:

GOALS	PRIORITY ACTIONS
Invest in developing an inventory of shovel-ready sites	<ul style="list-style-type: none"> • Purchase lands that are suited to the needs of our targeted industries • Develop lands, including budgeting, planning, and executing development of sites • Ensure that the Urban Growth Boundary expansions align with the land needs requirements of our targeted industries
Attract targeted industries	<ul style="list-style-type: none"> • Identify targeted industries • Highlight targeted industry land needs and infrastructure requirements • Ensure that Community Improvement Plan incentive programs continue to remain relevant to the needs of the City's industries
Attract talent	<ul style="list-style-type: none"> • Position London as a great place to work • Position London as a great place to live • Position London as a great place to stay
Continuous support for business retention and expansion	<ul style="list-style-type: none"> • Continuation of the enterprise-wide ILDS Implementation Team • Prioritize improvements to internal processes and policies
Work with partners to continue increasing economic development potential	<ul style="list-style-type: none"> • Establish Post-Secondary Education Training to ensure continuous supply of skilled workforce • Seek Federal and Provincial funding partnerships as appropriate

The City's ILDS is a primary foundation of this CIP. The primary rationale for both the ILDS and this CIP is economic rehabilitation, revitalization, and development through the effective and efficient use of industrial land to create employment opportunities. Therefore, the CIP has been designed to help implement the strategies contained in the ILDS. For example, the incentive programs contained in this CIP will enhance London's efforts to market industrial lands on an international stage (as well as a local and national stage) and will help to make London more attractive to industrial investment.

The City's role in industrial land development is to ensure an adequate and appropriate supply of industrial land but also to help ensure that supply is effectively used and developed to increase investment, and jobs, create better planned work environments, and sustainable use of industrial land and buildings.

The City has had a Brownfield CIP in place since 2006. This CIP addresses previously developed industrial lands. The City currently has an adequate supply of marketable land that meets the demands of London's targeted industrial sectors; however, it is forecast that this will fall below the targeted supply of land by 2025 and the timeline to acquire, zone, design, and construct industrial subdivisions is three to five years. Therefore, the City's ability to promote economic rehabilitation, revitalization, job creation and the sustainable use of industrial land and buildings would be seriously compromised if the City focused its community improvement planning efforts only on previously developed land.

The ILDS recommends the City develop and maintain a minimum 494 acre (200 hectare), 10-year supply of vacant, serviced, market-ready industrial land at strategic locations. This 10-year sustainable supply will be of various parcel sizes that meet the needs of our target sectors. Section 3.2.1 of the ILDS contains an objective and priority actions for the City to invest in developing an inventory of shovel-ready sites. The priority action includes purchasing lands that are suited to the needs of our targeted industries; developing lands, including budgeting, planning, and executing development of sites; and, ensuring that the Urban Growth Boundary expansions align with the land needs requirements of the City's targeted industries. The Municipal Leadership Actions contained in Section 9.0 of this CIP supports the City's strategy for acquisition and development of industrial land in the ILDS.

Finally, Section 3.3 of the ILDS sets out a plan to attract targeted industries. This can be achieved through Priority Action 2.3 specified in the ILDS. The Priority Action suggests ensuring that Community Improvement Plan incentive programs continue to remain relevant to the needs of the City's industries. The ILDS also specifies that the city supports industrial businesses to allow for retention and expansion of targeted industries. This includes providing information on grants and loans, connecting businesses to resources available through educational and training institutions, facilitating expansion opportunities, and improving infrastructure where appropriate.

3.6 Other Community Improvement Plans

The City of London has made significant use of CIPs in the past with the preparation and adoption of twelve different CIPs:

- Affordable Housing CIP;
- Brownfield CIP;
- Industrial CIP;
- Core Area CIP;
- Hamilton Road CIP;
- Old East Village CIP; and,
- Airport Area CIP;
- Heritage CIP;
- Argyle Core Area CIP;
- Downtown CIP;
- Lambeth Area CIP;
- SOHO CIP.

The Argyle Core Area, Core Area, Downtown, Hamilton Road, Lambeth Area, Old East Village, and SoHo CIPs apply to specific areas in the city where commercial activity and mixed-use neighbourhoods are located. These CIPs contain financial incentives in the form of grants and loans to promote commercial and mixed-use building upgrades and façade improvements.

The Heritage CIP applies to the entire city and includes a tax increment grant and DC grant to promote the preservation and rehabilitation of a designated heritage building/structure.

The Brownfield CIP applies to all lands within the Urban Growth Boundary and includes an environmental study grant program, and a tax increment grant program and DC grant program that promotes the environmental remediation and redevelopment of brownfield sites.

The Airport Area CIP applies to the London International Airport and adjacent industrial park lands. The Airport Area CIP contains a tax increment grant targeted to the areospace and air transportation sectors.

The Affordable Housing CIP applies to the entire city and includes an Affordable Housing development Loan Program and an Additional Residential Unit Loan Program.

The incentive programs in only two of the above-noted CIPs (Tax Increment Grant and DC Grant in the Brownfield CIP, and the Tax Increment Grant in the Airport Road CIP) would potentially have any overlap with the incentive programs contained in this CIP. Eligible applicants can apply for one, more or all the incentive programs contained in this CIP and incentive programs contained in other applicable CIPs. However, to avoid “double dipping” (use of two or more incentive programs to pay for the same eligible cost), if an applicant is eligible to apply for the same program type (tax increment grant, DC grant/rebate), under the Industrial Lands CIP and any other applicable CIP, the applicant can apply for that type of program under only one CIP; the applicant can apply for that type of program under only one CIP. For example, if an applicant is eligible for both the Brownfield Tax Increment Equivalent Grant contained in the Brownfields CIP and the Industrial Tax Increment Grant contained in this CIP, the applicant can apply for only one of these programs. Furthermore, the total of all grants, loans and tax assistance provided in respect of the lands and buildings for which an applicant is making an application under the programs contained in this CIP and any other applicable CIPs shall not exceed the eligible costs of the improvements to those lands and buildings under all applicable CIPs.



4.0 CIP GOALS



BROSS - Discovery Drive

Based on the comprehensive policy review described above and consultation with City Staff and key industrial land development stakeholders through the ILDS and CIP processes, numerous community improvement needs for industrial land development in London were identified and examined. Similar community improvement needs were identified in the review of best practices utilized by several other municipalities in Ontario to promote industrial development on previously developed and previously undeveloped industrial lands.

The critical community improvement needs for industrial land development in London were then translated into goals for this CIP. The most important policy document guiding the identification of the goals for this CIP is the City's new ILDS. Considerable weight has also been given to the policy direction provided in *The London Plan* and other key City and provincial planning and economic development policy documents. The goals of the CIP were then used to guide development of incentive programs and municipal leadership actions contained in this CIP. The overarching vision and strategic focus of this CIP, which has guided the formulation of its goals, is to foster economic rehabilitation, diversification, development, revitalization, and prosperity in London. The goals of the London Industrial Lands CIP are as follows:

ADEQUATE SUPPLY OF INDUSTRIAL LAND

- Maintain a 10-year supply of shovel-ready industrial land in prime strategic locations ensuring London is competitively situated to attract industrial investment.
- Where necessary and possible, relocate incompatible industrial land uses to more stable industrial lands.
- Where appropriate, promote the redevelopment of brownfield sites for industrial use.

ATTRACT TARGETED INDUSTRIES TO INDUSTRIAL LANDS

- Ensure that financial incentive programs used to promote industrial development are transparent, accountable, financially sustainable, and that the effectiveness of these programs is monitored.
- Retain and attract businesses in targeted industrial sectors by highlighting the benefits London can provide for targeting industrial prospects.
- Improve the market attractiveness and competitiveness of industrial land in London.

SUPPORT EXPANDING BUSINESSES

- Continue to support existing industries after they have established themselves in London by providing quality service, facilitating expansion opportunities, and improving infrastructure where possible.
- Improve the design of industrial buildings constructed in strategically important locations

such as the Highway 401/402 corridor, the Veterans Memorial Parkway corridor, and airport.

- Promote sustainable and energy efficient planning, site and building design, and enhanced landscaping for industrial development and redevelopment in London.

ATTRACT TALENT TO LONDON'S INDUSTRIAL SECTOR

- Increase employment on industrial land in London by creating new employment opportunities and retaining existing employment.
- Continue to make London an attractive city to live and work in order to draw skilled labour to London and make London's workforce talent pool highly attractive for future investments.
- Leverage relationships with our major educational partners to address the needs of their student populations, ensuring a higher retention of graduates in London, including those from international backgrounds.

PROMOTE ECONOMIC GROWTH FOR THE CITY

- Facilitate and promote the development and redevelopment of industrial land in London in conformity with the servicing, growth management, and other policies in *The London Plan*.
- Increase long-term industrial assessment land values and industrial land property tax revenues.
- Ensure that growth related capital costs are recovered from revenues generated by new development.



MAPLE LEAF FOODS - Wilton Grove Road

Industrial Lands of

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5.0 COMMUNITY IMPROVEMENT PROJECT AREA



In accordance with Section 28(2) of the *Planning Act*, if a municipality has community improvement policies in its official plan, that municipality may, by by-law designate the whole or any part of the area covered by their official plan as a community improvement project area. *The London Plan* covers the entire municipality, and *The London Plan* contains Community Improvement policies that permit designation of the entire municipality as a community improvement project area for industrial land.

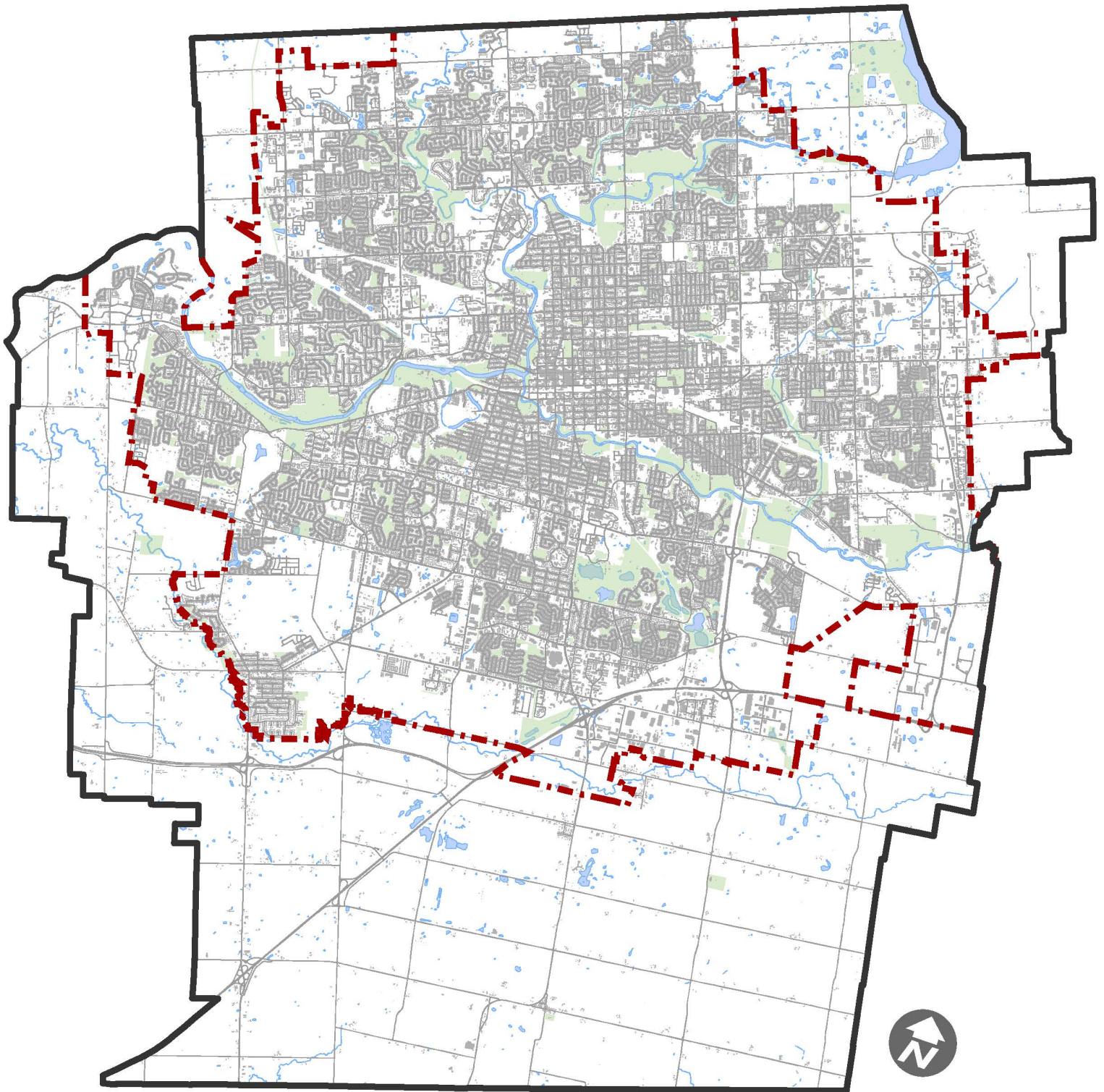
Section 28(3) of the *Planning Act* allows a municipality to acquire, hold, clear, grade and otherwise prepare land for community improvement within a designated community improvement project area once the community improvement plan for that area comes into effect. Section 28(6) of the *Planning Act* allows a municipality implementing a CIP that has come into effect to undertake the following actions within the community improvement project area as long as these actions are in conformity with the CIP.

- i) Sell, lease, or otherwise dispose of any land and buildings acquired or held by the municipality; and,
- ii) Construct, repair, rehabilitate or improve buildings on lands acquired or held by the municipality.







The challenges facing industrial land development in London are not restricted to certain industrial areas or types of industrial land. Furthermore, the goals of this CIP apply to industrial lands spread across the city. Therefore, in order to properly address the community improvement needs for industrial development in London and in order to successfully achieve the goals of this CIP for all industrial lands in London, it is recommended that the Community Improvement Project Area for the City of London Industrial Lands CIP be designated as the entire geographic area of the City of London. However, in order to ensure that the incentive programs contained in this CIP conform to both the *Planning Act* and the policies in *The London Plan*, the incentive programs in this CIP will apply only to lands designated for industrial land use within the City's Urban Growth Boundary, as amended from time to time.

City of London Urban Growth Boundary Map

City of London 2024



Legend

- | | |
|---|---|
|  City Boundary |  Roads |
|  Urban Growth Boundary |  Parks |
|  Buildings |  Water |



6.0 INCENTIVE PROGRAMS



Industrial Lands CIP - 2024

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6.1 Approach

The financial incentive programs contained in this CIP were developed to address the economic and planning challenges of developing industrial land in London and to help achieve the goals outlined in Section 4.0 of this CIP. In order to help accomplish the goals of this CIP, three incentive programs have been included in this CIP.

The first program is the **Industrial Development Charges (DC) Grant Program**. This program provides a grant equal to the municipal portion of the development charges payable (up to 100%) for a targeted industrial development project and a grant equivalent to 50% of the value of the development charges paid up to \$500,000 (maximum grant of \$250,000) for a non-targeted industrial development project.

The second program is the **Industrial Tax Increment Grant Program**. This program provides an annual grant of up to 100% of the City property tax increment generated by an industrial development project for a period of ten (10) years after project completion.

The third program is the **Industrial Compatibility Grant/Loan Program**. This program would provide a grant and/or a loan to assist existing industrial operations in London to relocate to more compatible and appropriate sites within the Urban Growth Boundary in London. In parts of the City, existing industrial operations may be constrained by changes in the surrounding neighbourhoods or may be located in areas where their continued operation, expansion or changes in operations would cause negative impacts on surrounding non-industrial land uses. This program will provide a grant or loan to help off-set the costs associated with the relocation of an eligible industrial use to a more compatible location within the Urban Growth Boundary.

The incentive programs contained in the CIP are referred to as a “toolkit” because once the CIP is adopted and approved, the incentive programs in the CIP can be activated by Council, one or more at a time, based on Council approval of the implementation of each program, subject to the availability of funding. The programs are also referred to as a “toolkit” because once activated, these programs can be used individually or together by an applicant.

General requirements that apply to all the programs contained in this CIP and program specific requirements have been included in the CIP to help promote the goals of the CIP, while protecting the financial interest of the municipality. The balance of this section specifies the general program requirements and outlines basic details for each incentive program including the program purpose, description, and requirements.

6.2 General Program Requirements

All of the incentive programs contained in this CIP are subject to the following general requirements as well as the individual requirements specified under each incentive program. The general and program specific requirements contained in this CIP are not necessarily exhaustive,

and the City reserves the right to include other requirements and conditions as deemed necessary on a property specific basis:

- a) An application for any financial incentive program contained in this CIP:
 - i. Can be made only for development, redevelopment, rehabilitation, and/or adaptive reuse of an industrial building within the Urban Growth Boundary (see Appendix A for the definition of “industrial building”);
 - ii. Must be submitted to and approved by the City prior to the commencement of any works to which the incentive program will apply and prior to application for building permit; and,
 - iii. Must include plans, drawings, studies, reports, and urban design briefs, cost and other studies, details and information as required by the City to satisfy the City with respect to project eligibility, design, performance and conformity with the CIP.
- b) The City may require that the applicant submit professional urban design brief, studies and/or professional architecture/design drawings that are in conformity with any applicable urban design guidelines;
- c) The City may require that the applicant submit a Business Plan that contains information on the proposed projects as specified by the City, and said plan must be to the satisfaction of the City;
- d) Review and evaluation of an application and supporting materials against program eligibility requirements will be done by City Staff, who will then make a recommendation to Council or Council’s designate. The application is subject to approval by Council or Council’s designate;
- e) Each program in this CIP is considered active if Council has approved implementation of the program, the Council has approved a budget allocation for the program (as applicable);
- f) As a condition of application approval, the applicant may be required to enter into a Grant Agreement with the City. This Agreement will specify the terms, durations and default provisions of the incentive to be provided. This Agreement is also subject to approval by Council or Council’s designate;
- g) Where other sources of government and/or non-profit organization funding (Federal, Provincial, Municipal, Federation of Canadian Municipalities, etc...) that can be applied against the costs of the development project are anticipated or have been secured, these must be declared as part of the application. Accordingly, the grant may be reduced on a pro-rated basis;
- h) The City reserves the right to audit the cost of any and all works that have been approved under any of the financial incentive programs, at the expense of the applicant;
- i) The City is not responsible for any costs incurred by an applicant in relation to any of the programs, including without limitation, costs incurred in anticipation of a grant;

- j) If the applicant is in default of any of the general or program specific requirements, or any other requirements of the City, the approved grant may be delayed, reduced or canceled, and the applicant may be required to repay part or all of the approved grant;
- k) If a building developed, redeveloped, rehabilitated or adaptively reused using a grant provided under this CIP is demolished prior to expiry of the grant period, the grant is terminated and any grant amount paid is repayable to and will be recovered by the City;
- l) The City may discontinue any of the programs contained in the CIP at any time, but applicants with approved grants will still receive said grant, subject to meeting the general and program specific requirements;
- m) Proposed land uses must be in conformity with *The London Plan*, Zoning By-law and other planning requirements and approvals;
- n) If part or all of a building(s) in a project approved for a grant is converted to a non-industrial use at any time after project completion, but prior to the cessation of grant payments, the amount of the remaining grant payments will be adjusted accordingly on a go forward basis to reflect only the remaining industrial use;
- o) All proposed works approved under the incentive programs shall conform to provincial laws and City guidelines, by-laws, policies, procedures, and standards;
- p) All works completed must comply with the description of the works as provided in the application form and contained in the grant agreement, with any amendments as approved by the City;
- q) All construction and improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals;
- r) Where required by the City, outstanding work orders, and/or orders or requests to comply and/or other charges from the City must be satisfactorily addressed prior to grant approval or payment;
- s) Property taxes must be in good standing at the time of program application, approval and throughout the entire length of the grant commitment;
- t) City Staff, officials and/or agents may inspect any property that is the subject of an application for any of the incentive programs offered by the City;
- u) The City may require that the applicant submit a project completion report, and the City may conduct inspections to ensure compliance of the project with the general program requirements and program specific requirements subject to this CIP and the executed grant agreement, and the City may make adjustments to incentive levels to reflect actual project performance in relation to program requirements and the executed grant agreement;
- v) Applicants approved for the programs contained in this CIP will be required to complete the eligible works within specified timeframes;

- w) Eligible applicants can apply for one, more or all of the incentive programs contained in this CIP and incentive programs contained in other applicable CIPs, however, in order to avoid “double dipping” (use of two or more incentive programs to pay for the same eligible cost), if an applicant is eligible to apply for the same program type (tax increment grant, DC grant/rebate), under this CIP and any other applicable CIP, the applicant can apply for that type of program under only one CIP; and,
- x) The total of all grants, loans and tax assistance provided in respect of the particular lands and buildings for which an applicant is making application under the programs contained in this CIP and any other applicable CIP shall not exceed the eligible costs of the improvements to those particular lands and buildings under all applicable CIPs.

6.3 Industrial Development Charge (DC) Grant Program

Purpose

This program provides a major financial incentive to stimulate new investment by existing and new industrial businesses within the Urban Growth Boundary in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings for industrial use, including commercial truck service establishments.

Description

This program will provide a grant to an applicant equal to up to 100% of the City development charge payable by an application for a targeted industrial development project constructed within the Urban Growth Boundary and a grant equivalent to 50% of the value of the development charges paid up to \$500,000 (maximum grant of \$250,000) for a non-targeted industrial development project constructed within the Urban Growth Boundary. This grant will be calculated and paid by the City at the time of building permit issuance. The amount of the DC grant will be determined based upon the total amount of City development charges owing after all exemptions, reductions, and credits are applied in accordance with the Development Charges by-law.

Program Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by Council:

- a) Applicants applying for this program cannot apply for a DC Grant Program under any other applicable CIP; and,
- b) For projects on brownfield sites, the owner shall meet all applicable program eligibility requirements of the Brownfield Development Charge Rebate Program in the City’s CIP for Brownfield Incentives, including filling in the Environmental Site Registry of a Record of Site Condition (RSC) for the property signed by a qualified person, submission to the City of the signed RSC, and proof that the RSC has been acknowledged by the Ministry of Environment (MOE).

6.4 Industrial Tax Increment Grant Program

Purpose

This program provides a financial incentive to stimulate new investment by existing and new industrial businesses within the Urban Growth Boundary in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings for industrial use.

Description

This program will provide an annual tax increment-based grant equal to up to 100% of the tax increment for up to ten (10) years following completion and occupancy of an industrial building constructed within the Urban Growth Boundary. The percentage of the tax increment to be paid by the City to the applicant as a Tax Increment Grant (if any) will depend on the “as-built” performance of the project in relation to pre-defined economic, planning, urban design and sustainability performance criteria. These criteria may include but may not necessarily be limited to criteria such as construction value, direct industrial employment, building design/sustainability/energy efficiency, location in relation to the Highway 401/402 or VMP corridor, and whether or not the project is a relocation of a conflicting industrial use and/or a redevelopment of a brownfield site. The City will determine the actual performance criteria to be utilized in evaluating applications for this program prior to program implementation.

The annual Tax Increment Grant would be offered on a “pay-as-you-go” basis, i.e., the applicant would initially pay for the entire cost of the industrial building project. Then, when the project is complete and the following conditions have been met, the amount of the grant would be determined by the City and the applicant would be paid the annual grant by the City;

- a) Final building inspections have taken place;
- b) An occupancy permit has been issued (as applicable) and occupancy of the building has taken place;
- c) Any and all deficiencies have been addressed;
- d) The property has been reassessed by the Municipal Property Assessment Corporation (MPAC); and,
- e) The new property taxes have been paid in full for the year.

Grant payments will cease when the total tax increment grant along with all other grants, loans and tax assistance provided equals the eligible cost of improvements under all applicable CIPs, or after ten (10) years, whichever comes first.

Program Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by Council:

- a) Applicants applying for this program cannot apply for Tax Increment Grant Program under any other applicable CIP; and,
- b) For projects on brownfield sites, the owner shall meet all applicable program eligibility requirements of Brownfields Tax increment Equivalent Grant Program in the City's CIP for Brownfield Incentives, including filing in the Environmental Site Registry of a Record of Site Condition (RSC) for the property signed by a qualified person, submission to the City of the signed RSC, and proof that the RSC has been acknowledged by the Ministry of Environment (MOE).

6.5 Industrial Compatibility Grant/Loan Program

Purpose

This program provides a financial incentive to assist existing industrial operations in London to relocate to more compatible and appropriate industrial sites within the Urban Growth Boundary.

Description

This program will provide a grant and/or loan to help offset the costs associated with the relocation of an eligible industrial use to a more compatible location within the Urban Growth Boundary. Eligible costs include the costs of development, redevelopment, rehabilitation and/or adaptive reuse of existing buildings at the new site.

Program Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by Council:

- a) Applicants must demonstrate to the City's satisfaction that the continued operation/ expansion of their industrial operation in its current location has resulted in, or would result in, negative impacts on surrounding non-industrial land uses; and,
- b) For projects relocating to a brownfield site, the owner shall meet all applicable program eligibility requirements for the Brownfields Tax Increment Equivalent Grant Program in the City's CIP for Brownfield Incentives, including filing in the Environmental Site Registry of a Record of Site Condition (RSC) for the property signed by a qualified person, submission to the City of the signed RSC, and proof that the RSC has been acknowledged by the Ministry of Environment (MOE).



Industrial Park 2024

PHOTOGRAPH BY [unreadable]

7.0 MEASURES AND INDICATORS OF SUCCESS



Industrial Lands CIP - 2024

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TFS - Taylor Fluid Systems - Oxford Street

7.1 Determining the Success of the Industrial Lands CIP

Purpose

The purpose of measuring the success of the CIP is to:

- Identify how the goals and objectives of the Industrial Lands CIP have been achieved;
- Assess which Industrial Lands CIP programs have been completed and/or can be suspended or discontinued;
- Determine whether any amendments to the Industrial Lands CIP are warranted;
- Identify funds dispersed through the financial incentive programs to determine which financial incentive programs are being most utilized and use this information to adjust the financial incentive programs, as required;
- Gather feedback from applicants of the financial incentive programs so that adjustments can be made to the financial incentive programs, as required; and,
- Identify the community and economic impact associated with projects taking advantage of the financial incentive programs.

Measures of Success

Community Improvement Plans are created to provide the opportunity to re-plan, redesign, redevelop, and rehabilitate areas of the city. The success of the Industrial Lands Community Improvement Plan is based on the identified improvements being undertaken that can help address a recognized need or gap and can be measured based on the four-year summary report as described further below.

The following table provides potential targets and suggested indicators of success for the Industrial Lands CIP.

Table 1: Success Measures

	TARGET	INDICATORS OF SUCCESS
	Attract new investments to London's Industrial Lands	<ul style="list-style-type: none"> • Increase in % of targeted industries versus non-targeted industries. • Increase in amount of industrial building permits
	London's Industrial Lands attract qualified talent and provide opportunities for employment	<ul style="list-style-type: none"> • Increase in % of people employed in the industrial sector. • Decrease in the industrial sector job vacancies.
	The City provides an appropriate and adequately serviced supply of Industrial Land	<ul style="list-style-type: none"> • Increase in acres of serviced industrial land inventory.

	TARGET	INDICATORS OF SUCCESS
	Industrial Land development contributes to the city's economic growth	<ul style="list-style-type: none"> • Increase in industrial land property assessment values.
	Industrial development takes into consideration the effects of climate change	<ul style="list-style-type: none"> • Increase in number of targeted industries focused on renewable and clean technologies.

Baseline Conditions

A number of Baseline Conditions were determined to provide a consistent framework for evaluating the ongoing change in the Industrial Lands Project Area. Measures may be added to the Baseline Conditions.

- 82% of Industrial Building permits were targeted industrial uses.¹
- 11 Industrial Building Permits in 2023.²
- In 2023, the manufacturing industry makes up 13% of London's workforce.³
- The manufacturing industry makes up 4% of London's job vacancies.⁴
- 297.48 ac of City owned serviced industrial land inventory.⁵
- In 2022, grants to nine industrial properties led to a \$25.48M increase in related development property assessment values.⁶
- As of 2024, there are 30 industrial businesses focusing on renewable and clean technologies.⁷

¹ City of London. (2024).

² City of London. (2024).

³ Government of Canada, Statistics Canada. (2024, January 5). Employment by industry, census metropolitan areas, annual (x 1,000). <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410038401&pickMembers%5B0%5D=1.22&cubeTimeFrame.startYear=2019&cubeTimeFrame.endYear=2023&referencePeriods=20190101%2C20230101>

⁴ Government of Canada, Statistics Canada. (2023, December 18). Job vacancies and average offered hourly wage by occupation (Broad Occupational Category), quarterly, unadjusted for seasonality. Job vacancies and average offered hourly wage by occupation (broad occupational category), quarterly, unadjusted for seasonality. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410035601&pickMembers%5B0%5D=1.53&cubeTimeFrame.startMonth=10&cubeTimeFrame.startYear=2022&cubeTimeFrame.endMonth=10&cubeTimeFrame.endYear=2023&referencePeriods=20221001%2C20231001001%2C20231001>

⁵ City of London. (2023). 2023 Industrial Lands Development Strategy. [2023 Industrial Land Development Strategy \(london.ca\)](https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410038401&pickMembers%5B0%5D=1.22&cubeTimeFrame.startYear=2019&cubeTimeFrame.endYear=2023&referencePeriods=20190101%2C20230101)

⁶ City of London. (2024).

⁷ London Economic Development Corporation. (2024).



8.0 MUNICIPAL LEADERSHIP ACTIONS



Industrial Lands CIP - 2024

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UNI-FIRST - & INNOVATION PARK GATEWAY - Venture Gate

The financial incentive programs contained in this Plan are designed to indirectly encourage private sector development of industrial land in London, i.e., the City is relying on private sector third parties (developed, property/business owners) to take advantage of the incentive programs that are offered by the City. However, as noted in the ILDS, there are a number of actions that the City should undertake to directly promote industrial land development in London. The “Municipal Leadership Actions” are outlined below. The Municipal Leadership Actions are designed to complement the incentives programs by generating enhanced market demand for industrial land and interest on the part of the private sector in using the available incentive programs.

The City of London may utilize the full range of actions permitted under Section 28 of the Planning Act and other provincial legislation to implement the Municipal Leadership Actions within the Community Improvement Project Area, including the:

- a) Acquisition, hold, clearance, grading or other preparation of land for community improvement;
- b) Construction, repair, rehabilitation or improvement of buildings on land acquired or held by the City in conformity with this CIP; and,
- c) Sale, lease, or other disposition of any land and buildings acquired or held by the City in conformity with this CIP.

8.1 Property Acquisition, Servicing and Disposition

The ILDS recommends that the City always maintain a 10 year supply (200 hectares) of vacant, serviced City owned industrial land overall and, within this total supply, 180 hectares of serviced land in strategic locations. The ILDS also notes that this supply should include a variety of lot sizes, including availability of several smaller to medium sized parcels (4-to-8-acre) as incubator parcels to provide flexibility for growth and employment opportunities. Reasonable industrial land options should also be offered close to the Airport, in General Industrial designations and in strategic Office Business Park locations that may emerge over time.

In order to implement the ILDS and achieve the goals of this CIP, this is recommended that the City:

- a) Engage in the acquisition of land within the Community Improvement Project Area by means as permitted under provincial legislation;
- b) Ensure that Urban Growth Boundary expansions align with the land needs requirements of our targeted industries;
- c) Initiate all necessary Zoning By-Law and Official Plan Amendments to maximize the value of sites before land is put on the market;
- d) Purchase lands that are suited to the needs of our targeted industries and have a continuous budget to maintain inventory;

- e) Continue to pursue funding from the Federal and Provincial Governments and other funding partners for the acquisition and servicing of industrial land;
- f) Pursue non-Development Charge source of funding for future construction of the Bradley/VMP Parkway; and,
- g) Consider different administrative models for public management of industrial land, including but not necessarily limited to an Industrial Land Development Corporation or a more formalized Action Team of pre-identified departmental staff and management.

The City of London may also dispose of municipally owned land or buildings within the Community Improvement Project Area in conformity with this CIP.

8.2 Marketing

The ILDS contains a number of actions designed to aggressively market industrial lands in London and London's high quality of life. In order to implement the ILDS and achieve the goals of this CIP and the ILDS, it is recommended that the City:

- a) Create a comprehensive identity for Highway 401 and 402 as an "Investment Corridor";
- b) Pursue an improved web presence for available City-owned industrial lands;
- c) Grow and nurture our industrial business economy to provide Londoners with a highly competitive and diverse range of well-paying employment experiences;
- d) Continue to improve its quality of life by supporting a more engaged downtown, main streets and public realm with more gathering places; and,
- e) Support and promote ongoing city-building efforts.

8.3 Promoting Brownfield Redevelopment

In order to help ensure an adequate supply of serviced industrial land, it is important for the City to promote the redevelopment, rehabilitation and adaptive reuse of previously developed land (including brownfields) for industrial use, where appropriate. Therefore, it is recommended that the City continue to support and fund the incentive programs contained in the CIP for Brownfield Incentives.

8.4 Promoting Industrial Compatibility

While it is important for the City to promote the redevelopment of brownfields for industrial use, as previously mentioned, there are situations where the expansion, changes in operation, or even the continued operation of existing industrial uses can cause negative impacts on surrounding non-industrial land uses. In these cases, in addition to the Industrial Compatibility Grant/Loan Program, it is recommended that the City consider the sale or exchange of City owned lands to facilitate the retention and relocation of such industrial operations to more compatible industrial sites within the Urban Growth Boundary of London.

9.0 EVALUATION



9.1 Purpose

The Monitoring Program set out in this section has several purposes. It is designed to:

- a) Monitor funds dispersed through the CIP incentive programs by program type to determine how the programs are being utilized, and allow staff to property budget for the incentive programs;
- b) Receive and monitor feedback from applicants to the incentive programs so that adjustments can be made to the incentive programs, as required;
- c) Monitor the economic performance and impacts such as investment and new employment (total and by target sector) associated with projects taking advantage of the CIP incentive programs;
- d) Monitor the planning, urban design and sustainability performance and impacts associated with projects taking advantage of the CIP incentive programs;
- e) Allow for comprehensive reporting of monitoring results to Council.

This CIP is not intended to be a static planning document. It is intended to be a proactive plan to rehabilitate, revitalize, diversify and strengthen the economy in London by promoting strategic industrial land development. Information collected through the Monitoring Program should be utilized by staff to provide regular reports to Council on the amount of private sector investment being leveraged by the municipal incentive programs and the economic and other benefits associated with these private sector projects. Furthermore, information obtained through the Monitoring Program should be used to periodically adjust the terms and administration of the incentive programs to make them even more relevant, effective and user friendly.

9.2 Description

Monitoring of the uptake and performance of the incentive programs should be done on a regular basis and these monitoring results reported to Council on a four-year basis.

Table 2 presents a list of the data variables, including economic impacts, that should be collected and monitored on an individual project and aggregate basis for all projects taking advantage of the incentive programs contained in this CIP. In addition to these quantitative economic measures, the staff should also monitor:

- a) The planning, urban design and sustainability performance of projects taking advantage of the CIP incentive programs;
- b) Comments on the incentive programs and program administration received by staff from developers, property/business owners and other key opinion leaders in the real estate, development and design/build community; and,

c) Qualitative results of the CIP in terms of the impact of the Municipal Leadership Actions.

These qualitative measures and comments should be monitored and reported to Council along with the qualitative measures listed in Table 1.

Table 2: Performance Measures

PROGRAM	PERFORMANCE MEASURES
Industrial DC Grant	<ul style="list-style-type: none"> • Number of applications; • DC Grant amount (\$); • Value of Construction Projects(\$); • Hectares (acres) of land development/redevelopment; • Square footage of industrial space created by type (development, redevelopment, rehabilitation, adaptive reuse) and sector; • New FT and FTE jobs created by type (development, redevelopment, rehabilitation, adaptive reuse) and sector; • Increase in assessed value of participating property; • Increase in municipal and education property taxes of participating properties
Industrial Tax Increment Grant	<ul style="list-style-type: none"> • Number of applications; • Annual Tax Increment Grant (\$) and total Tax Increment Grant (\$) over grant period; • Value of construction project (\$); • Hectares (acres) of land developed/redeveloped; • Square footage of industrial space created by type (development, redevelopment, rehabilitation, adaptive reuse) and sector; • New FT and FTE jobs created by type (development, redevelopment, rehabilitation, adaptive reuse) and sector; • Increase in assessed value of participating property; • Increase in municipal and education property taxes of participating properties; • Number and \$ amount of program defaults.

PROGRAM	PERFORMANCE MEASURES
Industrial Compatibility Grant/ Loan	<ul style="list-style-type: none"> • Number of applications; • Value of construction project (\$); • Hectares (acres) of land vacated; • Square footage of industrial space vacated; • Square footage by type/residential units created on vacated site; • Hectares (acres) of land developed/redeveloped at new site; • Square footage of industrial space created at new site by type (development, redevelopment, rehabilitation, adaptive reuse) and sector; • Square footage of accessory space (retail, office commercial, etc.) created at new site by type (development, redevelopment, rehabilitation, adaptive reuse) and sector; • Jobs retained; • New FT and FTE jobs created by type (development, redevelopment, rehabilitation, adaptive reuse) and sector; • Increase in assessed value of participating property; • Increase in municipal and education property taxes of participating properties; • Number and \$ of program defaults.

9.3 Program Adjustments

The individual incentive programs contained in this CIP can be activated, deactivated, reduced or discontinued without amendment to this Plan. Increases in funding provided by the financial incentives contained in this CIP, or the addition of any new incentive programs to this CIP, will require a formal amendment to this Plan in accordance with Section 28 of the Planning Act. The City may periodically review and adjust the terms and conditions of any of the programs contained in this Plan, without amendment to the Plan. Such minor changes will be provided to the Minister of Municipal Affairs and Housing for information purposed only.

10.0 CONCLUSION



The primary purpose of this CIP is to promote economic rehabilitation, revitalization, diversification, development, employment growth and prosperity in London by improving the market attractiveness of industrial land and promoting the development of industrial land in the city. The incentive programs and municipal leadership actions contained in this CIP have been developed specifically to address critical community improvement needs for industrial land development in London and achieve the goals of this CIP.

The adoption and approval of this CIP will provide the legislative basis and comprehensive policy framework to guide the incentive programs and municipal leadership actions needed to achieve the goals of this CIP. However, successful implementation of this CIP will also require a long-term financial and resource commitment by Council to implement, fund, administer and monitor the incentive programs and municipal leadership actions. Finally, ongoing monitoring of the performance of the incentive programs and adjustment of the programs as required will also help to ensure the long-term effectiveness of this CIP.

APPENDIX A



Glossary of Terms and Abbreviations

“Adaptive Re-use” means the physical process undertaken (including constructed improvements) to convert a non-industrial building on previously developed land into an industrial building.

“Applicant” means a registered owner or assessed owner of lands and buildings within the Community Improvement Project Area, and any person to whom a registered owner or assessed owner of lands and buildings within the Community Improvement Project Area has assigned the right to receive a grant or loan. Applicants may also be referred to as “owners”, “building owners” or “property owners” throughout this Plan.

“Base Rate” means total municipal taxes levied in the year prior to commencement of a project approved for a Tax Increment Based Grant.

“Brownfield” means abandoned, vacant or underutilized lands and/or buildings within the Urban Growth Boundary of the City of London where expansion, retrofit or redevelopment may be complicated by environmental contamination from past uses and development activity.

“Commercial Truck Service Establishment” means a premises purpose designed for repair and servicing of freight carrying trucks, including truck tractors and truck trailers, and shall include the storage and sale of parts accessory to such vehicles.

“Community Improvement”, unless otherwise specified, is as defined in accordance with its definition under Section 28 of the Planning Act.

“Community Improvement Plan” (CIP), unless otherwise specified, is as defined in accordance with its definition under Section 28 of the Planning Act.

“Development” means the construction of a new industrial building on previously undeveloped land.

“DC” means Development Charges.

“ILDS” means Industrial Land Development Strategy.

“Industrial Building” means a building used for:

- a) Manufacturing, producing, fabricating, assembling, compounding or processing of raw materials, goods, component parts or ingredients where the physical condition of such materials, goods, parts or components are altered to produce a finished or semi-finished tangible product, or the packaging, crafting, bottling, or semi-processed goods or materials, but not including any of these activities where they primarily serve retail purpose to the general public;
- b) Storing or distributing something derived from the activities mentioned in (a) above and for greater certainty, shall include the operation of a truck terminal, warehouse or depot and does not include self-storage warehousing for use by the general public or retail sales associated with the goods stored or distributed, or accessory storage of a commercial

building;

- c) Research or development in connection with activities mentioned in (a) above;
- d) Retail sales of goods produced by activities mentioned in section (a) at the site where the manufacturing, producing or producing from raw materials of semi-processed goods takes place and for greater certainty, includes the sale of goods or commodities to the general public where such sales are accessory or secondary to the industrial use, and does not include the sale of goods or commodities to the general public through a warehouse club;
- e) Office or administrative purposes, if they are carried out:
 - i) With respect to the activity mentioned in section (a) and
 - ii) In or attached to the building or structure used for activities mentioned in section (a) and
 - iii) For greater certainty, shall include an office building located on the same property as, and used solely to support, the activities mentioned in section (a).
- f) A business that stores and processed data for retrieval, license or sale to end users and are on lands zoned for industrial uses.

“**LEDC**” means the London Economic Development Corporation.

“**MPAC**” means the Municipal Property Assessment Corporation.

“**Municipal Taxes**” means the City of London portion of property taxes payable and does not include the Education portion of property taxes payable to the Province of Ontario.

“**Non-Targeted Industrial Uses**” means the following economic sectors and industrial uses:

- Warehouses;
- Transportation and Logistics;
- Businesses that store and process data for retrieval;
- Truck Terminals.

“**PPS**” means the Provincial Policy Statement, 2020

“**Qualified Person**” means a person as defined by Section 168.1 of the Environmental Protection Act Ontario and Ontario Regulation 153/04 (as amended by Ontario Regulation 66/08) who meets the qualifications to be a qualified person.

“**Redevelopment**” means the construction of a new industrial building and/or the expansion of or addition to an existing industrial building on previously developed land.

“**Rehabilitation**” means the physical process undertaken (including construction improvement) to an existing industrial building on previously developed to return the building to a usable state.

“Targeted Industrial Uses” means the following economic sectors and industrial uses:

- Advanced Manufacturing including:
 - » Renewable and Clean Technology;
 - » Automotive;
 - » Agri-food/Food Processing; and,
 - » Defence and Aerospace;
- Life and Health Sciences;
- Information Technology and Digital Media; and,
- Research and Development.

“Tax Increment” means the difference between the base rate on a property and municipal taxes levied on that property as a result of re-valuation by MPAC following completion and occupancy of an industrial building approved for a Tax Increment Based Grant.

“Urban Growth Boundary” means the area referred to as show in The London Plan as the “Urban Growth Area” or “Urban Growth Boundary”.

“VMP” means Veterans’ Memorial Parkway.



McCORMICK - Robins Hill Road

Industrial Lands GP - 2021

Schedule 3

Industrial Development Charges Grant – Incentive Program Guidelines

Industrial Development Charges Grant Program

Purpose

- This program provides a major financial incentive to stimulate new investment by existing and new industrial businesses within the Urban Growth Boundary in the form of development, redevelopment, rehabilitation and/or adaptive reuse of buildings for industrial use, including commercial truck service establishments.

Description / Funding

- **“Targeted” Grant** – This program will provide a grant to an eligible applicant equal to 100% of the development charge (this program does not apply to Education development charges) paid on an industrial building that contains a “targeted” industrial use that is constructed within the Urban Growth Boundary;
- **“Non-targeted” Grant** – This program will provide a grant to an eligible applicant equivalent to 50% of the value of the development charge (this program does not apply to Education development charges) paid up to \$500,000 (maximum grant of \$250,000), with the remainder of the development charges above \$500,000 to be fully paid for by the applicant on an industrial building that contains a “non-targeted” industrial use that is constructed within the Urban Growth Boundary;
- This grant will be paid by the City at the time of building permit issuance, unless the building is constructed as a “speculative” (“shell”) building in which the grant will be paid when the building permit(s) is/are required for the tenant finish stage;
- The amount of the DC grant will be determined based upon the total amount of development charges owing after all exemptions, reductions and credits are applied in accordance with the Development Charges By-law.

Area of Application

- This program applies to all industrial land uses within the Urban Growth Boundary for eligible “industrial building” and “commercial truck service establishment” development, redevelopment, and rehabilitation projects, as defined below in the Definitions section of the Incentive Program Guidelines.

Definitions

"Adaptive Re-use" means the physical process undertaken (including constructed improvements) to convert a non-industrial building on previously developed land into an industrial building.

"Applicant" means a registered owner or assessed owner of lands and buildings within the Community Improvement Project Area, and any person to whom a registered owner or assessed owner of lands and buildings within the Community Improvement Project Area has assigned the right to receive a grant or loan. Applicants may also be referred to as "owners", "building owners" or "property owners".

"Brownfield" means abandoned, vacant or underutilized lands and/or buildings within the Urban Growth Boundary of the City of London where expansion, retrofit, or redevelopment may be complicated by environmental contamination from past uses and development activity.

"Commercial Truck Service Establishment" means a premises purpose designed for repair and servicing of freight carrying trucks, including truck tractors and truck trailers, and shall include the storage and sale of parts accessory to such vehicles.

"Community Improvement", unless otherwise specified, is as defined in accordance with its definition under Section 28 of the *Planning Act*.

"Community Improvement Plan" (CIP), unless otherwise specified, is as defined in accordance with its meaning under Section 28 of the *Planning Act*.

"Community Improvement Project Area" (CIPA), unless otherwise specified, is as defined in accordance with its meaning under Section 28 of the *Planning Act*.

"Development" means the construction of a new industrial building on previously undeveloped land.

"DC" means Development Charges.

"Industrial Building" is a building used for:

- a) Manufacturing, producing, fabricating, assembling, compounding or processing of raw materials, goods, component parts or ingredients where the physical condition of such materials, goods, parts or components are altered to produce a finished or semi-finished tangible product, or the packaging, crating, bottling, of semi-processed goods or materials, but not including any of these activities where they primarily serve retail purposes to the general public;
- b) Storing or distributing something derived from the activities mentioned in a) above and for greater certainty, shall include the operation of a truck terminal, warehouse or depot and does not include self-storage warehousing for use by the general public or retail sales associated with the goods stored or distributed, or accessory storage of a commercial building;
- c) Research or development in connection with activities mentioned in a) above;
- d) Retail sales of goods produced by activities mentioned in section a) at the site where the manufacturing, producing or processing from raw materials or semi-processed goods takes place and for greater certainty, includes the sale of goods or commodities to the general public where such sales are accessory or secondary to the industrial use, and does not include the sale of goods or commodities to the general public through a warehouse club;
- e) Office or administrative purposes, if they are carried out:
 - i.) with respect to the activity mentioned in section a), and
 - ii.) in or attached to the building or structure used for activities mentioned in section a), and
 - iii.) for greater certainty, shall include an office building located on the same property as, and used solely to support, the activities mentioned in section a);
or
- f) A business that stores and processes data for retrieval, license or sale to end users and are on lands zoned for industrial uses.

"Non-targeted Industrial Uses" means the following economic sectors and industrial uses, and may be amended from time to time:

- Warehouses;
- Transportation and Logistics;
- Businesses that store and process data for retrieval;
- Truck terminals.

"Qualified Person" means a person as defined by Section 168.1 of the *Environmental Protection Act Ontario* and *Ontario Regulation 153/04* (as amended by *Ontario Regulation 66/08*) who meets the qualifications to be a qualified person.

"Redevelopment" means the construction of a new industrial building and/or the expansion of or addition to an existing industrial building on previously developed land.

"Rehabilitation" means the physical process undertaken (including constructed improvements) to an existing industrial building on previously developed land to return the building to a usable state.

"Speculative" ("Shell") Industrial Building means a building that is developed with no formal commitment from an end user and the building will be leased to tenants or sold after its completion.

"Targeted Industrial Uses" means the following economic sectors and industrial uses:

- Advanced Manufacturing including:
 - Renewable and Clean Technology;
 - Automotive;
 - Agri-food/Food Processing; and,
 - Defense and Aerospace;
- Life and Health Sciences;
- Information Technology and Digital Media; and

- Research and Development.

"Urban Growth Boundary" means the area referred to and shown in the City's Official Plan as the "Urban Growth Area" or "Urban Growth Boundary".

General Program Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements of the Industrial Lands Community Improvement Plan and the following program requirements:

1. An application for the Industrial Development Charges Grant program contained in this CIP:
 - a) Can be made only for development, redevelopment, rehabilitation, and/or adaptive reuse of an industrial building within the Urban Growth Boundary;
 - b) Must be submitted to and approved by the City prior to the commencement of any works to which the incentive program will apply and prior to application for building permit; and
 - c) Must include plans, drawings, studies, reports, urban design briefs, cost and other studies, details and information as required by the City to satisfy the City with respect to project eligibility, design, performance and conformity with the CIP.
2. The Industrial Development Charges Grant is considered active if Council has approved implementation of the program, and Council has approved a budget allocation for the program;
3. The City is not responsible for any costs incurred by an applicant in relation to any of the program(s), including without limitation, costs incurred in anticipation of a grant;
4. If the applicant is in default of any of the general or program specific requirements, or any other requirements of the City, the approved grant may be delayed, reduced or canceled, and the applicant may be required to repay part or all of the approved grant;
5. The City may discontinue the Development Charges Grant Program at any time, but applicants with approved grants will still receive said grant, subject to meeting the general and program specific requirements;
6. Proposed land uses must be in conformity with the Official Plan, Zoning By-law and other planning requirements and approvals;
7. If part or all of a building(s) in a project approved for a DC grant is converted to a non- industrial use, the City may require a change of use permit, with associated costs to be paid by the applicant;
8. All proposed works approved under the incentive program shall conform to provincial laws and City guidelines, by-laws, policies, procedures, and standards;
9. All works completed must comply with the description of the works as provided in the application form and contained in the grant agreement, with any amendments as approved by the City;
10. All construction and improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals;
11. Where required by the City, outstanding work orders, and/or orders or requests to comply, and/or other charges from the City must be satisfactorily addressed prior to grant approval or payment;
12. Property taxes must be in good standing throughout the time of program application and approval.
13. City staff, officials, and/or agents may inspect any property that is the subject of an application for incentive program(s) offered by the City;
14. Eligible applicants may apply for one or more of the implemented incentive programs that are contained in the Industrial Lands CIP and/or other applicable CIPs; however, in order to avoid use of two or more incentive programs to pay for the same eligible cost, if an applicant is eligible to apply for the same program under this CIP and any other applicable CIP, the applicant can apply for DC Grant program under one CIP only;
15. The total of all grants, loans and tax assistance provided in respect of the particular lands and buildings for which an applicant is making application under the programs contained in this CIP and any other applicable CIPs shall not exceed the eligible costs of the improvements to those particular lands and buildings under all applicable CIPs.

16. For projects on brownfield sites, the owner shall meet all applicable Program Eligibility Requirements of the Brownfields Development Charge Rebate Program in the City's CIP for Brownfield Incentives, including filing in the Environmental Site Registry of a Record of Site Condition (RSC) for the property signed by a Qualified Person, submission to the City of the signed RSC, and proof that the RSC has been acknowledged by the Ministry of Environment (MOE).
17. The applicant(s) must be the registered property owner(s) for the subject lands.
18. Separate applications must be made for each discrete property under consideration for the Development Charges Grant program.
19. Industrial Development Charges Grants will not be given retroactively to recognize projects that have begun without application to this program. To be eligible for this program a complete application must be received prior to any works being done which relate to the associated building permit application.

General Procedure and Administration

- A building permit application must be submitted coincident with the application for funding under the Industrial DC Grant program;
- As a condition of application approval, the applicant shall be required to enter into a Grant Agreement with the City. This Agreement will specify the terms and provisions of the incentive to be provided;
- At time of the application, Development Charges fees will be calculated by the Chief Building Official or designate.
 - i.) For “Targeted Industrial Uses”, the total dollar value calculated will be the total Industrial DC Grant available for the given project;
 - ii.) For “Non-targeted Industrial Uses”, the total Industrial DC Grant available is equivalent to 50% of Development Charges calculated to a maximum grant of \$250,000. The remainder of the development charges will be fully paid by the applicant;
 - iii.) For “speculative” (“shell”) industrial buildings, DCs are not assessed until the building permit is required for the tenant finish. The Chief Building Official or designate will determine at that stage if the tenant of a “speculative” (“shell”) industrial building is a “Targeted” or “Non-targeted” Industrial Use and will apply the grant calculations as noted in i.) and ii.) above.
- The administrative process by City of London Staff will ensure the following:
 - i.) The Chief Building Official, or designate, advises the Financial Planning and Policy Division of the value of the Development Charges calculated for the eligible project; and
 - ii.) The value of the calculated grant be transferred directly to the Reserve Fund for Development Charges:
 - a) For “Targeted Industrial Uses” this direct transfer is instead of Staff collecting 100% of DCs from applicants and then providing applicants with a 100% Grant to rebate the monies collected.
 - b) For “Non-targeted Industrial Uses” Staff will reduce the amount of Development Charges payable by the amount of the calculated Industrial DC Grant and collect the remaining DCs from applicants. The value of the calculated grant will be transferred directly to the Reserve Fund for Development Charges;
 - c) See Table 1 below for an example of grant calculations.

Table 1 – Example of Industrial DC Grant Calculations

Building (Category)	Applicable DCs	Applicable Grant	DC Grant Amount	DCs Payable by Applicant
Agri-Food Manufacturer (Targeted)	\$600,000	100%	\$600,000	\$0
Shipping/Warehousing (Non-targeted)	\$600,000	50% / maximum \$250,000	\$250,000	\$350,000

Grant Agreement

1. Participating property owners in the Industrial Development Charges Grant program shall be required to enter into an agreement with the City;

2. This agreement shall include but is not limited to, identification of the dollar value of the grant and confirmation of applicant's agreement with the administrative process;
3. The agreement is intended to encapsulate all of the terms and conditions included in these Incentive Program Guidelines.

Discontinuation of Program

Council may periodically review the Industrial Development Charges Grant program to determine if the program should continue, be modified, or cease to issue new commitments.

Monitoring Program

The Monitoring Program set out in this section has several purposes. It is designed to:

- a) Monitor funds disbursed through the CIP incentive programs by program type to determine how the programs are being utilized, and allow City staff to properly budget for determine how the programs are being utilized, and allow City staff to properly budget for the incentive programs;
- b) Receive and monitor feedback from applicants to the incentive programs so that adjustments can be made to the incentive programs, as required;
- c) Monitor the economic performance and impacts such as investment and new employment (total and by target sector) associated with projects taking advantage of the CIP incentive programs;
- d) Monitor the planning, urban design and sustainability performance and impacts associated with projects taking advantage of the CIP incentive programs;
- e) Allow for comprehensive reporting of monitoring results to Council.

This CIP is not intended to be a static planning document. It is intended to be a proactive plan to rehabilitate, revitalize, diversify and strengthen the economy in London by promoting strategic industrial land development. Information collected through the Monitoring Program should be utilized by staff to provide regular reports to Council on the amount of private sector investment being leveraged by the municipal incentive programs and the economic and other benefits associated with these private sector projects.

Furthermore, information obtained through the Monitoring Program should be used to periodically adjust the terms and administration of the incentive programs to make them even more relevant, effective and user friendly.

Description

Monitoring of the uptake and performance of the incentive programs should be done on a regular basis and these monitoring results reported to Council on an annual basis. Similarly, monitoring of progress on implementation of the Municipal Leadership Actions should be done regularly and reported to Council on an annual basis.

Table 2 presents a list of the data variables, including economic impacts, that should collected and monitored on an individual project and aggregate basis for all projects taking advantage of the incentive programs contained in this CIP. In addition to these quantitative economic measures, City staff should also monitor:

- a) The planning, urban design and sustainability performance of projects taking advantage of the CIP incentive programs;
- b) Comments on the incentive programs and program administration received by staff from developers, property/business owners and other key opinion leaders in the real estate, development and design/build community; and,
- c) Qualitative results of the CIP in terms of the impact of the Municipal Leadership Actions.

These qualitative measures and comments should be regularly monitored and reported to Council along with the quantitative measures listed in Table 2.

Table 2 – Monitoring Variables

Program	Monitoring Variable
Industrial DC Grant	<ul style="list-style-type: none"> • Number of applications; • DC Grant amount(\$); • Value of construction project (\$) • Ha. (acres) of land developed/ redeveloped; • Square footage of industrial space created by type (development, redevelopment, rehabilitation, adaptive reuse) and sector;

	<ul style="list-style-type: none"> • New FT and FTE jobs created by type (development, redevelopment, rehabilitation, adaptive reuse) and sector; • Increase in assessed value of participating property; • Increase in municipal and education property taxes of participating property; • Percentage of employment in “Targeted” Industrial Sectors is stable and increasing; • Percentage increase in number of units constructed and Gross Floor Area constructed; • Attraction of new, and retention and expansion of existing Industrial Buildings/companies.
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Program Adjustments

The individual incentive programs contained in this CIP can be activated, deactivated, reduced or discontinued without amendment to this Plan. Increases in funding provided by the financial incentives contained in this CIP, or the addition of any new incentive programs to this CIP, will require a formal amendment to this Plan in accordance with Section 28 of the *Planning Act*.

The City may periodically review and adjust the terms and conditions of any of the programs contained in this Plan, without amendment to the Plan. Such minor changes will be provided to the Minister of Municipal Affairs and Housing for information purposes only.

Bill No. 105
2024

By-law No. C.P.-1512()-____

A by-law to amend The Official Plan for the
City of London, 2016 relating to 300 and 306
Princess Avenue

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 April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 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 Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit apartment buildings.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 300 and 306 Princess Street in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for apartment buildings on the subject lands. The recommended amendment is consistent with the *PPS 2020*, which directs that significant built heritage resources and significant cultural heritage landscapes be conserved and encourages residential intensification, an efficient use of land, and a diversified mix of uses. The recommended amendment conforms to *The Official Plan*, including, but not limited to the evaluation criteria for Specific Policy Areas, the Neighbourhoods Place Type, the Near-Campus Neighbourhoods policies, and the Woodfield Neighbourhood policies. The recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan. The recommended amendment facilitates the restoration and intensification of the existing heritage buildings at an appropriate scale and intensity within the Built Area Boundary and Primary Transit Area.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

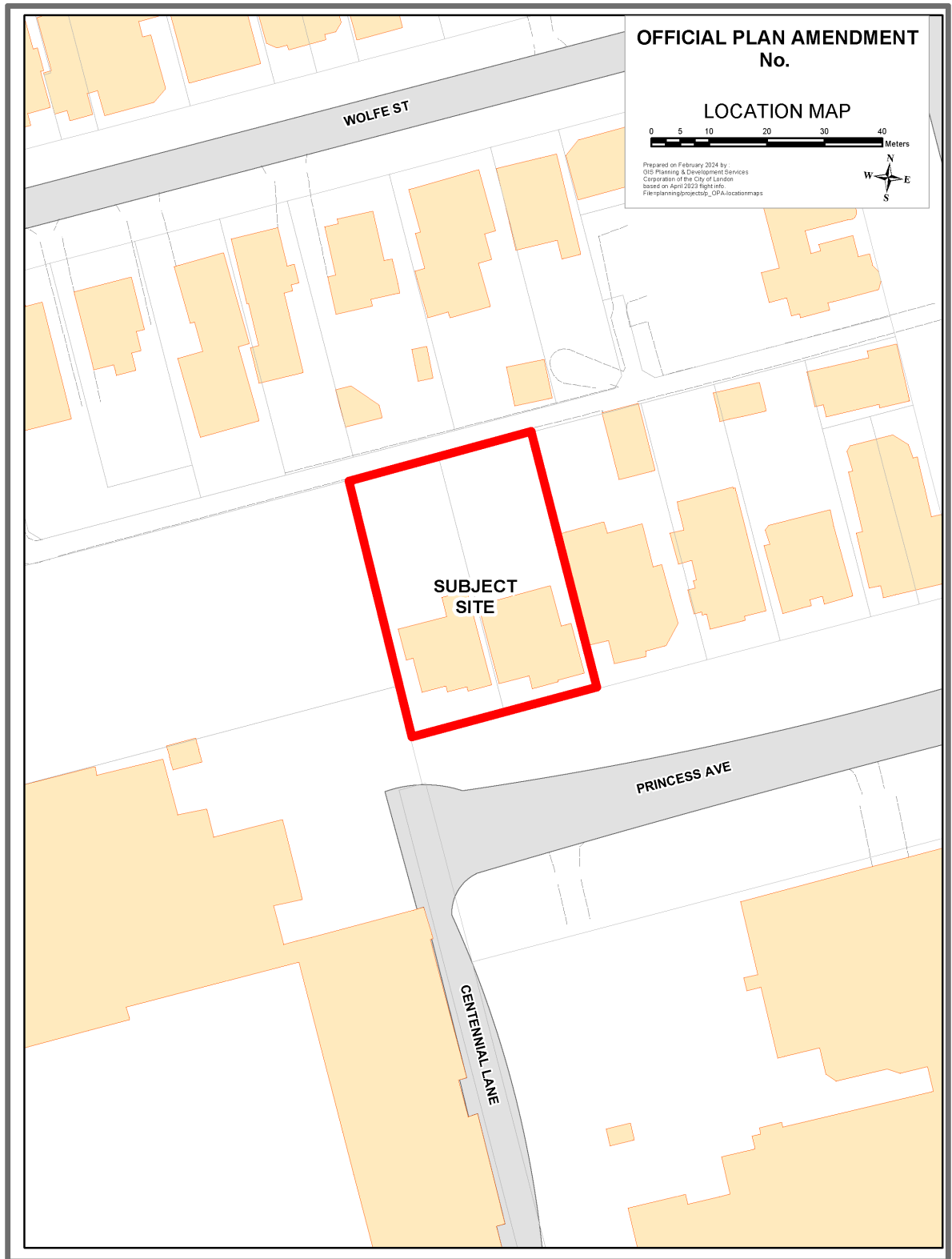
1. Specific Policies for the Neighbourhoods Place Type of The Official Plan for the City of London is amended by adding the following:

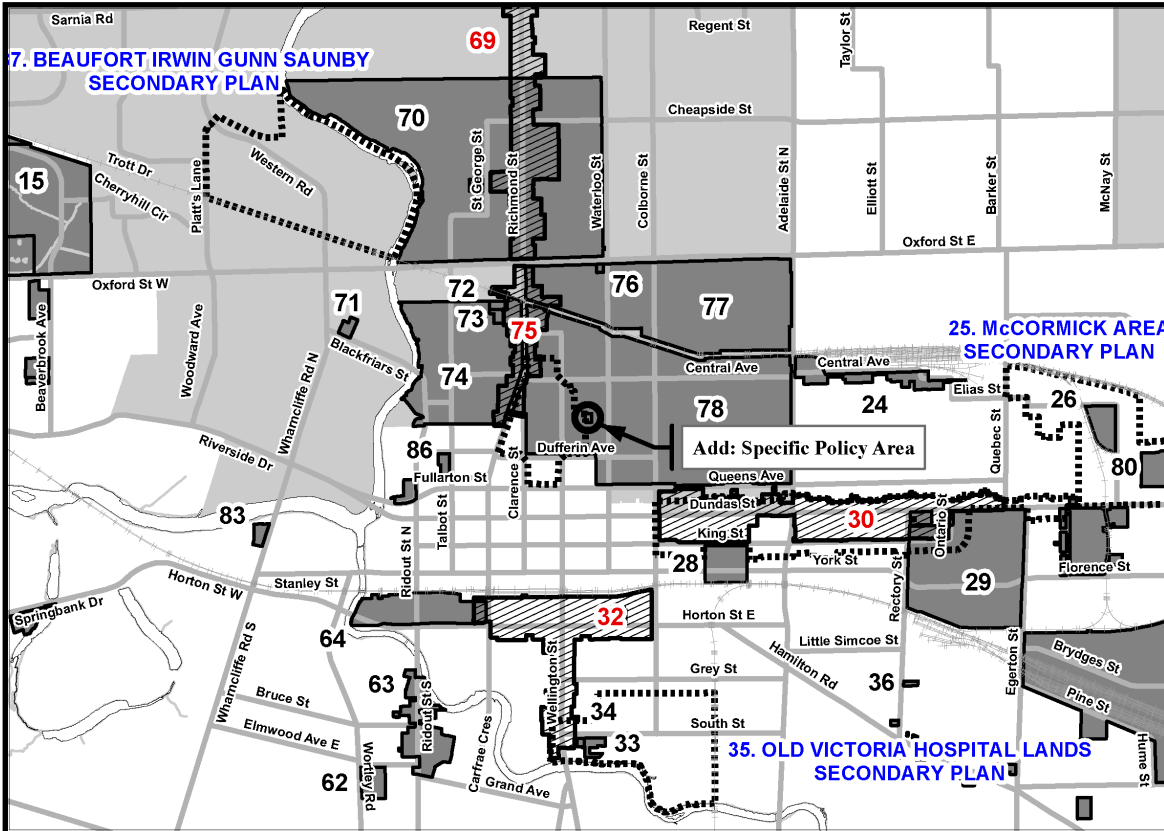
() 300 and 306 Princess Avenue

In the Neighbourhoods Place Type at 300 and 306 Princess Avenue, apartment buildings up to 3 storeys in height 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 300 and 306 Princess Avenue in the City of London, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





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.

<p>SCHEDULE 1 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 150 300 600 900 1200 1500</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9688</p> <p>PLANNER: CM</p> <p>TECHNICIAN: RC</p> <p>DATE: 2/13/2024</p>
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Bill No. 106
2024

B-law No. CPOL.-142()-___

A by-law to amend By-law No. CPOL.-142-394 being "Special Events Policies and Procedures Manual", to provide for the "Rock the Park 20 – July 2024" event use of Harris Park for 5 consecutive days.

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 a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-142-394, as amended, being "Special Events Policies and Procedures Manual", to provide for the "Rock the Park 20 – July 2024" event use of Harris Park for 5 consecutive days;

NOW THEREFORE the Municipal Council of the Corporation of the City of London enacts as follows:

1. The Special Events Policies and Procedures Manual is hereby amended as follows:

i) section 4.29 is amended by deleting paragraph (d) and replacing it with the following new part (d):

"(d) Notwithstanding part (a) above, the "Rock the Park 20- July 2024" event is permitted the use of Harris Park for 5 consecutive days July 9 through July 13, 2024."

ii) section 4.36 is amended by adding the following new part (d):

"(d) Notwithstanding part (a) above, the "Rock the Park 20- July 2024" event is permitted the use of Harris Park for 5 consecutive days July 9 to July 13, 2024."

2. 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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

Bill No. 107
2024

By-law No. L.-131(__)-__

A by-law to amend By-law No. L.-131-16, as amended, entitled “A by-law to provide for the Licensing and Regulation of Various Businesses”.

AND 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 23.2 of the Municipal Act, 2001 permits a municipality to delegate certain legislative and quasi-judicial powers;

AND WHEREAS the City deems it to be in the public interest, having regard to both public health and safety and consumer protection, to regulate the sale of consumer fireworks;

AND WHEREAS it is deemed expedient to amend By-law No. L.-131-16, entitled “A by-law to provide for the Licensing and Regulation of Various Businesses”, passed on December 12, 2017;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Business Licensing By-law L.-131-16, as amended, is hereby further amended by adding the attached new Schedule “__” “**Consumer Fireworks Sales Business**”.
2. The Business Licensing By-law L.-131-16, as amended, is hereby further amended by removing reference to “fireworks” in the Seasonal Sales Schedule.
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 April 2, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First reading – April 2, 2024
Second reading – April 2, 2024
Third reading – April 2, 2024

Schedule ___ - Consumer Fireworks Sales Business

1.0 Definitions

1.1 In this Schedule:

“Consumer Fireworks” means low hazard fireworks generally used for recreation, which may be classified as type F.1 explosives under the Explosives Act but does not include crackers, caps or sparklers containing less than 2 mg of explosive substance;

“Consumer Firework Sales Business” means any person engaged in the business of selling Consumer Fireworks from a Property;

“Property” means a building or structure or part of a building or structure and includes the lands and premises appurtenant to the building or structure and all mobile buildings, mobile structures, tents, and vacant land.

2.0 Powers of Licence Manager

In addition to any other power, duty or function prescribed in the By-law, the Licence Manager may make regulations under this Schedule including:

2.1 Prescribing the manner, form, and content of information regarding the regulations of the Fireworks By-law including public safety information as outlined in the consumer information requirements of this Schedule.

3.0 Prohibitions

3.1 No person shall operate a Consumer Fireworks Sales Business without holding a current valid licence issued under this By-law.

3.2 No person shall possess for the purpose of sale, offer for sale, cause or permit to be sold, or sell Consumer Fireworks except on the following days:

- a) Victoria Day;
- b) Canada Day;
- c) the day that the Licence Manager annually determines is the Lunar New Year and publishes on the City’s website;
- d) the day that the Licence Manager annually determines is Diwali and publishes on the City’s website; and
- e) the five (5) day period immediately preceding each of the days listed in (a) to (d).

3.3 No person shall possess for the purpose of sale, offer for sale, cause or permit to be sold, or sell Consumer Fireworks to any person who is or who appears to be under the age of eighteen years without first verifying their age using two pieces of authentic, valid, current, government issued identification, one of which shall include a photograph, in the presence of the person being verified.

3.4 No person shall possess for the purpose of sale, offer for sale, cause, or permit to be sold, or sell Consumer Fireworks to any person without providing consumer information regarding the Fireworks By-law and any associated public safety information in the form and content prescribed by the Licence Manager.

Bill No. 108
2024

By-law No. PS-114-24_____

A by-law to amend By-law PS-114 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

WHEREAS subsection 10(2) paragraph 7 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. No Parking

Schedule 4 (No Parking) of the PS-114 By-law is hereby amended by **deleting** the following rows:

1-Street	2-Side	3-From	4-To	5-Period
Upper Avenue	South & East	Foster Avenue	A point 94 m west of Foster Avenue	Anytime
Upper Avenue	West & North	Tozer Avenue	Foster Avenue	Anytime

Schedule 4 (No Parking) of the PS-114 By-law is hereby amended by **adding** the following rows:

1-Street	2-Side	3-From	4-To	5-Period
Ethel Street	East & West	Margaret Street	Frances Street	Anytime from the first Friday after Labour Day to the second Sunday after Labour Day, inclusive
Upper Avenue	South & East	Tozer Avenue	Foster Avenue	Anytime
Upper Avenue	West & North	Foster Avenue	A point 94 m west of Foster Avenue	Anytime

2. Prohibited Turns

Schedule 11 (Prohibited Turns) of the PS-114 By-law is hereby amended by **deleting** the following rows:

1-Intersection	2-Direction	3-Prohibited Turn
Adelaide Street N with King Street	Southbound	Right
Adelaide Street N with King Street	Northbound	Left

1-Intersection	2-Direction	3-Prohibited Turn
Adelaide Street N with King Street, that portion lying east of the Adelaide Street N Overpass with King Street	Northbound	Left
Richmond Street with Dundas Street	Northbound & Southbound	Left & Right

Schedule 11 (Prohibited Turns) of the PS-114 By-law is hereby amended by **adding** the following rows:

1-Intersection	2-Direction	3-Prohibited Turn
Adelaide Street N with King Street	Southbound	Right Buses Exempted
Adelaide Street N with King Street	Northbound	Left Buses Exempted
Adelaide Street N with King Street, that portion lying east of the Adelaide Street N Overpass with King Street	Northbound	Left Buses Exempted
Ontario Street with King Street	Southbound	Right Buses Exempted
Richmond Street with Dundas Street	Northbound & Southbound	Left

3. Reserved Lanes

Schedule 13 (Reserved Lanes) of the PS-114 By-law is hereby amended by **adding** the following rows:

1-Highways	2-Between	3-Lane	4-Time/Day	5-Direction	6-Class/Type of Vehicle
King Street	Wellington Street to a point 35 m west of Colborne Street	1 st lane from the south	Anytime	Eastbound	Buses and Bicycles
King Street	Colborne Street to a point 35 m west of Maitland Street	1 st lane from the south	Anytime	Eastbound	Buses and Bicycles
King Street	Maitland Street to a point 52 m west of William Street	1 st lane from the south	Anytime	Eastbound	Buses and Bicycles
King Street	William Street to a point 26 m west of Lyle Street	1 st lane from the south	Anytime	Eastbound	Buses and Bicycles
King Street	Lyle Street to a point 50 m west of Glebe Street	1 st lane from the south	Anytime	Eastbound	Buses and Bicycles

1-Highways	2-Between	3-Lane	4-Time/Day	5-Direction	6-Class/Type of Vehicle
King Street	Glebe Street to a point 49 m west of Rectory Street	1 st lane from the south	Anytime	Eastbound	Buses and Bicycles
King Street	Wellington Street to Ontario Street	1 st lane from the north	Anytime	Westbound	Buses
Ontario Street	King Street to Dundas Street	1 st lane from the west	Anytime	Southbound	Buses and Bicycles
Ontario Street	King Street to a point 62 north of King Street	1 st lane from the east	Anytime	Northbound	Buses and Bicycles

4. One-Way Streets

Schedule 16 (One-Way Streets) of the PS-114 By-law is hereby amended by **deleting** the following row:

1-Street	2-From	3-To	4-Direction On
King Street	Ridout Street N	Ontario Street	Eastbound

Schedule 16 (One-Way Streets) of the PS-114 By-law is hereby amended by **adding** the following row:

1-Street	2-From	3-To	4-Direction On
King Street	Ridout Street N	Wellington Street	Eastbound

5. Rate of speed

Schedule 24 (Rate of Speed) of the PS-114 By-law is hereby amended by **deleting** the following rows:

1-Street	2-From	3-To	4-Maximum Rate of Speed
Dundas Street	Ridout Street N	Wellington Street	30 km/h
Evelyn Drive	Rebecca Road	East City Limit	40 km/h
Rebecca Road	Evelyn Drive	Robin's Hill Road	40 km/h

Schedule 24 (Rate of Speed) of the PS-114 By-law is hereby amended by **adding** the following rows:

1-Street	2-From	3-To	4-Maximum Rate of Speed
Dundas Street	Ridout Street N	Wellington Street	20 km/h
Evelyn Drive	Rebecca Road	A point 100 m east of Rebecca Road	40 km/h
Evelyn Drive	A point 100 m east of Rebecca Road	East City Limit	80 km/h
Philip Aziz Avenue	Western Road	Huron Drive (PVT)	30 km/h
Rebecca Road	Evelyn Drive	A point 100 m north of Evelyn Drive	40 km/h

1-Street	2-From	3-To	4-Maximum Rate of Speed
Rebecca Road	A point 100 m north of Evelyn Drive	East City Limit	80 km/h

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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

Bill No. 109
2024

By-law No. PS-114-24____

A by-law to amend By-law PS-114 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

WHEREAS subsection 10(2) paragraph 7 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. No Stopping

Schedule 3 (No Stopping) of the PS-114 By-law is hereby amended by **deleting** the following rows:

1-Street	2-Side	3-From	4-To	5-Period
Herkimer Street	East	A point 135 m north of Whetter Avenue	A point 70 m north of the said street	8:00 am to 6:00 pm Monday to Friday
Howard Avenue	West	A point 100 m south of Marianna Drive	A point 66 m south of Marianna Drive	7:30 a.m. to 8:30 a.m. and 2:30 p.m. to 3:30 p.m. Monday to Friday September 1 st to June 30 th
Waterloo Street	East	Oxford Street E	Pall Mall Street	4:00 pm to 6:00 pm Monday to Friday

Schedule 3 (No Stopping) of the PS-114 By-law is hereby amended by **adding** the following rows:

1-Street	2-Side	3-From	4-To	5-Period
Herkimer Street	East	A point 81 m north of Whetter Avenue	A point 99 m north of Whetter Avenue	Anytime
Howard Avenue	West	A point 100 m south of Marianna Drive	A point 66 m south of Marianna Drive	7:30 a.m. to 8:30 a.m. and 2:00 p.m. to 3:00 p.m. Monday to Friday September 1 st to June 30 th
Huron Street	North	A point 199 m east of Highbury Avenue N	A point 258 m east of Highbury Avenue N	8:30 am to 9:30 am 3:00 pm to 4:00 pm Monday to Friday September 1st to June 30th
John Street	North	A point 47 m west of Richmond Street	Richmond Street	9:00 p.m. to 3:00 a.m.

1-Street	2-Side	3-From	4-To	5-Period
Victoria Street	South	A point 23 m east of Waterloo Street	A point 90 m east of Waterloo Street	8:00 am to 6:00 pm Monday to Friday, September 1st to June 30th

2. No Parking

Schedule 4 (No Parking) of the PS-114 By-law is hereby amended by **deleting** the following rows:

1-Street	2-Side	3-From	4-To	5-Period
Douglas Court	West	North end of street	Brydges Street	Anytime
Grangeover Crescent	South	Ambleside Drive (north intersection)	A point 75 m east of Ambleside Drive (north intersection)	Anytime
Raymond Avenue	South & West	Richmond Street	A point 74 m north of Bernard Avenue	Anytime
Victoria Street	North	Waterloo Street	48 m easterly	
Waterloo Street	East	A point 110 m south of Victoria Street	A point 87 m north of Cheapside Street	8:00 am to 6:00 pm

Schedule 4 (No Parking) of the PS-114 By-law is hereby amended by **adding** the following rows:

1-Street	2-Side	3-From	4-To	5-Period
Balfour Place	West	A point 150 m south of Trafalgar Street	A point 133 m south of Trafalgar Street	Anytime
Canvas Way	East	Sunningdale Road E	A point 53 m north of Sunningdale Road E	Anytime
Canvas Way	West	Sunningdale Road E	A point 107 m north of Sunningdale Road E	Anytime
Canvas Way	East	Sunningdale Road E	East and west side of the centre median A point 53 m north of Sunningdale Road E	Anytime
Douglas Court	Both	North end of street	Brydges Street	Anytime
Farnham Court	North	A point 45 m west of Farnham Road	Farnham Road	Anytime
Grangeover Crescent	South	Ambleside Drive (north intersection)	A point 115 m east of Ambleside Drive (north intersection)	Anytime
Herkimer Street	East	A point 56 m north of Whetter Avenue	A point 80 m north of Whetter Avenue	8:00 am – 9:00 am and 3:00 pm to 4:00 pm Mon

1-Street	2-Side	3-From	4-To	5-Period
				to Fri Sept 1st to June 30th
Herkimer Street	East	A point 100 m north of Whetter Avenue	A point 140 m north of Whetter Avenue	8:00 am – 9:00 am and 3:00 pm to 4:00 pm Mon to Fri Sept 1st to June 30th
Raymond Avenue	South & West	Richmond Street	Bernard Avenue	Anytime
Roy McDonald Drive	North	Middelton Avenue	To a point 67 m east of Middelton Avenue	Anytime
Roy McDonald Drive	North	A point 50 m west of Steward Avenue	Steward Avenue	Anytime
Roy McDonald Drive	South	Middelton Avenue	Steward Avenue	Anytime
Victoria Street	North	Waterloo Street	23 m easterly	Anytime
Waterloo Street	East	A point 30 m south of Victoria Street	A point 87 m north of Cheapside Street	8:00 am to 6:00 pm

3. Bus/Paratransit Stops

Schedule 5 (Bus/Paratransit Stops) of the PS-114 By-law is hereby amended by **deleting** the following row:

1-Street	2-Side	3-From	4-To
Herkimer Street	East	A point 100 m north of Whetter Avenue	A point 140 m north of Whetter Avenue

4. Loading Zones

Schedule 7 (Loading Zones) of the PS-114 By-law is hereby amended by **adding** the following row:

1-Street	2-Side	3-Area	5-Time
Dundas Street	North	From a point 71 m east of Adelaide Street N to a point 88 m east of Adelaide Street N	8:00 a.m. to 6:00 p.m.
Colborne Street	East	From a point 30 m south of South Street to a point 15m south of South Street	
King Street	South	From a point 27 m east of Ridout Street N to a point 47 m east of Ridout Street N	Anytime
Richmond Street	West	From a point 20 m south of Carling Street to a point 20 m north of Dundas Street	Anytime
Richmond Street	East	A point 84 m north of Dundas Street to a point 48 m south of Queens Avenue	Anytime
Richmond Street	East	From a point 70 m south of Dufferin Avenue to a point 34 m south of Dufferin Avenue.	Anytime

1-Street	2-Side	3-Area	5-Time
Thames Street	East	From a point 29m north of York St to a point 56 m north of York Street	Anytime
Victoria Street	South	From a point 33 m east of Waterloo Street to a point 25 m west of Christie Street	

5. Stop Signs

Schedule 14 (Stop Signs) of the PS-114 By-law is hereby amended by **adding** the following rows:

1- Traffic	2-Street	3-Intersection
Northbound	Berryhill Place	Berryhill Drive
Southbound	Blake Street	Collingwood Avenue
Westbound	Buttermere Road	Grangeover Avenue
Southbound	Chambers Court	Chambers Avenue
Southbound	Chambers Place	Chambers Avenue
Southbound	Cottontail Crescent (both intersections)	Berryhill Drive
Eastbound	Grangeover Court	Grangeover Avenue
Eastbound & Westbound	King Street	Ontario Street
Northbound	Nanette Drive	Chambers Avenue
Northbound & Southbound	Ontario Street	King Street
Westbound	Pack Road	Homewood Lane
Southbound	Pine Ridge Drive	Shawna Road
Northbound	Pine Ridge Place	Shawna Road
Southbound	Whisker Street	Berryhill Drive

6. Yield Signs

Schedule 15 (Yield Signs) of the PS-114 By-law is hereby amended by **deleting** the following rows:

1-Traffic	2-Street	3-Yield To
Northbound	Berryhill Place	Berryhill Drive
Southbound	Blake Street	Collingwood Avenue
Westbound	Buttermere Road	Grangeover Avenue
Southbound	Chambers Court	Chambers Avenue
Southbound	Chambers Place	Chambers Avenue
Southbound	Cottontail Crescent (both intersections)	Berryhill Drive
Eastbound	Grangeover Court	Grangeover Avenue
Northbound	Nanette Drive	Chambers Avenue
Westbound	Pack Road	Homewood Lane
Southbound	Pine Ridge Drive	Shawna Road
Northbound	Pine Ridge Place	Shawna Road

7. One-way Streets

Schedule 16 (One-way Streets) of the PS-114 By-law is hereby amended by **deleting** the following row:

1-Street	2-From	3-To	4-Direction On
Ontario Street	Dundas Street	King Street	Northbound

8. 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 April 2, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

Bill No. 110
2024

By-law No. S.-____-____

A by-law to assume certain works and services
in the City of London. (Warbler Woods West
Subdivision, Plan 33M-638 – Stage 2)

WHEREAS the Deputy City Manager, Environment and Infrastructure of
The Corporation of the City of London has reported that works and services have been
constructed to their satisfaction in Warbler Woods West Subdivision, Plan 3M-638 –
Stage 2 ;

AND WHEREAS it is deemed expedient to assume the said works and
services;

NOW THEREFORE the Municipal Council of The Corporation of the City
of London enacts as follows:

1. The Corporation of the City of London assumes the following works and
services, namely:

Warbler Woods West Subdivision, Plan 33M-638 – Stage 2
Sifton Properties Limited

Riverbend Road – All;
External Works, Oxford Street West – All;
*External Storm Sewer – R1 to R8 (Within Riverbend Road);
*External Sanitary Sewer – Ex.MH 104 to S8 (Within Riverbend Road)

2. The warranty period for the works and services in the subdivision referred
to in Section 1 of this by-law will commence for a duration of one calendar year from
March 13, 2024.

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.

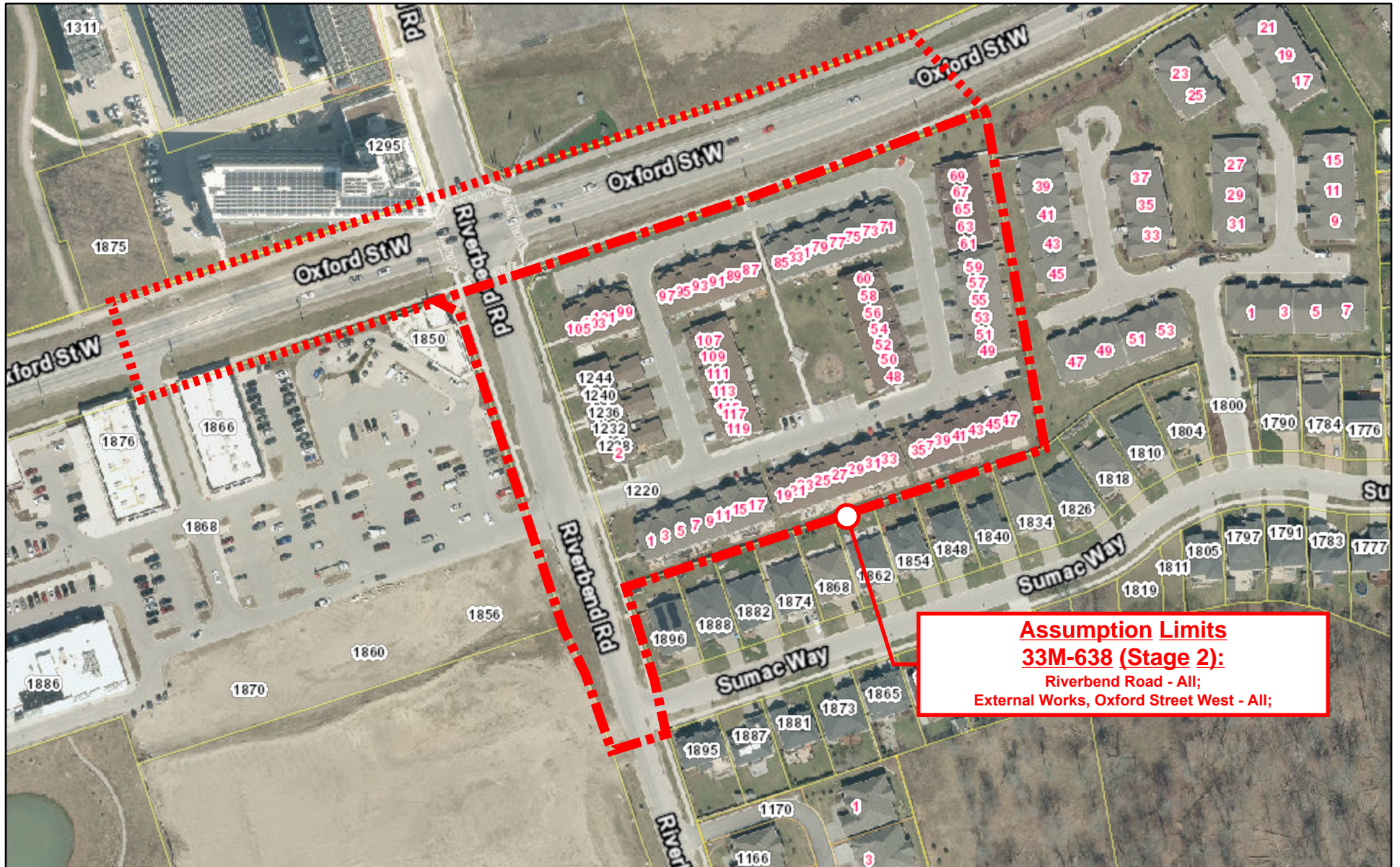
PASSED in Open Council on April 2, 2024 subject to the provisions of
PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

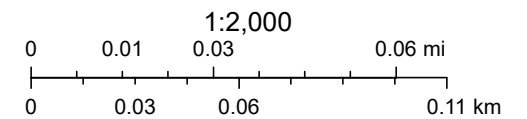
Michael Schulthess
City Clerk

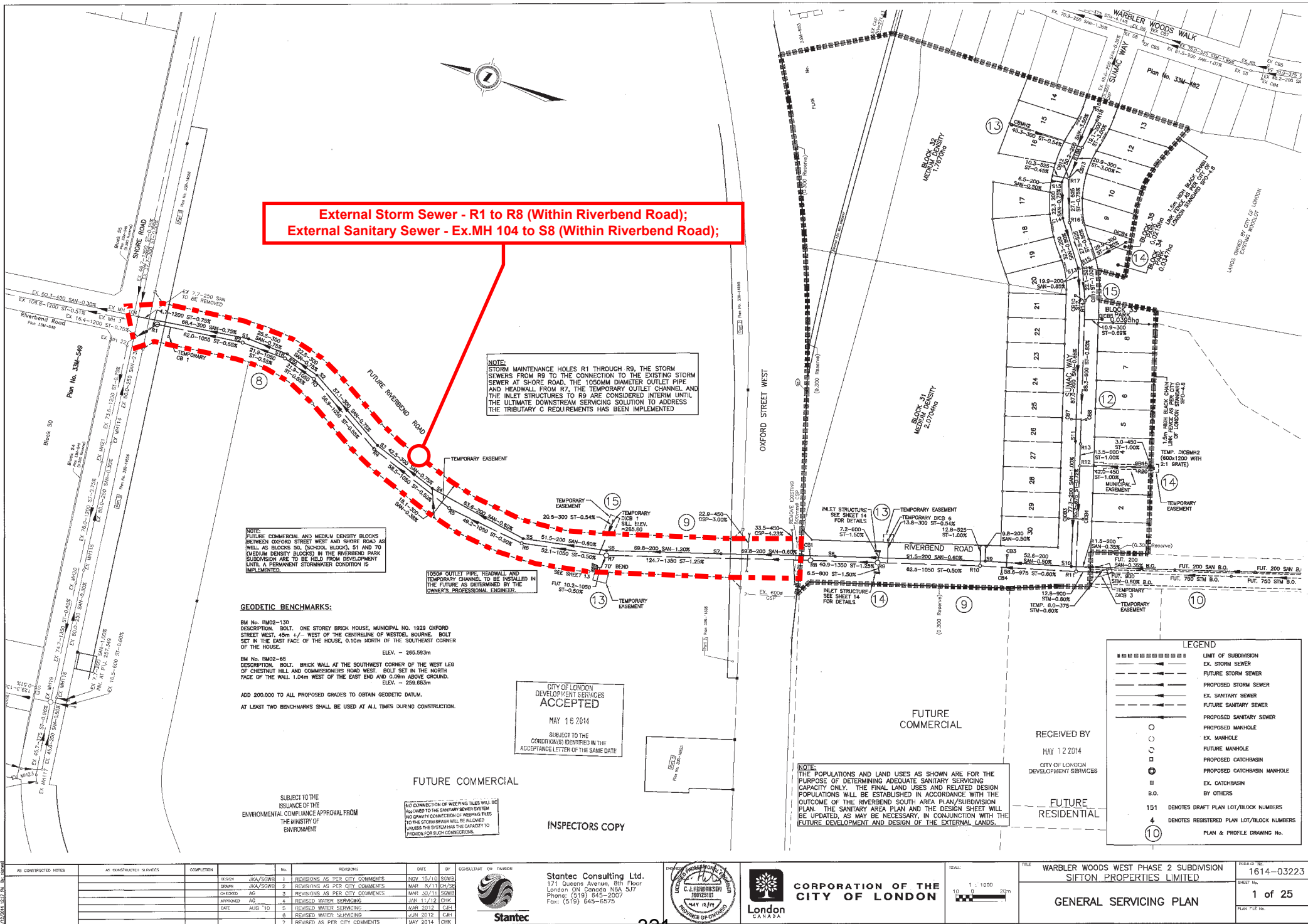
First Reading –
Second Reading –
Third Reading –

Corporate City Map



2/17/2023, 3:14:38 PM





**External Storm Sewer - R1 to R8 (Within Riverbend Road);
External Sanitary Sewer - Ex.MH 104 to S8 (Within Riverbend Road);**

NOTE:
STORM MAINTENANCE HOLES R1 THROUGH R9, THE STORM SEWERS FROM R9 TO THE CONNECTION TO THE EXISTING STORM SEWER AT SHORE ROAD, THE 1050MM DIAMETER OUTLET PIPE AND HEADWALL FROM R7, THE TEMPORARY OUTLET CHANNEL AND THE INLET STRUCTURES TO R9 ARE CONSIDERED INTERIM UNTIL THE ULTIMATE DOWNSTREAM SERVING SOLUTION TO ADDRESS THE TRIBUTARY C REQUIREMENTS HAS BEEN IMPLEMENTED

NOTE:
FUTURE COMMERCIAL AND MEDIUM DENSITY BLOCKS BETWEEN OXFORD STREET WEST AND SHORE ROAD AS WELL AS BLOCKS 50, (SCHOOL BLOCK), 51 AND 70 (MEDIUM DENSITY BLOCKS) IN THE RIVERBEND PARK SUBDIVISION ARE TO BE HELD FROM DEVELOPMENT UNTIL A PERMANENT STORMWATER CONDITION IS IMPLEMENTED.

NOTE:
TODAY OUTLET PIPE, HEADWALL AND TEMPORARY CHANNEL TO BE INSTALLED IN THE FUTURE AS DETERMINED BY THE OWNER'S PROFESSIONAL ENGINEER.

GEODETIC BENCHMARKS:

BM No. BM02-130
DESCRIPTION: BOLT, ONE STOREY BRICK HOUSE, MUNICIPAL NO. 1929 OXFORD STREET WEST, 45m 1/4" WEST OF THE CENTRELINE OF WESTER, BOURNE. BOLT SET IN THE EAST FACE OF THE HOUSE, 0.10m NORTH OF THE SOUTHEAST CORNER OF THE HOUSE.
ELEV. - 265.593m

BM No. BM02-65
DESCRIPTION: BOLT, BRICK WALL AT THE SOUTHWEST CORNER OF THE WEST LEG OF CHESTNUT HILL AND COMMISSIONERS ROAD WEST. BOLT SET IN THE NORTH FACE OF THE WALL, 1.04m WEST OF THE EAST END AND 0.90m ABOVE GROUND.
ELEV. - 259.653m

ADD 200.000 TO ALL PROPOSED GNDS TO OBTAIN GEODETIC DATUM.
AT LEAST TWO BENCHMARKS SHALL BE USED AT ALL TIMES DURING CONSTRUCTION.

**CITY OF LONDON
DEVELOPMENT SERVICES
ACCEPTED**
MAY 16 2014
SUBJECT TO THE
CONDITION(S) IDENTIFIED IN THE
ACCEPTANCE LETTER OF THE SAME DATE

SUBJECT TO THE
ISSUANCE OF THE
ENVIRONMENTAL COMPLIANCE APPROVAL FROM
THE MINISTRY OF
ENVIRONMENT

NO CONNECTION OF WEERING TILES WILL BE
ALLOWED TO THE SANITARY SEWER SYSTEM.
NO GRAVITY CONNECTION OF WEERING TILES
TO THE STORM SEWER WILL BE ALLOWED,
UNLESS THE SYSTEM HAS THE CAPACITY TO
INCLUDE SUCH CONNECTIONS.

INSPECTORS COPY

LEGEND

- LIMIT OF SUBDIVISION
- - - EX. STORM SEWER
- - - FUTURE STORM SEWER
- - - PROPOSED STORM SEWER
- - - EX. SANITARY SEWER
- - - FUTURE SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- EX. MANHOLE
- FUTURE MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- EX. CATCHBASIN
- B.O. BY OTHERS
- 151 DENOTES DRAFT PLAN LOT/BLOCK NUMBERS
- 4 DENOTES REGISTERED PLAN LOT/BLOCK NUMBERS

PLAN & PROFILE DRAWING No.

RECEIVED BY
MAY 12 2014
CITY OF LONDON
DEVELOPMENT SERVICES

FUTURE
RESIDENTIAL

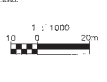
NOTE:
THE POPULATIONS AND LAND USES AS SHOWN ARE FOR THE PURPOSE OF DETERMINING ADEQUATE SANITARY SERVING CAPACITY ONLY. THE FINAL LAND USES AND RELATED DESIGN POPULATIONS WILL BE ESTABLISHED IN ACCORDANCE WITH THE OUTCOME OF THE RIVERBEND SOUTH AREA PLAN/SUBDIVISION PLAN. THE SANITARY AREA PLAN AND THE DESIGN SHEET WILL BE UPDATED, AS MAY BE NECESSARY, IN CONJUNCTION WITH THE FUTURE DEVELOPMENT AND DESIGN OF THE EXTERNAL LANDS.

AS CONSTRUCTED NOTES	AS CONSTRUCTED SERVICES	COMPLETION	NO.	REVISIONS	DATE	BY	CONSULTANT OR DESIGN
			1	REVISIONS AS PER CITY COMMENTS	NOV 15/10	SCW/S	
			2	REVISIONS AS PER CITY COMMENTS	MAR 28/11	SCW/S	
			3	REVISIONS AS PER CITY COMMENTS	MAR 28/11	SCW/S	
			4	REVISED WATER SERVING	JAN 11/12	CHK	
			5	REVISED WATER SERVING	MAR 2012	CHK	
			6	REVISED WATER SERVING	JUN 2012	CHK	
			7	REVISED AS PER CITY COMMENTS	MAY 2014	CHK	

Stantec Consulting Ltd.
171 Queen Avenue East, Floor
London ON Canada N5A 5J7
Phone: (519) 645-2007
Fax: (519) 645-6575



**CORPORATION OF THE
CITY OF LONDON**



FILE: **WARBLER WOODS WEST PHASE 2 SUBDIVISION
SIFTON PROPERTIES LIMITED**

PROJECT NO: **1614-03223**

SHEET NO: **1 of 25**

PLAN FILE NO:

Bill No. 111
2024

By-law No. S.- ____ - ____

A by-law to assume certain works and services
in the City of London. (Creekview Phase 3 –
Stage 1, Plan 33M-767)

WHEREAS the Deputy City Manager, Environment and Infrastructure of
The Corporation of the City of London has reported that works and services have been
constructed to their satisfaction in Creekview Phase 3 – Stage 1, Plan 33M-767;

AND WHEREAS it is deemed expedient to assume the said works and
services;

NOW THEREFORE the Municipal Council of The Corporation of the City
of London enacts as follows:

1. The Corporation of the City of London assumes the following works and
services, namely:

Creekview Phase 3 – Stage 1, Plan 33M-767
Landea Developments Inc.
Medway Park Drive – all;
Heardcreek Trail - all

2. The warranty period for the works and services in the subdivision referred
to in Section 1 of this by-law will commence for a duration of one calendar year from
March 25, 2024.

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 April 2, 2024 subject to the provisions of
PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

**33M-767 Creeview Phase 3
Stage 1
Assumption Limits Map**

LEGEND

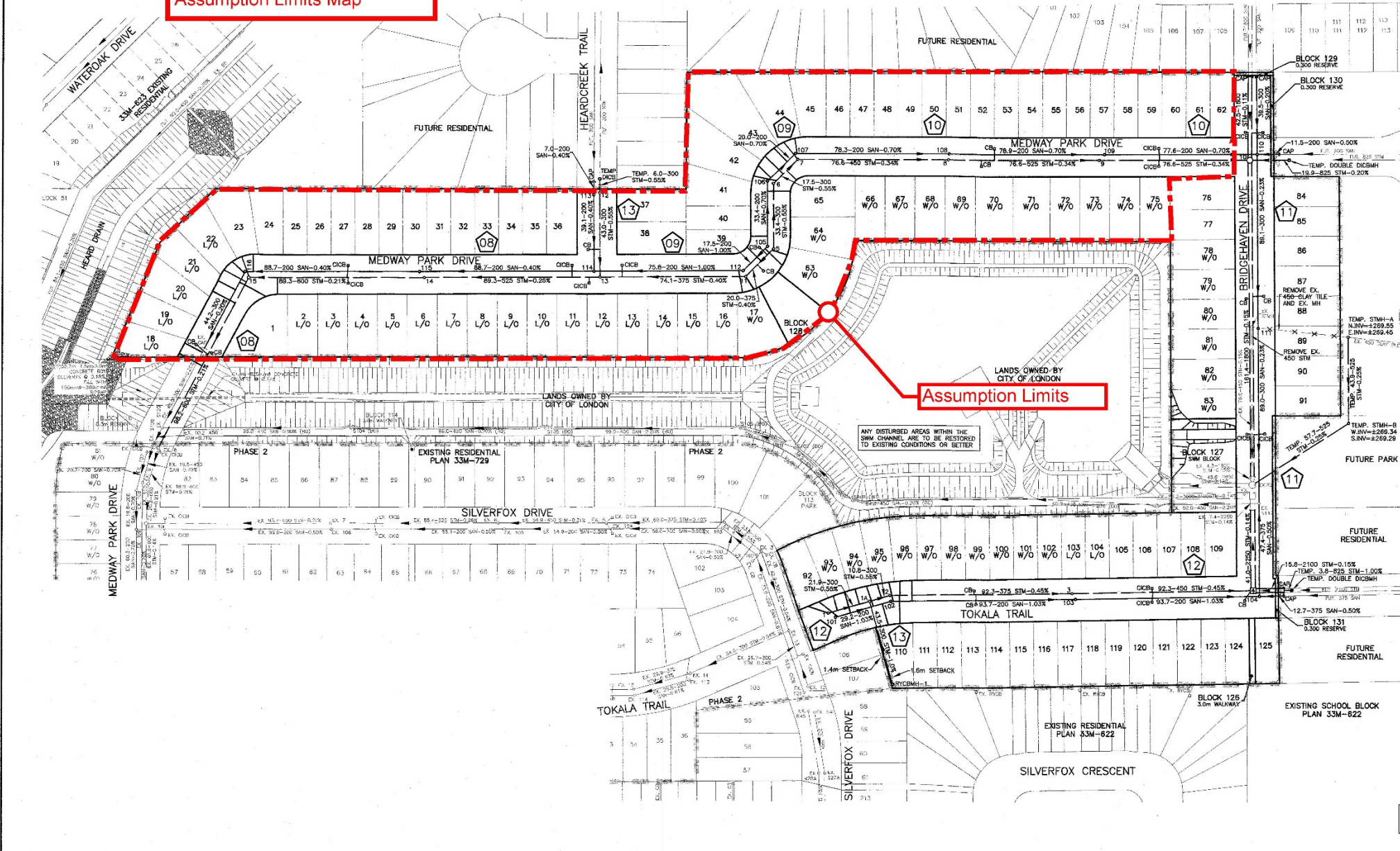
- 129 DENOTES LOT NUMBERS
- PHASE LIMIT
- 110 SANITARY MANHOLE
- 13 STORM MANHOLE OR MANHOLE TEE
- SANITARY SEWER
- STORM SEWER
- CGB CATCH BASIN
- CICB CURB INLET CATCH BASIN
- TICB TWIN-INLET CATCH BASIN
- 09 PLAN & PROFILE DRAWING NUMBER
- HOUSE SETBACK LIMITS / EASEMENTS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- WATER MAIN
- FIRE HYDRANT
- WV WATER VALVE

CITY OF LONDON
DEVELOPMENT SERVICES
ACCEPTED
SEP 13 2018
SUBJECT TO THE
CONDITION(S) IDENTIFIED IN THE
ACCEPTANCE LETTER OF THE SAME DATE

SUBJECT TO THE
ISSUANCE OF THE
ENVIRONMENTAL COMPLIANCE APPROVAL FROM
THE MINISTRY OF
ENVIRONMENT

CONSULTANT'S COPY

100mm SANITARY CLEANOUTS TO BE INSTALLED ON ALL
SANITARY POC'S. CLEANOUTS SHALL BE LOCATED 0.30m
FROM THE P/L ON THE ROAD ALLOWANCE



EXISTING SERVICES	DRAWING # / SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN	AH	REVISED AS PER CITY COMMENTS	APRIL 2018	AH
					DOWN BY	AH	REVISED AS PER CITY COMMENTS	JUNE 2018	AH
					CHECKED	NC			
					APPROVED	HAN/OK			
					DATE	FEB. 2018			

CONSULTANT OR DESIGNER

ENGINEER'S SEAL

LICENCED PROFESSIONAL ENGINEER

G. WIKARUGU
100113307

PROVINCE OF ONTARIO

CORPORATION OF THE
CITY OF LONDON

SCALE

HORIZONTAL
SCALE = 1 : 1000

10m 0 20m

CREEK VIEW SUBDIVISION - PHASE 3
LANDEA DEVELOPMENTS INC.

PROJECT No. 41995-134

SHEET No. 1

PLAN FILE No.

Bill No. 112
2024

By-law No. W.- _____ - ____

A by-law to authorize project ES5234 -
Adelaide WWTP Flood Protection.

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;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. "Project ES5234 – Adelaide WWTP Flood Protection" is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$1,000,000.
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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

Bill No. 113
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 6097 Colonel Talbot Road.

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 6097 Colonel Talbot Road as shown on the attached map comprising part of Key Map No. 117, **FROM** an Agricultural (AG2) Zone **TO** an Agricultural Special Provision (AG2(_)) and holding Agricultural Commercial Special Provision (h-17*h-18*AGC1(_)) Zone.

2. Section Number 46.4 a) of the Agricultural Commercial (AGC) Zone is amended by adding the following Special Provisions:

AGC1(_) 6097 Colonel Talbot Road

a. Regulations

- i. Heavy Equipment/agricultural machinery dealerships (buildings) shall be located at least 202 metres away from abutting livestock facility.

3. Section Number 45.4 b) of the Agricultural (AG) Zone is amended by adding the following Special Provisions:

AG2(_) 6097 Colonel Talbot

a. Regulations

- i. Lot Frontage (Minimum) 15.0 metres
- ii. Lot Area (Minimum) 15.0 hectares

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.

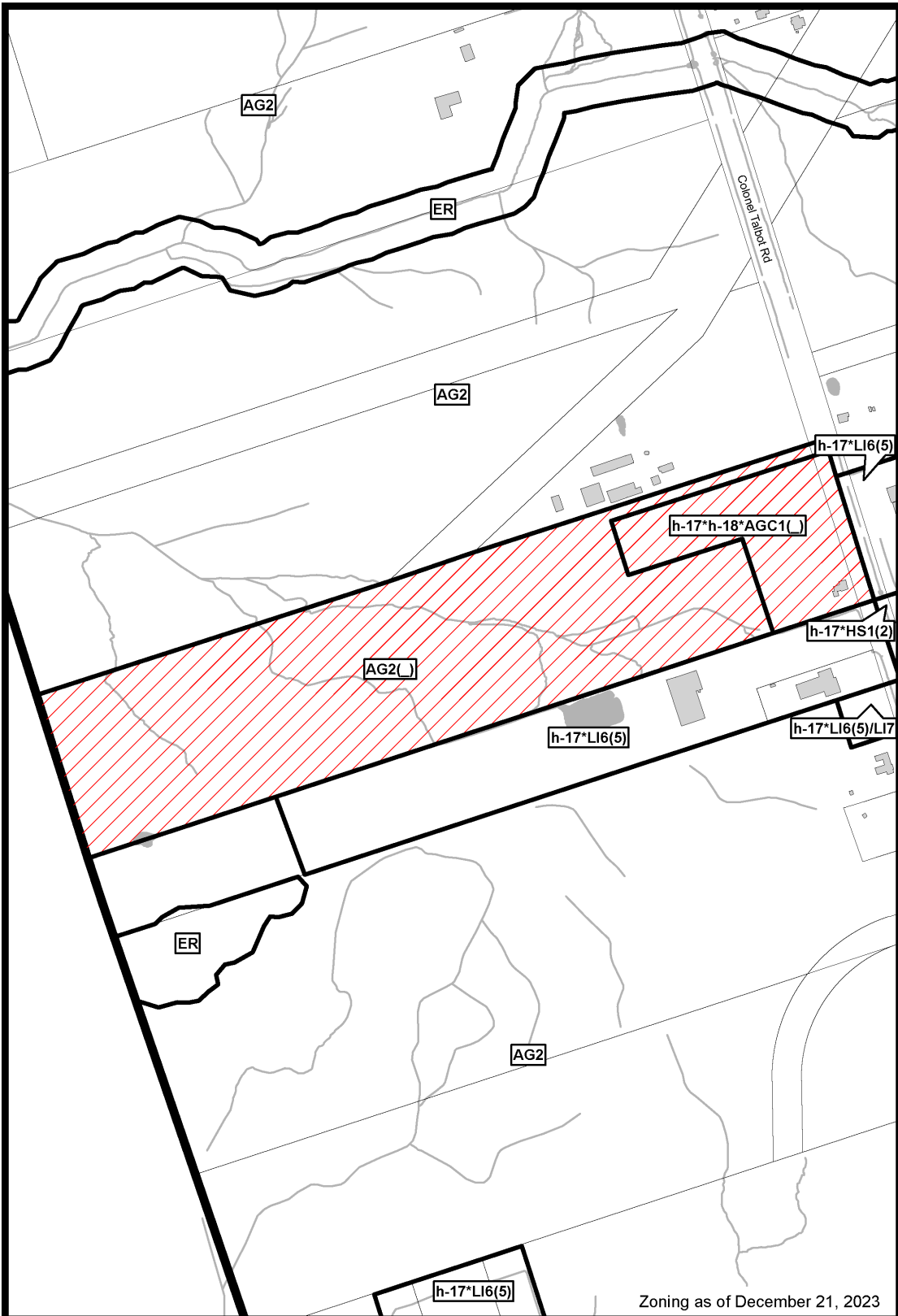
PASSED in Open Council on April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


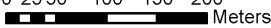

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of December 21, 2023

<p>File Number: Z-9698 Planner: CC Date Prepared: 2024/02/08 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,750</p> <p>0 25 50 100 150 200 Meters </p> <p></p>
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Geodatabase

Bill No. 114
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 192-196 Central Avenue.

WHEREAS Farhi Holding Corporation has applied to rezone an area of land located at 192-196 Central Avenue, 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 192-196 Central Avenue as shown on the attached map comprising part of Key Map No. A107, **FROM** a Residential R10/Office Residential/Temporary Zone (R10-4*H26/OR5*D303*H26/T-70)) Zone **TO** Residential R10 Special Provision (R10-4()) Zone.

2. Section Number 14.4 of the Residential (R10) Zone is amended by adding the following Special Provisions:

R10-4() 192-196 Central Avenue

a. Regulations

i)	Height (maximum)	47.8 metres (156.8 feet)
ii)	Density (maximum)	678 units per hectare
iii)	Front Yard Setback (minimum)	3.0 metres (9.8 feet)
iv)	Interior Side Yard Setback – east (minimum)	3.1 metres (10.2 feet)
v)	Interior Side Yard Setback to main building – west (minimum)	12.4 metres (40.7 feet)
vi)	Interior Side Yard Setback to raised amenity space – west (minimum)	1.5 metres (4.9 feet)
vii)	Rear Yard Setback (minimum)	3.4 metres (11.2 feet)
viii)	Landscaped Open Space (% minimum)	14.7%
ix)	Lot Coverage (% maximum)	70.5%
x)	Bicycle Parking Rate (long-term)	0.8 spaces per unit
xi)	Building Step Back after the first 3-storeys in height on the portion	2.0 metres (6.6 feet)

of the building fronting Central Avenue
(minimum)

- | | | |
|-------|---|-----------------------|
| xii) | Building Step Back after the first 3-storeys in height for the rear portion of the building (minimum) | 2.0 metres (6.6 feet) |
| xiii) | Gross floor area tower portion (maximum) | 875 square metres |

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.

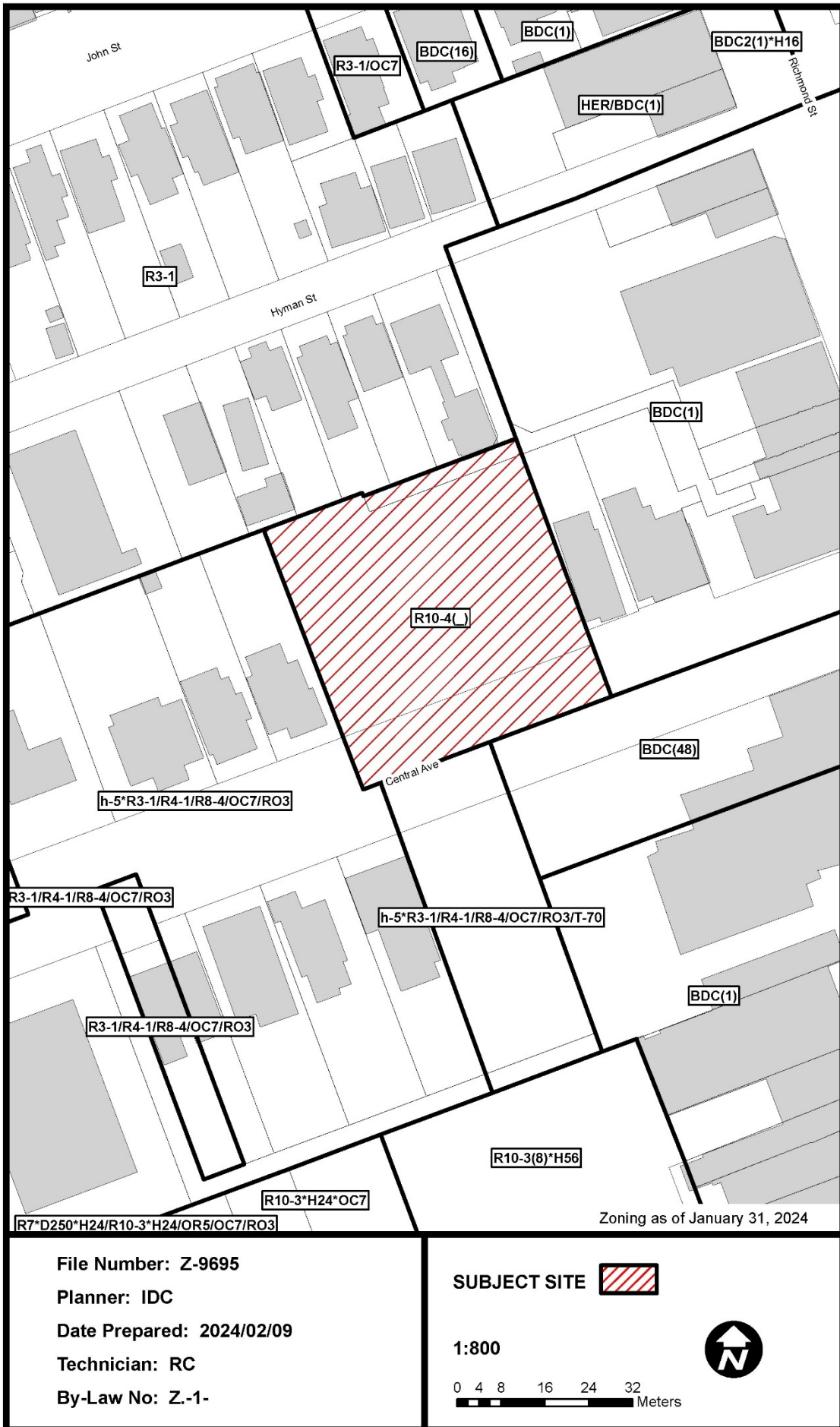
PASSED in Open Council on April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: Z-9695
 Planner: IDC
 Date Prepared: 2024/02/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters



Geodatabase

Bill No. 115
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 900 Jalna Boulevard.

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 900 Jalna Boulevard, as shown on the attached map
comprising part of Key Map No. A111, **FROM** a Commercial Recreation (CR) Zone **TO**
a Residential R6 Special Provision (R6-5()) Zone.

2. Section Number 10.4 e) of the Residential (R6) Zone is amended by
adding the following Special Provisions:

R6-5() 900 Jalna Boulevard

a. Regulations

- | | |
|--|------------------------|
| i) Front Yard Depth
(Minimum) | 3.5 metres (11.5 feet) |
| ii) Rear Yard Depth
(Minimum) | 1.0 metres (3.3 feet) |
| iii) Rear Yard Depth
(Maximum) | 3.0 metres (9.8 feet) |
| iv) Density
(Maximum) | 100 units per hectare |
| v) The main building entrance for units fronting Southdale Road East
shall be oriented to street. | |

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.

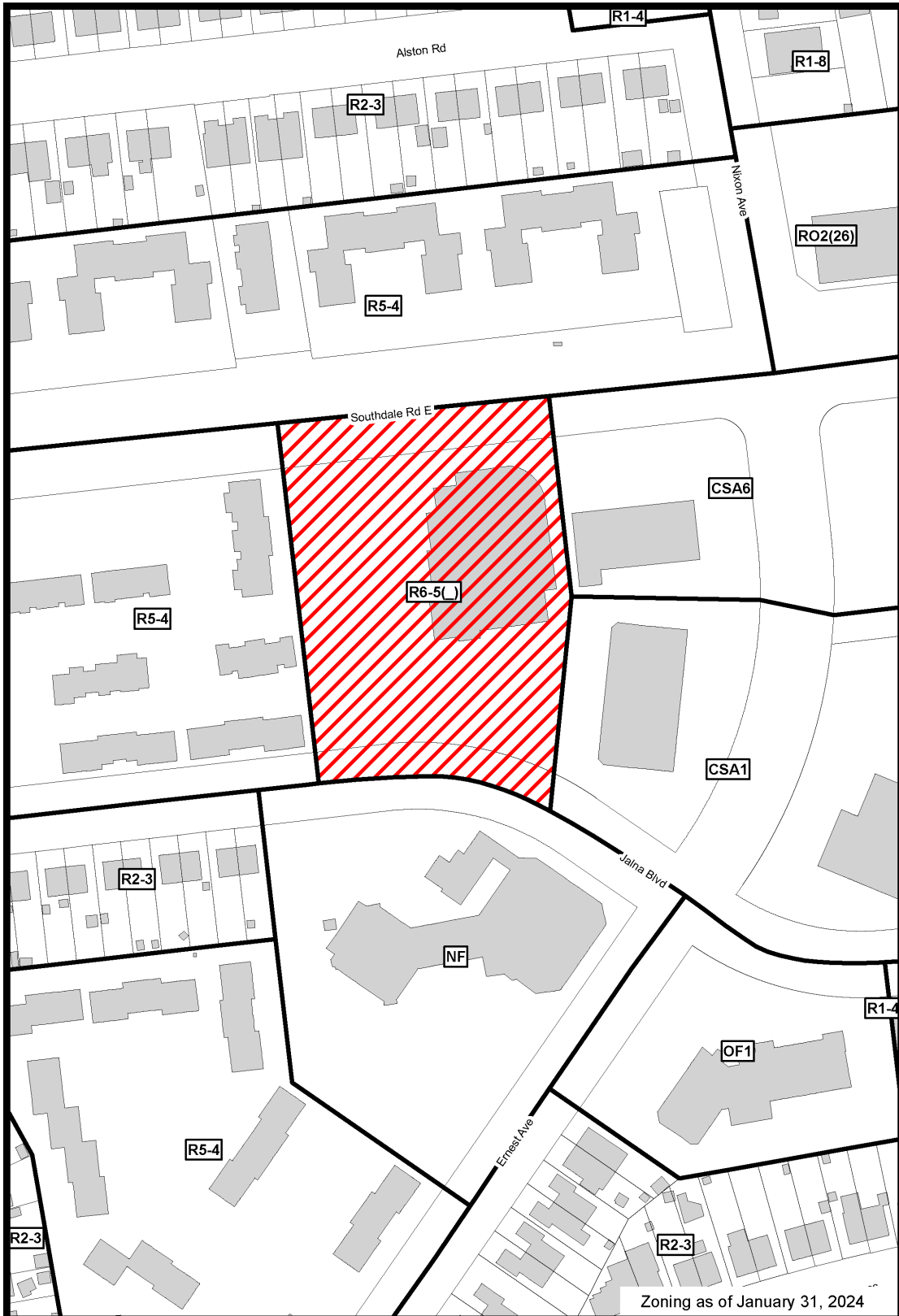
PASSED in Open Council on April 2, 2024, subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

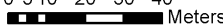
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: Z-9697
Planner: MH
Date Prepared: 2024/02/09
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
 Meters



Geodatabase

Bill No. 116
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 300 and 306
Princess Avenue

WHEREAS upon approval of Official Plan Amendment Number _____ this rezoning will conform 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 300 and 306 Princess Avenue, as shown on the attached map comprising part of Key Map No. A107, **FROM** a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone **TO** a Holding Residential R6 Special Provision (h-18*R6-5(*)) Zone and a Holding Residential R6 Special Provision (h-18*R6-5(**)) Zone.

2. Section Number 10.4 e) of the Residential (R6) Zone is amended by adding the following Special Provisions:

R6-5(*) 300 Princess Avenue

a. Permitted Uses

- i) Single detached dwelling
- ii) Semi-detached dwelling
- iii) Duplex dwelling
- iv) Townhouse dwelling
- v) Apartment building

b. Regulations

- | | |
|---|--|
| i) Lot Area
(Minimum) | 747.6 square metres |
| ii) Front Yard Depth
(Minimum) | As existing on the date
of the passing of the by-law
(5.7 metres) |
| iii) East Interior Side
Yard Depth (Minimum) | 0.7 metres |
| iv) West Interior Side
Yard Depth (Minimum) | 2.5 metres to portions of the
existing building on the date of
the passing of the by-law; 1.9
metres to any additions or
expansions to the existing
building after the date of the
passing of the by-law |
| v) Density
(Maximum) | 129 units per hectare |
| vi) Driveway Width | 6.7 metres shared with the
property to the east |

3. Section Number 10.4 e) of the Residential (R6) Zone is amended by adding the following Special Provisions:

R6-5(**) 306 Princess Avenue

a. Permitted Uses

- i) Single detached dwelling
- ii) Semi-detached dwelling
- iii) Duplex dwelling
- iv) Townhouse dwelling
- v) Apartment building

b. Regulations

- | | |
|---|---|
| i) Lot Area
(Minimum) | 738.5 square metres |
| ii) Front Yard Depth
(Minimum) | As existing on the date
of the passing of the by-law
(5.7 metres) |
| iii) East Interior Side
Yard Depth (Minimum) | 1.1 metres to the existing
covered porch on the date of the
passing of the by-law; 3.3 metres
to portions of the existing building
on the date of the passing of the
by-law; 1.4 metres to any
additions or expansions to the
existing building after the date of
the passing of the by-law |
| iv) West Interior Side
Yard Depth (Minimum) | 1.0 metres |
| v) Density
(Maximum) | 129 units per hectare |
| vi) Driveway Width | 6.7 metres shared with the
property to the west |

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 April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9688
 Planner: CM
 Date Prepared: 2023/02/13
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



Geodatabase

Bill No. 117
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 3010-3050 Yorkville
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 3010-3050 Yorkville Street, as shown on the attached
map comprising part of Key Map No. A111, **FROM** a Residential R9/Convenience
Commercial Special Provision/Restricted Office Special Provision Bonus (R9-
7/CC4(5)/RO2(32)*B-57*H40) Zone, **TO** a Residential R9 Special Provision Bonus (R9-
7(*)*B-57*H68) Zone and a Holding Residential R9 Special Provision/Convenience
Commercial Special Provision/Restricted Office Special Provision Bonus (h-_*R9-
7(**)/CC4(5)/RO2(32)*B-57*H45) Zone.

2. Section Number 3.8 2) of the Holding "h" Zone is amended by adding the
following Holding Provision:

h-(_) 3010-3050 Yorkville Street

Purpose: To ensure the implementation of the Bonus (B-57) Zone, the "h-
_" symbol shall not be deleted until the required security has been
provided and the existing bonus agreement has been updated, to the
satisfaction of the City.

Permitted Interim Uses: Existing uses

3. Section Number 13.4 g) of the Residential (R9) Zone is amended by
adding the following Special Provisions:

R9-7(*) 3050 Yorkville

a. Regulations

i) Front Yard Depth (Minimum)	3.0 metres
ii) Rear Yard Depth (Minimum)	19.7 metres
iii) Interior Side Yard Depth (Minimum)	5.0 metres
iv) Canopy Encroachment (Maximum)	0.0 metres
v) Density (Maximum)	286 units per hectare
vi) Long-Term Bicycle Parking (Minimum)	156 spaces
vii) Short-Term Bicycle Parking (Minimum)	15 spaces

- viii) To the extent that any of the performance standards of B-57 Zone conflict with R9-7(*) Zone, the R9-7(*) Zone regulations shall prevail. The provisions of B-57 Zone are otherwise unaffected and remain in-force

4. Section Number 13.4 g) of the Residential (R9) Zone is amended by adding the following Special Provisions:

R9-7(**) 3010 Yorkville

a. Additional Permitted Uses

- i) Mixed-Use Apartment Building
- ii) Uses permitted under the Restricted Office (RO2) Zone Variation

b. Regulations

- i) Front Yard Depth (Minimum) 4.0 metres
- ii) Front Yard Depth (Maximum) 6.0 metres
- iii) Exterior Side Yard Depth (Minimum) 6.0 metres
- iv) Exterior Side Yard Depth (Maximum) 8.0 metres
- v) Stepback Above the 4th Storey along Southdale Road West (Minimum) 1.5 metres
- vi) Rear Yard Depth (Minimum) 2.5 metres
- vii) Density (Maximum) 350 units per hectare
- viii) Gross Floor Area for All Office Uses (Maximum) 2,000.0 square metres
- ix) To the extent that any of the performance standards of B-57 Zone conflict with R9-7(**) Zone, the R9-7(**) Zone regulations shall prevail. The provisions of B-57 Zone are otherwise unaffected and remain in-force

4. Section Number 29.4 e) of the Convenience Commercial (CC) Zone is amended by deleting and replacing the following Special Provisions:

CC4(5) 3010 Yorkville Street

a. Additional Permitted Uses:

- i) Uses permitted under the Convenience Commercial (CC6) Zone Variation

b. Regulations:

- i) Additional Permitted Location – Within an office building
- ii) Gross Floor Area of Convenience Commercial Uses (Maximum) 1,000.0 square metres

5. Section Number 18.4 c) of the Restricted Office (RO) Zone is amended by deleting and replacing the following Special Provisions:

RO2(32) 3010 Yorkville Street

a. Regulations:

- | | |
|---|-------------|
| i) Front Yard Depth
(Minimum) | 1.2 metres |
| ii) Exterior Side Yard Depth
(Minimum) | 12.9 metres |
| iii) Rear Yard Depth
(Minimum) | 0.6 metres |
| iv) Height
(Maximum) | 14.0 metres |

6. 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.

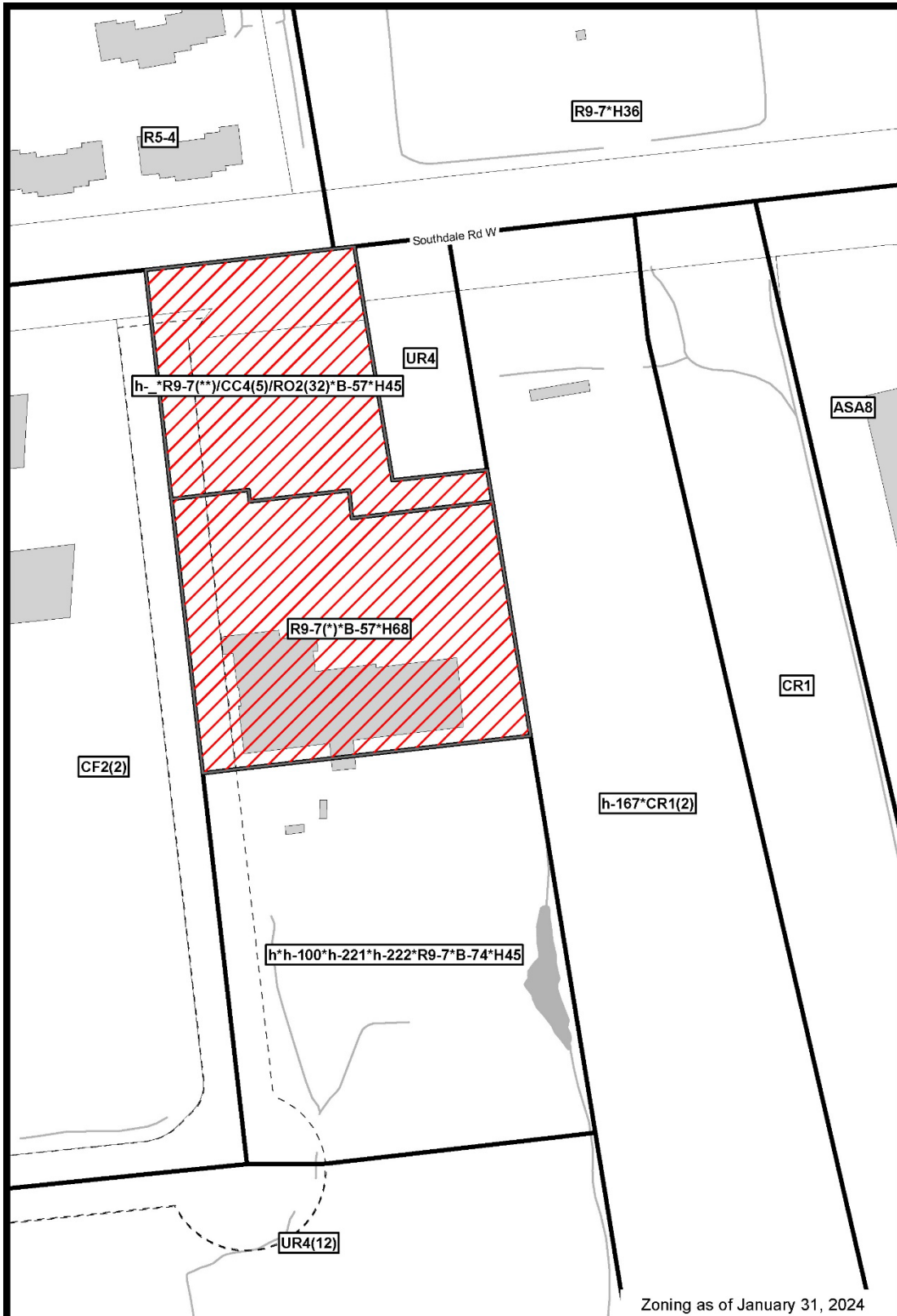
PASSED in Open Council on April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9692
 Planner: CM
 Date Prepared: 2024/02/26
 Technician: JI
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters



Geodatabase

Bill No. 118
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 460 Asher Crescent.

WHEREAS Drewlo Holdings Inc. has applied to rezone an area of land located at 460 Asher Crescent. (Block 231, Plan 33M-826), 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 460 Asher Crescent, as shown on the attached map comprising part of Key Map No. A113, from a Holding Residential R4/R5/R6 (h*h-54*h-71*h-100*R4-6/R5-4/R6-5) Zone to a Residential R6 Special Provision (R6 -5 ()) Zone.

2. Section Number 10.4 e) of the Residential (R6) Zone is amended by adding the following Special Provisions:

R6-5() 460 Asher Crescent

a. Regulations:

- | | | |
|-------|---|---|
| i) | Front Yard Depth
(Minimum) | 1.5 metres (4.9 feet) |
| ii) | Rear Yard Depth
(Minimum) | 1.5 metres (4.9 feet) |
| iii) | East Exterior Side
Yard Depth
(Minimum) | 1.5 metres (4.9 feet) |
| iv) | West Exterior Side
Yard Depth
(Minimum) | 2.0 metres (6.6 feet) |
| v) | Height
(Maximum) | 12.0 metres, or 22.0 metres
on lands located more than
140.0 metres from the
centreline of Reardon
Boulevard. |
| vi) | Density
(Maximum) | 83 units per hectare |
| vii) | Landscaped Open Space
(Minimum) | 25% |
| viii) | Balconies on apartment buildings, and open or covered but unenclosed decks or porches, shall be permitted to project 2.0 metres into the required yard, provided no projection is closer than 0.4 metres to the lot line. | |

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.

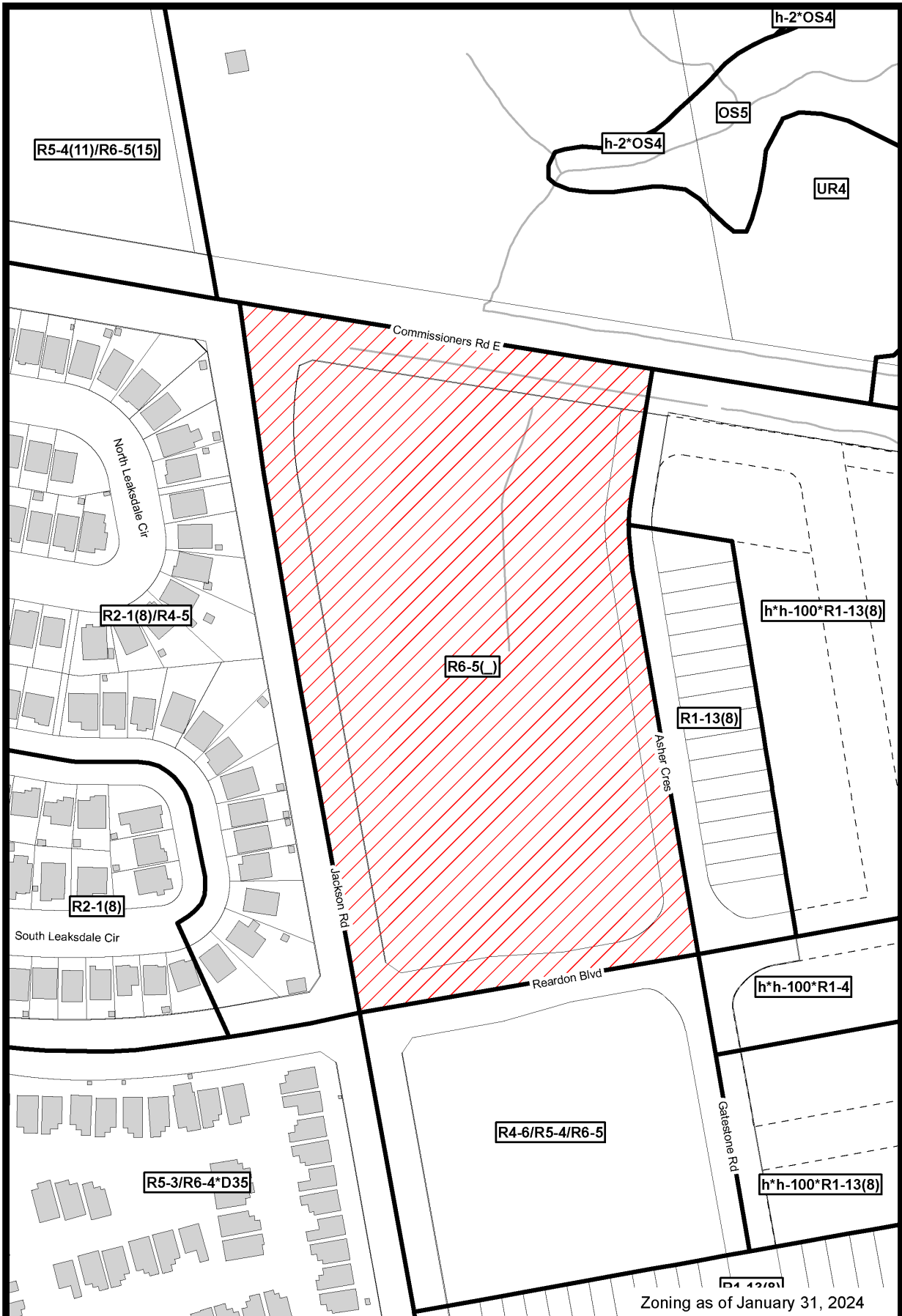
PASSED in Open Council on April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9701

Planner: MC

Date Prepared: 2024/02/15

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Geodatabase

Bill No. 119
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 613 Superior Drive

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 613 Superior Drive, as shown on the attached map
comprising part of Key Map No. A102, **FROM** Neighbourhood Facility/Residential R1
Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1
(NF/R1-2) Zone **TO** a Residential R5 Special Provision (R5-5()) Zone.

2. Section Number 9.4 of the Residential (R5) Zone is amended by adding
the following Special Provisions:

R5-5() 613 Superior Drive

a. Permitted Use

i) Cluster townhouse dwellings

b. Regulations

i) Building Height (Maximum) 9.0 metres

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.

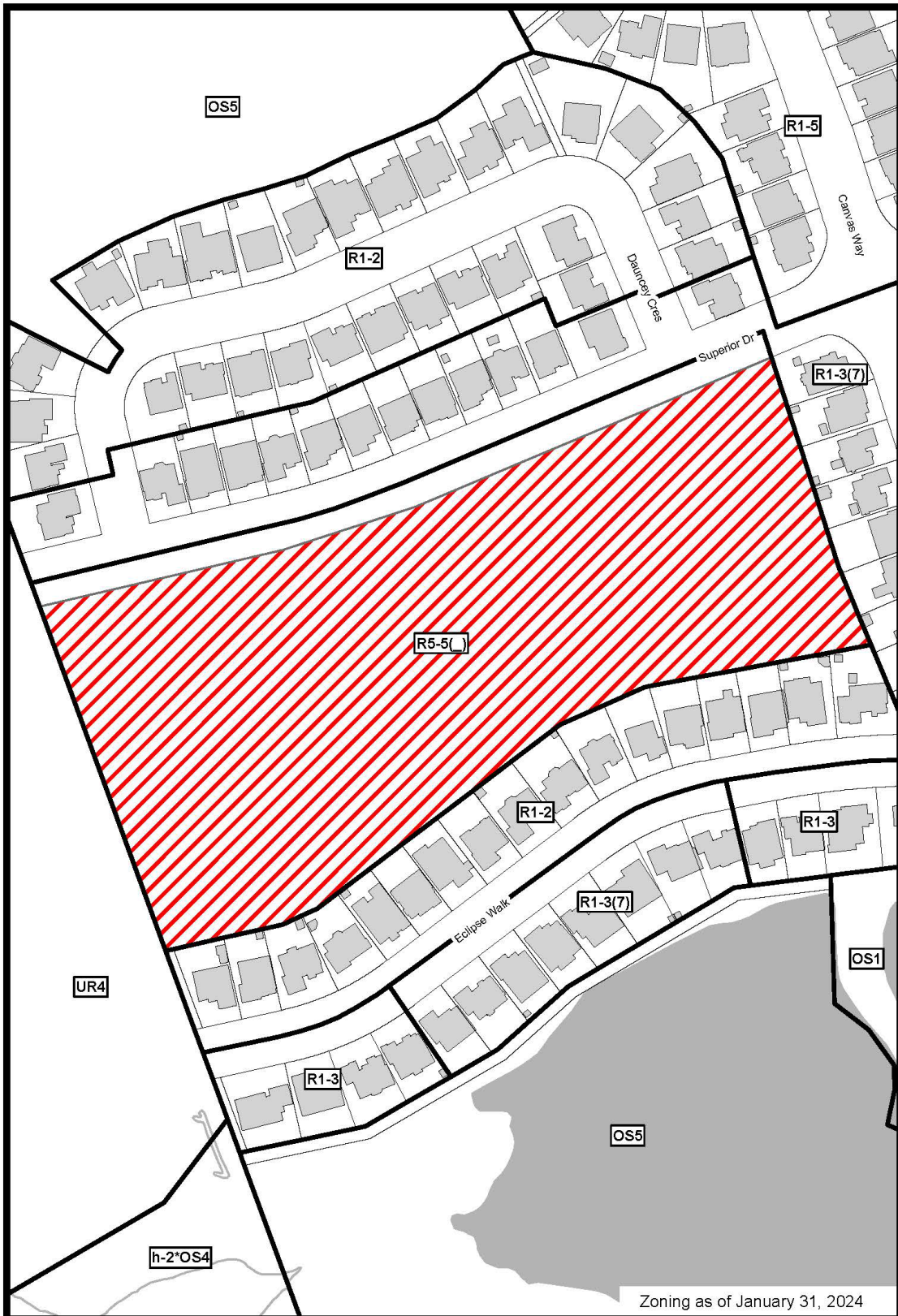
PASSED in Open Council on April 2, 2024, subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.


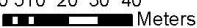

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



<p>File Number: Z-9691 Planner: CM Date Prepared: 2024/02/13 Technician: JI By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,800</p> <p>0 15 30 45 Meters </p> <p></p>
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Geodatabase

Bill No. 120
2024

By-law No. C.P.-____-____

A by-law to approve and authorize the use of the Office-to-Residential Conversion Loan Agreement template between The Corporation of the City of London (the “City”) and a Registered Owner (the “Borrower”) to encourage the conversion of vacant office space into residential units, and to delegate the authority to enter into such Agreements to the Director, Economic Services and Supports or delegate.

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 sections 8, 9 and 10 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorize a municipality to pass by-laws necessary or desirable for municipal purposes and, in particular, paragraph 3 of subsection 10(2) authorizes by-laws respecting the financial management of the municipality

AND WHEREAS section 23.1 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorizes a municipality to delegate its authority

AND WHEREAS subsection 23.2(2) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorizes a municipality to delegate quasi-judicial powers under the *Municipal Act, 2001* to an individual who is an officer, employee, or agent of the municipality

AND WHEREAS by By-law C.P. 1356-234 Municipal Council of The Corporation of the City of London designated the Downtown Community Improvement Project Area a community improvement project area;

AND WHEREAS by By-law C.P. 1357-249 Municipal Council of The Corporation of the City of London adopted the Downtown Community Improvement Plan;

AND WHEREAS Municipal Council of The Corporation of the City of London established financial incentives for the Downtown Community Improvement Project Area by By-law C.P. 1467-175;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Office-to-Residential Conversion Loan Agreement template to implement the Office-to-Residential Conversion Grant Program within the Downtown Community Improvement Plan, attached as Schedule “1” to this by-law is hereby authorized and approved.
2. The Director, Economic Services and Supports, or delegate, is hereby authorized to enter into and execute the Office-to-Residential Conversion Loan Agreement substantially in the form approved in section 1 above.
3. This by-law comes into force on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

Schedule "1"

OFFICE-TO-RESIDENTIAL CONVERSION LOAN AGREEMENT

This Agreement made in triplicate this ___ day of _____, 20__.

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON,

hereinafter called "the City";

- and -

<BORROWER>

hereinafter called "the Borrower";

WHEREAS the Borrower represents that they are the registered owner of the property, known municipally as _____, located in the Downtown Community Improvement Project Area in the City of London, in the County of Middlesex and more particularly described in **Schedule "A"** attached hereto (the "Land");

AND WHEREAS section 28(7) of the Planning Act, R.S.O. 1990, c. P.13 authorizes a municipality to make grants or loans in conformity with a community improvement plan to registered owners within a community improvement project area;

AND WHEREAS the City has established the Office-to-Residential Conversion Grant Program within the Downtown Community Improvement Plan to encourage the conversion of vacant office space into residential units by providing a forgivable loan to qualified applicants;

AND WHEREAS the Borrower has applied to the Office-to-Residential Conversion Grant Program, and the City has provisionally accepted the application pursuant to the City's Commitment Letter dated _____, in **Schedule "B"** attached hereto;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the foregoing and the mutual covenants herein contained, and for other good and valuable consideration, the parties hereto covenant and agree each with the other to comply with, keep, perform and be bound by each and every term, condition and covenant herein set out to the extent that the same are expressed to be respectively binding upon them, and the same shall enure to the benefit of and shall be binding upon their respective heirs, executors, administrators, successors and assigns.

1. In consideration of the Loan, the Borrower hereby agrees to redevelop existing vacant office space located on the Land to [insert number] residential units (the "Units") as follows:

Type of Unit	Number of Unit Type	Loan Amount
(e.g. 1 bedroom)		

2. Loan Amount: Subject to the terms of this Agreement, the City shall loan to the Borrower, the total amount of _____, (the "Loan") by way of a single lump-sum payment payable within sixty (60) days of the parties' execution of this Agreement.

3. Conditions: The provision of the Loan is subject to the following conditions precedent:

- (a) All applicable property taxes must be fully paid to date for the Land;
- (b) A certificate of lien is registered against title to the Land by the City pursuant to section 6 below;
- (c) A building permit being issued for the construction of the Units; and
- (d) there are no outstanding orders or bylaw contraventions related to the property that affect the issuing of the building permit.

4. Interest: Interest shall accrue on the principal amount of the Loan at a rate of eight percent (8%) per annum, compounded and calculated every 30 days, commencing from the advance date of the Loan. The accrued interest shall become payable in accordance with the default provisions in this Agreement.

5. Loan Forgiveness: The Loan, including all accrued interest, shall be fully forgiven following the date on which the final building permit inspection has been passed, confirming the work to create the residential units has concluded and meets the requirements of the Ontario Building Code, all to the satisfaction of the City and provided no default has occurred under this Agreement (the "Completion

Date”). The Completion Date must occur within ten (10) years of the date of initial Loan advance, failing which, the Borrower shall be in default under this Agreement.

6. Lien Registered on Land: The Borrower acknowledges and agrees that the City shall register a certificate of lien upon the Land in the amount of the Loan, in accordance with Subsections 28(7), 28(9) and 32(3) of the *Planning Act*, R.S.O. 1990, c. P. 13. The lien shall be discharged following the Completion Date or payout of the Loan, subject to the default provisions of this Agreement.

7. Agreement Registered on Land: The Borrower acknowledges and agrees that the City may, at its option, register this Agreement upon the Land pursuant to Subsection 28 (11) of the *Planning Act*, R.S.O. 1990, c. P. 13. This Agreement shall be discharged from title to the Lands by the City any time after the Completion Date or payout of the Loan, subject to the default provisions of this Agreement.

8. Insurance: The Borrower shall maintain the following insurance until the Completion Date:

- (a) fire and extended perils insurance under a standard extended form of fire insurance policy in such amounts and on such terms and conditions as would be carried by a prudent owner of a similar building, having regard to the size, age and location of the building; and
- (b) general liability and property damage insurance, including personal liability, contractual liability, tenants' legal liability, non-owned automobile liability and owners' and contractors' protective insurance coverage with respect to the Land written on a comprehensive basis with inclusive limits of at least five million dollars (\$5,000,000) for each occurrence. and such insurance shall add the City as an additional insured.

9. Indemnity: The Borrower shall indemnify and save the City, its officers, directors, employees, agents harmless from and against all claims, actions, losses, expenses, costs or damages of every nature and kind that the City may suffer, caused or alleged to be caused by any willful or negligent act, omission or delay on the part of the Borrower or its officers, directors, employees, contractors or agents, in connection with anything purported to be or required to be done by the Borrower in connection with this Agreement, including the Loan and Units.

9. Representations and Warranties of the Borrower: The Borrower represents and warrants that they have never defaulted on a City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation; that property taxes are paid in full and there are no City of London Orders or by-law infractions currently outstanding in relation to the Land. If property taxes are owing on a property for more than one full year, the City will have the option, without notice and at its own discretion, to declare the Borrower in default under this Agreement.

10. Assignment and Transfer: In the event the Borrower transfers any interest in the Land, in whole or in part, to any person other than the Borrower, the outstanding balance of the Loan, including any interest or penalties accrued, shall become immediately due and payable. Notwithstanding, the City may, at its sole discretion, consent to the assignment of the Loan to a transferee prior to a transfer being completed. An assignment of the Loan shall require as a condition, that the transferee enter into a new Loan Agreement with the City in relation to the Loan.

11. Termination: The parties acknowledge and agree that this Agreement and all obligations of the parties hereunder, shall be terminated upon the passing of the Completion Date. This Agreement may also be terminated upon the written agreement of the parties to same.

12. Subsequent Owners Bound: Subject to the provisions of the *Registry Act* and the *Land Titles Act*, the covenants, agreements, conditions and understandings herein contained on the part of the Borrower shall be conditions running with the Land and shall be binding upon it, its heirs, executors, administrators, successors and assigns, as the case may be, as subsequent owners and occupiers of the Land from time to time (and "Borrower", wherever used in this Agreement, is intended and shall be construed to include such subsequent owners and occupiers) in accordance with Subsection 28 (11) of the *Planning Act*, R.S.O. 1990, c. P. 13.

13. Default: Time shall be of the essence in this Agreement. Upon breach by the Borrower of any covenant, term, condition or requirement of this Agreement, or upon the Borrower becoming insolvent or making an assignment for the benefit of creditors, the Borrower shall be in default under this Agreement. Notice of such default shall be given in accordance with this Agreement and if the Borrower has not remedied such default within such time, as provided in the notice, the City may direct that the balance owing on the Loan together with interest and penalties be immediately due and payable.

14. Enforcing Performance of Requirements: In addition to any remedy authorized or permitted by this Agreement or by law, the City may, in the event of a default by the Borrower under this Agreement, do such matter or thing at the Borrowers' expense to correct the default, and the City may recover the

expense incurred in doing it by action, from any security posted by the Borrower, or by recovery in like manner as municipal taxes. No proceeding by the City under this clause and no waiver under any provision of this Agreement shall prejudice the rights of the City in respect of any subsequent default by the Borrower under this Agreement. The rights of the City may be enforced by any remedy authorized or permitted by this Agreement or by law, and no such remedy shall be exclusive of or dependent on any other remedy.

15. Notice: Any notice required or permitted to be given pursuant to the terms of this Agreement shall be given in writing, sent by prepaid registered post, addressed in the case of notice given by the City to the Borrower at the municipal address of the Land, and in the case of notice given by the Borrower to the City addressed to: The City Clerk, P.O. 5035, London, Ontario N6A 4L9. Notice shall conclusively be deemed to have been given on the day that the same is posted.

16. Separate Covenants: All of the provisions of this Agreement are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate clause hereof. Should any provision of this Agreement be adjudged unlawful or not enforceable, it shall be considered separate and severable from the Agreement and its remaining provisions as though the unlawful or unenforceable provision had never been included.

17. Entire Agreement: This Agreement (including any Schedules, Exhibits and Attachments) shall constitute the entire Agreement of the parties with respect to, and supersedes all prior written and oral agreements, understandings and negotiation with respect to the subject matter hereof.

18. Number and Gender: This Agreement shall be read with all changes to gender required by the context.

IN WITNESS WHEREOF the City has executed this Agreement by its authorized officers and the Borrower has hereunto set its hand and seal, or hereunto affixed its corporate seal attested by the hands of its duly authorized officers.

THE CORPORATION OF THE CITY OF LONDON

<BORROWER>

Name:

Title:

SCHEDULE "A"
DESCRIPTION OF LAND

Property Address: _____

Legal Description: *[Lot/Part Lot/33R Plan/ etc.]*

SCHEDULE "B"
LOAN COMMITMENT LETTER

Bill No. 72
2024

By-law No. DR-

A by-law to provide for Drainage Works in the
City of London (Construction of the Jenkens
Municipal Drain)

WHEREAS the Municipal Council of The Corporation of the City of London appointed Spriet Associates Ltd, pursuant to section 4 of the *Drainage Act*, R.S.O. 1990, c. D.17, to prepare a report on the construction of the Jenkens Municipal Drain;

AND WHEREAS the Municipal Council of The Corporation of the City of London at its meeting January 30, 2024 adopted the Consulting Engineers' report dated October 12, 2023.

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The report dated October 12, 2023 is hereby adopted and the undertaking and completion of the drainage works outlined in the report are hereby authorized.
2. The allowances in connection with this drainage works set out in Schedule "A" attached to of this by-law are hereby approved.
3. The cost estimates for the drainage work set out in Schedule "B" attached to this by-law are hereby approved.
4. The assessments for construction for this drainage works set out in Schedule "C" attached to this by-law are hereby approved and shall be levied upon the lands, including roads, listed in Schedule "C" of this by law.
5. 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 April 2, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 13, 2024
Second Reading – February 13, 2024
Third Reading – April 2, 2024

SCHEDULE 'A' - ALLOWANCES

JENKENS DRAIN 2023

City of London

In accordance with Sections 29 and 30 of the Drainage Act, we determine the allowances payable to owners entitled thereto as follows:

CON.	LOT	ROLL NUMBER (Owner)	Section 29 Right-of-Way	Section 30 Damages	TOTALS
<i>Geographic Westminster</i>					
2	8	080-030-029 (Mt. Elgin Dairy Farms Ltd.)	\$ 2,550.00	\$ 3,110.00	\$ 5,660.00
2	W½ 7	080-030-030 (Mt. Elgin Dairy Farms Ltd.)	1,640.00	2,000.00	3,640.00
2	E½ 7 & 6	080-030-031-02 (London Dairy Farms Ltd.)	4,790.00	5,850.00	10,640.00
Total Allowances			\$ 8,980.00	\$ 10,960.00	\$ 19,940.00
TOTAL ALLOWANCES ON THE JENKENS DRAIN 2023					\$ <u>19,940.00</u>

SCHEDULE 'B' - COST ESTIMATE

JENKENS DRAIN 2023

City of London

We have made an estimate of the cost of the proposed work which is outlined in detail as follows:

CONSTRUCTION

Mobilization of equipment	\$ 1,500.00
Supply & install 6 meters of 600mm dia., H.D.P.E. plastic sewer pipe including rodent gate and quarry stone rip-rap protection around pipe and end of ditch (Approximately 3m ³ quarry stone req'd)	\$ 2,680.00
Installation of the following concrete field tile including supply & installation of geotextile around tile joints	
20 meters of 250mm dia. concrete tile (catchbasin leads)	\$ 520.00
30 meters of 300mm dia. concrete tile	\$ 810.00
32 meters of 350mm dia. concrete tile 2000D	\$ 1,310.00
174 meters of 400mm dia. concrete tile 2000D	\$ 6,290.00
150 meters of 400mm dia. concrete tile 2400D	\$ 5,420.00
6 meters of 450mm dia. concrete tile (catchbasin lead)	\$ 190.00
112 meters of 450mm dia. concrete tile (2000D)	\$ 4,210.00
19 meters of 600mm dia. concrete tile (2400D)	\$ 1,010.00
432 meters of 600mm dia. concrete tile	\$ 18,630.00
Supply of the above listed tile	\$ 57,120.00
Sta. 0+500 to Sta. 0+640	
Construct working platform at lower elevation for wheel machine to install concrete tile and backfill upon completion (approx. 620 m ³ excavation)	\$ 9,600.00
Supply & Installation of the following HDPE sewer pipe (with rubber gaskets) including supply, installation and compaction of bedding and backfill materials	
6 meters of 450mm dia. sewer pipe and two 11 degree elbows	\$ 1,320.00
Supply of the above listed sewer pipe	\$ 1,560.00
Contingency amount for increased cost due to poor soil conditions:	
Installation of tile on crushed stone bedding with excavator (300 meters)	\$ 10,500.00
Supply & delivery of 19mm crushed (Approx. 120 tonnes req'd)	\$ 4,200.00
Strip, stockpile and relevel topsoil from tile trench where required (277m)	
Relevel existing stockpiled topsoil over working space (583m) (4m wide) specified on drawings	\$ 6,330.00
8.0 meters of 600mm sewer pipe	
Supply	\$ 1,280.00
Installation under laneway by open cut	\$ 2,560.00

SCHEDULE 'B' - COST ESTIMATE (Cont.)

JENKENS DRAIN 2023
City of London

CONSTRUCTION (Cont.)

19.0 meters of 762mm dia., 9.5mm thickness smooth wall steel pipe		
Supply		\$ 9,000.00
Installation under Old Victoria Road by boring		\$ 25,950.00
Disconnect exist. 250mm± subsurface road crossing and fill with cement grout		\$ 3,800.00
26.0 meters of 450mm sewer pipe		
Supply		\$ 2,600.00
Installation under laneway by open cut		\$ 8,060.00
8.0 meters of 375mm sewer pipe		
Supply		\$ 600.00
Installation under laneway by open cut		\$ 2,560.00
Supply and install one 900mm x 1200mm and two 600mm x 600mm standard catchbasins, including grates, removal and disposal of existing catchbasin		\$ 10,300.00
Supply and install 1500mm dia. manhole with benching at Sta 0+484		\$ 13,100.00
Exposing and locating existing tile drains	(construction)	\$ 940.00
Exposing and locating existing utilities	(report)	\$ 2,200.00
	(construction)	\$ 2,500.00
Tile connections as noted on plan including fittings		\$ 2,000.00
Contract security financing		\$ 3,320.00
Tile connections and contingencies		\$ 12,000.00
Allowances under Sections 29 & 30 of the Drainage Act		\$ 19,940.00

ADMINISTRATION

Conservation Authority Review Fee		\$ 900.00
Interest and Net Harmonized Sales Tax		\$ 5,045.00
Survey, Plan and Final Report		\$ 38,775.00
Expenses		\$ 270.00
Supervision and Final Inspection		\$ <u>12,000.00</u>

TOTAL ESTIMATED COST **\$ 312,900.00**

SCHEDULE ' C ' - ASSESSMENT FOR CONSTRUCTION

JENKENS DRAIN 2023

City of London

Job No. 222125

October 12, 2023

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	SPECIAL BENEI	BENEFIT	OUTLET	TOTAL		
<i>Geographic Westminster</i>									
2	8	4.1	080-030-029 (Mt. Elgin Dairy Farms Ltd.)	\$	3,470.00	\$ 1,165.00	\$ 4,635.00		
2	W½ 7	8.9	080-030-030 (Mt. Elgin Dairy Farms Ltd.)		51,520.00	4,439.00	55,959.00		
2	E½ 7 & 6	28.6	080-030-031-02 (London Dairy Farms Ltd.)		56,250.00	52,087.00	108,337.00		
2	W½ 5	4.8	080-030-031-05 (Bruynland Farm Inc.)			12,751.00	12,751.00		
TOTAL ASSESSMENT ON LANDS				\$	\$ 111,240.00	\$ 70,442.00	\$ 181,682.00		
Old Victoria Road				1.2	City of London	\$	\$ 5,650.00	\$ 2,929.00	\$ 8,579.00
Wilton Grove Road				1.7	City of London	5,343.00	14,760.00	12,626.00	32,729.00
TOTAL ASSESSMENT ON ROADS				\$	5,343.00	\$ 20,410.00	\$ 15,555.00	\$ 41,308.00	
SPECIAL ASSESSMENT against the City of London for the increased cost of boring a 762mm smooth wall pipe under Old Victoria Road							\$ 42,380.00		
SPECIAL ASSESSMENT against the Bell for the increased of locating and exposing their fibre optic cables on Old Victoria Road							\$ 1,755.00		
SPECIAL ASSESSMENT against Enbridge Gas for the increased of locating and exposing their 50mm plastic gasmain on Old Victoria Road							\$ 1,755.00		
SPECIAL ASSESSMENT against the City of London for a portion of the theoretical cost of boring under Old Victoria Road south in the natural route of the Jenkens Drain							\$ 19,200.00		
SPECIAL ASSESSMENT against the City of London for a portion of the theoretical cost of boring under Wilton Grove Road in the natural route of the Jenkens Drain							\$ 22,200.00		
SPECIAL ASSESSMENT against 080-030-031-02 (London Dairy Farms Ltd.) for the increased of locating and exposing their gas & water services							\$ 2,620.00		
TOTAL ASSESSMENT ON THE JENKENS DRAIN 2023							\$ 312,900.00		