



Council Agenda Including Addeds

9th Meeting of City Council

April 23, 2024

1:00 PM

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

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

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

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

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact councilagenda@london.ca 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	
5. Confirmation and Signing of the Minutes of the Previous Meeting(s)	
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6. Communications and Petitions	
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(Refer to the Planning and Environment Committee Stage for Consideration with Item #5 (3.3) of the 6th Report of the Planning and Environment Committee)	
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2. <i>(ADDED) B. Sterner</i>	72
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4. <i>(ADDED) B. Elliott</i>	74
5. <i>(ADDED) C. Wilkinson</i>	76
6. <i>(ADDED) W. Medwid</i>	77
6.2 Byron Gravel Pit Secondary Plan	

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

1. B. Samuels 78
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3. (ADDED) C. Schultz 83
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6.3 2023 Year-End Operating Budget Monitoring Report

(Refer to the Corporate Services Committee Stage for Consideration with Item #7 (2.2) of the 7th Report of the Corporate Services Committee)

1. (ADDED) Board of Directors, London Convention Centre Corporation Operating as RBC Place London 85
2. (ADDED) C. Butler 87

6.4 Secondary School Student Transit Pass Pilot Project

(Refer to the Strategic Priorities and Policy Committee Stage for Consideration with Item #5 (5.1) of the 8th Report of the Strategic Priorities and Policy Committee)

1. (ADDED) Councillor D. Ferreira and Councillor C. Rahman 89

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8. Reports

- 8.1 6th Report of the Planning and Environment Committee 91
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 2. (2.1) 4th Report of the Ecological Community Advisory Committee
 3. (3.1) 3696 & 3832 Scotland Drive - (Z-9705) (Relates to Bill No. 150)
 4. (3.2) 634 Commissioners Road West - (Z-9708) (Relates to Bill No. 151)
 5. (3.3) 735 Wonderland Road North - (Z-9704) (Relates to Bill No.'s 132 & 152)
 6. (3.4) Byron Gravel Pit Secondary Plan (Relates to Bill No. 133)
 7. (5.1) Deferred Matters List
- 8.2 7th Report of the Corporate Services Committee 178
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	7.	(2.2) 2023 Year-End Operating Budget Monitoring Report	
	8.	(2.3) 2023 Year-End Capital Budget Monitoring Report	
	9.	(4.1) Application - Issuance of Proclamation - London Run for Ovarian Cancer Week	
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8.4		8th Report of the Strategic Priorities and Policy Committee	188
	1.	Disclosures of Pecuniary Interest	
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	3.	(2.1) Whole of Community System Response - Quarterly Update April	
	4.	(2.2) 9th Report of the Governance Working Group	
	5.	(5.1) Secondary School Student Transit Pass Pilot Project - Deputy Mayor S. Lewis and Councillor P. Cuddy	

6. (4.1) Targeted Actions to Increase London’s Housing Supply: Supporting Council’s Pledge for 47,000 Units by 2031
7. (4.2) 3rd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee
8. (4.3) Request for a Shareholder’s Meeting - London Hydro Inc.

9. Added Reports

- 9.1 8th Special Report of the Corporate Services Committee

(Note: This report will be provided prior to the Council meeting.)

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. 124 By-law No. A.- _____ - _____

A by-law to confirm the proceedings of the Council Meeting held on the 23rd of April 2024. (City Clerk) | 195 |
| 13.2 | Bill No. 125 By-law No. A.- _____ - _____

A by-law to amend By-law No. A.-8447-15 being “A by-law to appoint deputies to the City Clerk” to appoint Pamela Lupa as a Deputy Clerk. (City Clerk) | 196 |
| 13.3 | Bill No. 127 By-law No. A.- _____ - _____

A by-law setting tax ratios for property classes in 2024 (2.4a/7/CSC) | 197 |
| 13.4 | Bill No. 128 By-law No. A.- _____ - _____

A by-law levying tax rates for property classes in 2024 (2.4b/7/CSC) | 201 |
| 13.5 | Bill No. 129 By-law No. A.- _____ - _____

A by-law levying rates for 2024 for school purposes in the City of London. (2.5/7/CSC) | 206 |
| 13.6 | Bill No. 130 By-law No. A.- _____ - _____

A by-law to approve the Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding under the Court Security and Prisoner Transportation Program; and to authorize the Mayor and City Clerk to execute the Agreement. (2.6/7/CSC) | 210 |
| 13.7 | Bill No. 131 By-law No. A.- _____ - _____

A by-law to repeal By-law No. S.-2742-482 entitled “A by-law to permit Victoria Hospital Corporation to maintain and use and encroachment upon the road allowance for 364 - 366 - 370 - 372 Hill Street”. (City | 237 |

	Solicitor)	
13.8	Bill No. 132 By-law No. C.P.-1512(_)-____ A by-law to amend The Official Plan for the City of London, 2016 relating to 735 Wonderland Road North (3.3a/6/PEC)	238
13.9	Bill No. 133 By-law No. C.P.-1512(_)-____ A by-law to amend The Official Plan for the City of London, 2016 relating to Byron Gravel Pits Secondary Plan area (3.4/6/PEC)	242
13.10	Bill No. 134 By-law No. L.S.P.-____-____ A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Rapid Transit East London Link Project Phase 4. (2.1/7/CSC)	320
13.11	Bill No. 135 By-law No. S.-____-____ A by-law to assume certain works and services in the City of London. (Kent Subdivision – Phase 2, Stage 1, Plan 33M-750) (Deputy City Manager, Environment & Infrastructure)	326
13.12	Bill No. 136 By-law No. S.-____-____ A by-law to assume certain works and services in the City of London. (Kent Subdivision - Phase 3A, Plan 33M-784) (Deputy City Manager, Environment & Infrastructure)	328
13.13	Bill No. 137 By-law No. S.-____-____ A by-law to assume certain works and services in the City of London. (Kent Subdivision – Phase 3B Stage 1, Plan 33M-793) (Deputy City Manager, Environment & Infrastructure)	330
13.14	Bill No. 138 By-law No. S.-____-____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Gore Road, west of Veterans Memorial Parkway) (Chief Surveyor – for road dedication purposes pursuant to SPA21-078 – 2009 and 2037 Gore Rd)	332
13.15	Bill No. 139 By-law No. S.-____-____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road East, east of Wharnccliffe Road South) (Chief Surveyor-for Road dedication purposes pursuant to SPA23-079)	334
13.16	Bill No. 140 By-law No. S.-____-____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Adelaide Street North and Hamilton Road, east of Adelaide Street North and north of Hamilton Road) (Chief Surveyor-for Road dedication purposes pursuant to SPA23-023)	336
13.17	Bill No. 141 By-law No. S.-____-____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Adelaide Street North and	338

	Little Simcoe Street, east of Adelaide Street North and north of Little Simcoe Street) (Chief Surveyor-for Road dedication purposes pursuant to SPA23-038)	
13.18	Bill No. 142 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Fanshawe Park Road West, west of Wonderland Road North; and as widening to Fanshawe Park Road West and Wonderland Road North, north of Fanshawe Park Road West and west of Wonderland Road North) (Chief Surveyor-for Road dedication purposes pursuant to SPA22-108)	340
13.19	Bill No. 143 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Hyde Park Road, north of North Routledge Park) (Chief Surveyor-for Road dedication purposes pursuant to Consent B.007/23)	342
13.20	Bill No. 144 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street West, west of Kains Road) (Chief Surveyor-for Road dedication purposes pursuant to City Property Request No. TS1332 PR-01 – 2085 Oxford St W)	344
13.21	Bill No. 145 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Colonel Talbot Road, north of Diane Crescent) (Chief Surveyor-for Road dedication purposes pursuant to a ZBA Condition at 3637 Colonel Talbot Road)	346
13.22	Bill No. 146 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Thompson Road, west of Chesterfield Avenue) (Chief Surveyor-for Road dedication purposes pursuant to Consent B.042/21)	348
13.23	Bill No. 147 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Thompson Road, east of Brookside Street) (Chief Surveyor - lands for road dedication purposes pursuant to P&D files A.046/23 & B.005/23)	350
13.24	Bill No. 148 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Exeter Road, west of Holiday Avenue) (Chief Surveyor-for Road dedication purposes pursuant to a Development Agreement registered as ER403278)	352
13.25	Bill No. 149 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to High Street, north of Grand Avenue; as widening to Wellington Street, north of Grand Avenue; and as widening to Wellington Road, south of the Thames River) (Chief	354

Surveyor-for Road dedication purposes pursuant to the Rapid Transit project PR-32)

- | | | |
|-------|---|-----|
| 13.26 | Bill No. 150 By-law No. Z.-1-24_____ | 357 |
| | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3696 and 3832 Scotland Drive (3.1/6/PEC) | |
| 13.27 | Bill No. 151 By-law No. Z.-1-24_____ | 359 |
| | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 634 Commissioners Road West (3.2/6/PEC) | |
| 13.28 | Bill No. 152 By-law No. Z.-1-24_____ | 361 |
| | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 735 Wonderland Road North (3.3b/6/PEC) | |
| 13.29 | Bill No. 94 By-law No. DR-_____-____ | 363 |
| | A by-law to provide for Drainage Works in the City of London (Construction of the Gold Seal & Fournie Municipal Drains) (Court of Revision / 3.2/4/CWC) (Third Reading Only) | |

14. Adjournment



Council Minutes

7th Meeting of City Council
April 2, 2024, 1:00 PM

Present: Mayor J. Morgan, 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

Absent: H. McAlister

Also Present: A. Barbon, M. Butlin, S. Corman, C. Cooper, D. MacRae, L. Marshall, S. Mathers, H. McNeely, J. Paradis, T. Pollitt, M. Schulthess, E. Skalski, C. Smith, J. Taylor, B. Warner

Remote Attendance: M. Hepditch, E. Hunt, K. Murray, C. Stark

The meeting is called to order at 1:00 PM; it being noted that Councillors S. Stevenson, P. Van Meerbergen, E. Pelozza (6:49 PM) and S. Hillier (enters at 1:07 PM) were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: P. Cuddy

Seconded by: C. Rahman

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

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 ss. 239(2)(f) Municipal Act, 2001 / Confidential Matter Under the ss. 239(2)(i) Municipal Act, 2001

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose (ss. 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 (ss. 239(2)(i) Municipal Act, 2001) regarding the financial information related to the London Cares Winter Response contract.

Yeas: (13): 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

Absent: (2): Mayor J. Morgan, and H. McAlister

Motion Passed (13 to 0)

That Council convenes In Closed Session, from 1:13 PM to 3:10 PM.

At 3:19 PM, His Worship Mayor J. Morgan resumes the Chair.

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

Motion made by: P. Cuddy

Seconded by: E. Pelozza

That the Minutes of the 5th Special Meeting and 6th Meeting of the Municipal Council, held on February 29, 2024, and March 5, 2024, respectively, BE APPROVED.

Yeas: (14): Mayor J. Morgan, 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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

6. Communications and Petitions

Motion made by: A. Hopkins

Seconded by: S. Lehman

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

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

2. A.M. Valastro

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

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
2. C. Taylor
3. R. Therrien
4. B. Morrison and M.A. Hodge, Climate Action London
5. T. Bell

6.4 613 Superior Drive (Z-9691)

(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

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

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

6.7 Business Licensing By-law and Fireworks By-law – Amendments

(Refer to the Community and Protective Services Committee Stage for Consideration with Item #10 (2.6) of the 5th Report of the Community and Protective Services Committee)

1. A. Kanji
2. B. Groombridge
3. J. Snoeijer
4. Councillor H. McAlister and Councillor J. Pribil
5. The attached form letter has been submitted by 265 individuals. All names are on file in the City Clerk's Office.
6. L. Macklem
7. S. Deebrah
8. S. Varapuvan, President, Chinmaya Mission London
9. L. Miller
11. Hindu Legacy

Clerk's Note: communication from B. Amendola received regarding this matter.

6.8 Reduced Parking Incentive Pilot Project

(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)

1. J. Recker
2. S. Mei
3. D. Carnegie
4. K. Morrison
5. N. Gurr
6. T. Arthur
7. Bella
8. B. Maly
9. Councillor D. Ferreira

Yeas: (14): Mayor J. Morgan, 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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

Motion made by: E. Pelozza

Seconded by: S. Lehman

That the following communication BE RECEIVED, and BE REFFERRED as noted on the Agenda:

- 6.7 Business Licensing By-law and Fireworks By-law – Amendments
10. Deputy Mayor S. Lewis and Councillor S. Lehman

Yeas: (14): Mayor J. Morgan, 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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

Motion made by: S. Trosow

Seconded by: D. Ferreira

That, pursuant to section 10.5 of the Council Procedure By-law, with respect to the Chair's ruling regarding personal point of privilege, "shall the ruling of the Chair BE SUSTAINED?"

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

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

Absent: (1): H. McAlister

Motion Passed (10 to 4)

Motion made by: C. Rahman

Seconded by: E. Pelozza

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 Item 8.4 in Stage 8, Reports, to be considered before Item 8.1 in Stage 8, Reports.

Yeas: (14): Mayor J. Morgan, 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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.4 5th Report of the Community and Protective Services Committee

Motion made by: E. Pelozza

That the 5th Report of the Community and Protective Services Committee BE APPROVED, with the exception of items 4 (2.3), 10 (2.6), 12 (4.1), and 13 (5.1).

Yeas: (14): Mayor J. Morgan, 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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 1st Report of the Accessibility Community Advisory Committee

Motion made by: E. Pelozza

That the 1st Report of the Accessibility Community Advisory Committee, from the meeting held on February 22, 2024, BE RECEIVED.

Motion Passed

3. (2.2) 3rd Report of the Animal Welfare Community Advisory Committee

Motion made by: E. Pelozza

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

5. (2.5) Inspections By-law – Housekeeping Amendments (Relates to Bill No. 101)

Motion made by: E. Pelosa

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

6. (2.8) London's Newcomer Strategy: Choose London – Innovative, Vibrant and Global

Motion made by: E. Pelosa

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

7. (2.9) Data Provision Agreement Update for HIFIS Usage (Relates to Bill No. 99)

Motion made by: E. Pelosa

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

- 8. (2.10) Winter Response 2022-2023 Final Report

Motion made by: E. Pelosa

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

- 9. (2.4) Renovictions – Initial Research Report

Motion made by: E. Pelosa

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)

Motion Passed

- 11. (2.7) Parks and Recreation Master Plan Annual Report

Motion made by: E. Pelosa

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)

Motion Passed

- 10. (2.6) Business Licensing By-law and Fireworks By-law – Amendments (Relates to Bills No. 102, 103 and 107)

Motion made by: E. Pelosa

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 made by: S. Lehman
Seconded by: C. Rahman

That the motion BE AMENDED by adding a new part d) to read as follows:

"d) that 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 Fireworks By-law PW-11 by allowing for consumer and display fireworks to be discharged on four specific days; it being noted that this restores Municipal Council's approved direction to allow for discharge on Diwali and Chinese Lunar New Year."

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

Nays: (2): S. Trosow, and D. Ferreira

Absent: (1): H. McAlister

Motion Passed (12 to 2)

At 4:07 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.

At 4:11 PM, His Worship Mayor J. Morgan resumes the Chair.

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

That the motion BE AMENDED by adding a new part e) to read as follows:

"e) that Civic Administration BE DIRECTED to consult with the Toronto Fire Department with respect to their "Proposed Ontario Fire Code Amendments Regarding Fireworks" and report back to

the Community and Protective Services Committee on its status and with a recommendation regarding whether the London Fire Department should be directed to join this request."

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

Nays: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Absent: (1): H. McAlister

Motion Failed (4 to 10)

Motion made by: S. Lehman

Seconded by: C. Rahman

That item 10, clause 2.6, as amended, BE APPROVED.

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

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

Absent: (1): H. McAlister

Motion Passed (11 to 3)

Item 10, clause 2.6, as amended, reads as follows:

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; and

d) 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 Fireworks By-law PW-11 by allowing for consumer and display fireworks to be discharged on four specific days; it being noted that this restores Municipal Council's approved direction to allow for discharge on Diwali and Chinese Lunar New Year.

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 made by: P. Cuddy

Seconded by: S. Franke

That the Council recess at this time.

Motion Passed

The Council recesses at 4:30 PM and reconvenes at 4:50 PM.

4. (2.3) Approval of Odell-Jalna End of Mortgage Exit Agreement (Relates to Bill No. 98)

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 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-geared-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 made by: S. Lewis

Seconded by: E. Pelosa

Motion to add a new part b) iv) to read as follows:

“iv) that Civic Administration BE DIRECTED to apply the 2022 AMR to establish the subsidy amounts in the agreement, allow rental increases to the most current AMR on future vacancies and report back on a standard approach for future agreements in the financial analysis report for Q2; it being noted that the Director of Municipal Housing Development has communicated to Municipal Council in response to correspondence from the provider’s Board of Directors that clause 5.1 with respect to the market rent units will be deleted”

Yeas: (14): Mayor J. Morgan, 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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

Motion made by: E. Pelosa

Seconded by: S. Lewis

That item 4, clause 2.3, as amended, BE APPROVED.

Yeas: (14): Mayor J. Morgan, 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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

Item 4, clause 2.3, as amended, reads as follows:

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the 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-geared-to-income units until necessary agreements are negotiated;
 - 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; and,
 - iv) that Civic Administration BE DIRECTED to apply the 2022 AMR to establish the subsidy amounts in the agreement, allow rental increases to the most current AMR on future vacancies and report back on a standard approach for future agreements in the financial analysis report for Q2; it being noted that the Director of Municipal Housing Development has communicated to Municipal Council in response to correspondence from the provider's Board of Directors that clause 5.1 with respect to the market rent units will be deleted.

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)

12. (4.1) 2024 Rock the Park One-Time Policy Exemption Request (Relates to Bill No. 106)

Motion made by: E. Pelosa

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)

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

Nays: (2): S. Trosow, and D. Ferreira

Absent: (1): H. McAlister

Motion Passed (12 to 2)

At 5:00 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.

At 5:02 PM, His Worship Mayor J. Morgan resumes the Chair.

13. (5.1) Reduced Parking Incentive Pilot Project

Motion made by: E. Pelozza

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.

Motion made by: D. Ferreira

Seconded by: S. Lewis

That the motion BE AMENDED by adding a new part to read as follows:

"that Civic Administration BE DIRECTED to report back to the next Community and Protective Services Committee meeting with a source of funding for issuing free 1-hour on-street parking and the ability to suspend free 1-hour on-street parking during special events in the Core Area for the 2024 calendar year"

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

Nays: (4): S. Trosow, C. Rahman, S. Franke, and E. Pelozza

Absent: (1): H. McAlister

Motion Passed (10 to 4)

Motion made by: S. Stevenson

Seconded by: J. Pribil

That the motion BE FURTHER AMENDED by adding a new part to read as follows:

"that Civic Administration BE DIRECTED to implement a parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application"

Motion made by: C. Rahman

Seconded by: S. Lewis

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

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

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

Absent: (1): H. McAlister

Motion Passed (12 to 2)

Motion made by: A. Hopkins

Seconded by: D. Ferreira

That the motion BE FURTHER AMENDED as follows:

"That Civic Administration BE DIRECTED to report back to a future meeting of Community and Protective Services Committee regarding a source of financing for the parking incentive in Municipal Lots 1 & 2."

Yeas: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Lehman, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Nays: (6): S. Stevenson, J. Pribil, S. Trosow, C. Rahman, P. Van Meerbergen, and E. Pelozza

Absent: (1): H. McAlister

Motion Passed (8 to 6)

Motion made by: D. Ferreira

Seconded by: A. Hopkins

That the amendment, as amended, BE APPROVED.

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

Nays: (4): S. Trosow, C. Rahman, S. Franke, and E. Pelozza

Absent: (1): H. McAlister

Motion Passed (10 to 4)

Motion made by: P. Cuddy

Seconded by: S. Lewis

That item 13, clause 5.1, as amended, BE APPROVED.

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

Nays: (4): S. Trosow, C. Rahman, S. Franke, and E. Pelozza

Absent: (1): H. McAlister

Motion Passed (10 to 4)

Item 13, clause 5.1, as amended read as follows:

That it BE NOTED that the Community and Protective Services Committee considered the implementation of a parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application;

That Civic Administration BE DIRECTED to report back to the next Community and Protective Services Committee meeting with a source of funding for issuing free 1-hour on-street parking and the ability to suspend free 1-hour on-street parking during special events in the Core Area for the 2024 calendar year; and

That Civic Administration BE DIRECTED to implement a parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application and report back to Community and Protective Services Committee with a source of financing.

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

That the Council recess at this time.

Motion Passed

The Council recesses at 6:10 PM and reconvenes at 6:29 PM.

At 6:12 PM, Councillor S. Stevenson leaves the meeting.

8.1 7th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 7th Report of the Strategic Priorities and Policy Committee BE APPROVED, with the exception of item 7 (4.4).

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

Absent: (2): H. McAlister, and S. Stevenson

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Resignation and Appointment to the Hyde Park Business Improvement Association

Motion made by: S. Lewis

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

3. (2.2) City of London Community Grants Program Multi-Year Funding Allocations (2024-2027)

Motion made by: S. Lewis

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

4. (4.1) Consideration of Appointment to the London & Middlesex Community Housing (Requires 1 Member) (Relates to Bill No. 100)

Motion made by: S. Lewis

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.

Motion Passed

5. (4.2) Evaluation Framework - Health & Homelessness Whole of Community System Response

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Social and Health Development, the 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.

Motion Passed

6. (4.3) London's Health & Homelessness Whole of Community System Response Proposed Highly Supportive Housing Plan

Motion made by: S. Lewis

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.

Motion Passed

Motion made by: S. Lewis

That the Civic Administration BE DIRECTED to report back at a future meeting of the Strategic Priorities and Policy Committee with the following item:

the cost breakdowns for this new Highly Supportive Housing 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).

Motion Passed

8. (4.5) Request for Proposals for External Auditor of the London Transit Commission - Deputy Mayor S. Lewis and Budget Chair E. Pelosa

Motion made 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.

Motion Passed

9. (4.6) Request for Accountability from the London Police Services Board -Mayor J. Morgan and Councillors S. Franke and C. Rahman

Motion made by: S. Lewis

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.

Motion Passed

10. (4.7) 2nd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

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.

Motion Passed

11. (4.8) Request for an Off-Site Meeting - Mayor J. Morgan

Motion made by: S. Lewis

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, 2024, 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.

Motion Passed

12. (2.3) 2024 Assessment Growth Funding Allocation

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the 2024 Assessment Growth Funding Allocation report BE RECEIVED for information.

Motion Passed

13. (5.1) Request for Support for the Thames Valley District School Board - Councillors C. Rahman and A. Hopkins

Motion made by: S. Lewis

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.

Motion Passed

7. (4.4) Mobility Master Plan 2050 Mode Share Target

Motion made by: S. Lewis

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.

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

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

Absent: (2): H. McAlister, and S. Stevenson

Motion Passed (11 to 2)

8.2 5th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 5th Report of the Planning and Environment Committee BE APPROVED, with the exception of items 4 (3.1), 6 (3.3), and 11 (3.8).

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

Absent: (2): H. McAlister, and S. Stevenson

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Heritage Designation for 244 Base Line Road East

Motion made by: S. Lehman

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

3. (2.2) Building Division Monthly Report

Motion made by: S. Lehman

That the Building Division monthly reports for the months of January and February, 2024 BE RECEIVED for information. (2023-A23)

Motion Passed

5. (3.2) 6097 Colonel Talbot Road (Z-9698) (Relates to Bill No. 113)

Motion made by: S. Lehman

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)

Motion Passed

7. (3.4) 900 Jalna Boulevard (Z-9697) (Relates to Bill No. 115)

Motion made by: S. Lehman

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

Motion Passed

8. (3.5) 300 and 306 Princess Street (OZ-9688) (Relates to Bills No. 105 and 116)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 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 this matter:

- 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)

Motion Passed

9. (3.6) 3010-3050 Yorkville Street (Z-9692) (Relates to Bill No. 117)

Motion made by: S. Lehman

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

Motion Passed

10. (3.7) 460 Asher Crescent (Z-9701) (Relates to Bill No. 118)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 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 this matter:

- 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)

Motion Passed

12. (3.9) 613 Superior Drive (Z-9691) (Relates to Bill No. 119)

Motion made by: S. Lehman

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

Motion Passed

13. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the Deferred Matters List dated March 11, 2024, BE RECEIVED for information.

Motion Passed

14. (5.2) 3rd Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That the 3rd Report of the Community Advisory Committee on Planning, from its meeting held on March 13, 2024 BE RECIEVED 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.

Motion Passed

4. (3.1) Amendment to the Industrial Lands Community Improvement Plan (O-9647) (Relates to Bill No. 104)

Motion made by: S. Lehman

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)

Motion made by: S. Lehman

Seconded by: S. Lewis

Motion to amend clause 3.1 to read as follows:

"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 attached, revised by-law 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) (3.1/5/PEC)"

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

Absent: (2): H. McAlister, and S. Stevenson

Motion Passed (13 to 0)

Motion made by: S. Lehman

Seconded by: S. Lewis

That item 4, clause 3.1, as amended, BE APPROVED.

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

Absent: (2): H. McAlister, and S. Stevenson

Motion Passed (13 to 0)

Item 4, clause 3.1, as amended, reads as follows:

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 attached, revised by-law 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) (3.1/5/PEC)

6. (3.3) 192-196 Central Avenue (Z-9695) (Relates to Bill No. 114)

Motion made by: S. Lehman

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

- 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)

Motion made by: S. Lehman

Seconded by: S. Lewis

That the motion BE AMENDED with the following new parts:

"Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Farhi Holding Corporation relating to the property located at 192-196 Central Avenue:

(a) the proposed by-law attached hereto BE INTRODUCED at the Municipal Council meeting on April 2, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, 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 Residential R10 Special Provision (R10-4(_)) Zone;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i) 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;
- ii) 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;
- iii) The recommended amendment conforms to the High-Density Residential overlay, Near-Campus Neighbourhoods and Talbot Mixed-Use Area policies;
- iv) The recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood".

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

Absent: (2): H. McAlister, and S. Stevenson

Motion Passed (13 to 0)

Motion made by: S. Lehman

Seconded by: S. Lewis

That item 6, clause 3.3, as amended, BE APPROVED.

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

Absent: (2): H. McAlister, and S. Stevenson

Motion Passed (13 to 0)

Item 6, clause 3.3, as amended, reads as follows:

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Farhi Holding Corporation relating to the property located at 192-196 Central Avenue:

(a) the proposed by-law attached hereto BE INTRODUCED at the Municipal Council meeting on April 2, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, 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 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:

- 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 noted that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

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)

11. (3.8) Official Plan Review of The London Plan and Land Needs Assessment Update (O-9595)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan 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 this matter:

- M.A. Hodge, Climate Action London;
- P. 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. (2024-D14)

Motion made by: S. Franke

Seconded by: D. Ferreira

That the motion BE AMENDED to include the following parts:

"i) the Civic Administration BE DIRECTED to undertake a future growth management implementation strategy for the built-area including a higher intensification target to align with the 32.5% mode share target;

j) the Civic Administration BE DIRECTED to undertake a review of Sewer and Water Servicing capacity within the Built Area Boundary to meet the 2028 DC Bylaw deadlines; and

k) the Civic Administration BE DIRECTED to undertake review of policy changes within The London Plan that would be needed to support increased intensification opportunities within the Urban Growth Boundaries."

Motion made by: S. Franke

Seconded by: D. Ferreira

Motion TO AMEND by adding part i) as follows:

"i) the Civic Administration BE DIRECTED to undertake a future growth management implementation strategy for the built-area including a higher intensification target to align with the 32.5% mode share target;"

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

Nays: (4): S. Trosow, S. Lehman, P. Van Meerbergen, and S. Hillier

Absent: (2): H. McAlister, and S. Stevenson

Motion Passed (9 to 4)

Motion made by: S. Franke

Seconded by: D. Ferreira

Motion TO AMEND by adding parts i)and j) as follows:

"j) the Civic Administration BE DIRECTED to undertake a review of Sewer and Water Servicing capacity within the Built Area Boundary to meet the 2028 DC Bylaw deadlines; and"

"k) the Civic Administration BE DIRECTED to undertake review of policy changes within The London Plan that would be needed to support increased intensification opportunities within the Urban Growth Boundaries."

Yeas: (6): A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (7): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, and S. Lehman

Absent: (2): H. McAlister, and S. Stevenson

Motion Failed (6 to 7)

At 7:15 PM, Councillor E. Pelozza leaves the meeting.

Motion made by: S. Franke

Seconded by: A. Hopkins

That item 11, clause 3.8, as amended, BE APPROVED.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, S. Franke, and D. Ferreira

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (9 to 3)

Item 11, clause 3.8, as amended, reads as follows:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan 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; and
- i) the Civic Administration BE DIRECTED to undertake a future growth management implementation strategy for the built-area including a higher intensification target to align with the 32.5% mode share target;

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 this matter:

- M.A. Hodge, Climate Action London;
- P. 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. (2024-D14)

8.3 6th Report of the Corporate Services Committee

Motion made by: P. Cuddy

That the 6th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: P. Cuddy

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) City of London Days at Budweiser Gardens - United Way Elgin and Middlesex

Motion made by: P. Cuddy

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

3. (2.2) 2024 Debenture Issuance

Motion made by: P. Cuddy

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

4. (2.3) Hyde Park Business Improvement Association Request for Five-Year Payment Plan for Amounts Owing

Motion made by: P. Cuddy

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

5. (2.4) Elected Officials and Appointed Citizen Members 2024 Remuneration

Motion made by: P. Cuddy

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

6. (2.5) Employee Attendance 2023

Motion made by: P. Cuddy

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

7. (4.1) Application - Issuance of Proclamation - World Press Freedom Day

Motion made 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

8. (4.2) Application - Issuance of Proclamation - Apraxia Awareness Day

Motion made by: P. Cuddy

That based on the application from Apraxia Kids Canada, May 14, 2024 BE PROCLAIMED Apraxia Awareness Day.

Motion Passed

9. (4.3) Application - Issuance of Proclamation - National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirited People

Motion made 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

10. (4.4) Application - Issuance of Proclamation - GBS and CIDP Awareness Month

Motion made 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

11. (4.5) Application - Issuance of Proclamation - World Sickle Cell Awareness Day, Ontario Sickle Cell Awareness Day

Motion made 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

12. (4.6) Application - Issuance of Proclamation - National British Home Child Day

Motion made 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

13. (4.7) Consideration of Appointment to the Animal Welfare Community Advisory Committee (Requires up to 6 New Members)

Motion made by: P. Cuddy

That Michael Rist BE APPOINTED as a voting member to the Animal Welfare Community Advisory Committee for the term ending March 31, 2025.

Motion Passed

- 8.5 5th Report of the Civic Works Committee

Motion made by: A. Hopkins

That the 5th Report of the Civic Works Committee BE APPROVED, with the exception of item 12 (2.12)

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelosa

Motion Passed (12 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) SS-2024-090 Single Source Contract - Telematics Services

Motion made by: A. Hopkins

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

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

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 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

4. (2.3) W12A Landfill Community Mitigative Measures Fund - Glanworth Tennis Court

Motion made by: A. Hopkins

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

5. (2.5) Contract Price Increase - Victoria Bridge Replacement Consulting Services

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 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

6. (2.6) 2024 Watermain Cleaning and Lining Contract Award

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 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

7. (2.7) Appointment of Consulting Engineers for the Infrastructure Renewal Program

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 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

- 8. (2.8) Contract Award-RFT 2024-700 - 2024-2025 Infrastructure Renewal Program - Cavendish Crescent, Riverside Park and Mitchell A. Baran Park

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 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

- 9. (2.9) Contract Award RFT-2023-265 - 2024-2025 Infrastructure Renewal Program Downtown Sewer Separation Phase 4 - York Street and Wellington Street

Motion made by: A. Hopkins

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated 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

- 10. (2.10) Amendments to the Traffic and Parking By-law (Relates to Bill No. 108)

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 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

11. (2.11) 2023 Administrative Amendments to the Traffic and Parking By-Law (Relates to Bill No. 109)

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 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

13. (2.4) 2024 Renew London Infrastructure Construction Program and 2023 Review

Motion made by: A. Hopkins

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

14. (3.1) 3rd Report of the Integrated Transportation Community Advisory Committee

Motion made by: A. Hopkins

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.

Motion Passed

15. (3.2) 4th Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: A. Hopkins

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.

Motion Passed

16. (4.1) Harris Park Shoreline Reconstruction

Motion made by: A. Hopkins

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)

Motion Passed

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

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 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)

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

Absent: (3): H. McAlister, S. Stevenson, and E. Peloza

Motion Passed (12 to 0)

9. Added Reports

Motion made by: D. Ferreira

That the 7th Report of the Council, In Closed Session BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

That clause 1 of the 7th Report of the Council, In Closed Session, read as follows:

Grant of Easement and Temporary Easement Agreements – Part of 1035 Sarnia Road – Hyde Park Stormwater Infrastructure Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure, on the advice of the Director, Realty Services, with respect to a permanent and temporary easement agreements over the property owned by the Greek-Canadian Community of London City and Vicinity, legally described as Part 6, Plan 33R-21517 (permanent easement) and Parts 1, 2, 3, 4, and 5, Plan 33R-21517 (temporary easement), in the City of London, known municipally as 1035 Sarnia Road, the following actions be taken:

- a) the Grant of Easement Agreement between the City and the Greek-Canadian Community of London City and Vicinity granting the City a permanent multi-purpose municipal easement BE APPROVED, subject to the terms and conditions as set out in the agreement attached as Appendix “C” for the sum of \$267,300.00;
 - b) the Temporary Easement Agreement between the City and the Greek-Canadian Community of London City and Vicinity granting the City a temporary access easement BE APPROVED, subject to the terms and conditions as set out in the agreement attached as Appendix “D” for the sum of \$127,700.00; and
- the financing for this easement acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix “A”.

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

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

That Introduction and First Reading of Bill No. 97 to Bill No. 120, excluding Bill No. 102, Bill No. 103, Bill No. 106, Bill No. 107, and including Revised Bill No's. 104 and 114 and Added Bill No. 121, BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

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

That Second Reading of Bill No. 97 to Bill No. 120, excluding Bill No. 102, Bill No. 103, Bill No. 106, Bill No. 107, and including Revised Bill No's. 104 and 114 and Added Bill No. 121, BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

Motion made by: C. Rahman
Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No. 72, Bill No. 97 to Bill No. 120, excluding Bill No. 102, Bill No. 103, Bill No. 106, Bill No. 107, and including Revised Bill No's. 104 and 114 and Added Bill No. 121, BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

Motion made by: P. Cuddy
Seconded by: C. Rahman

That Introduction and First Reading of Bill No's. 102, 103, 107, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (2): S. Trosow, and D. Ferreira

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

Motion made by: C. Rahman
Seconded by: J. Pribil

That Second Reading of Bill No's. 102, 103, 107, BE APPROVED

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (2): S. Trosow, and D. Ferreira

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

Motion made by: C. Rahman
Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No's. 102, 103, 107, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (2): S. Trosow, and D. Ferreira

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

Motion made by: C. Rahman

Seconded by: Mayor J. Morgan

That Introduction and First Reading of Added Bill No. 122, BE APPROVED.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (9 to 3)

Motion made by: S. Lehman

Seconded by: P. Cuddy

That Second Reading of Added Bill No. 122, BE APPROVED.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (9 to 3)

Motion made by: S. Lehman

Seconded by: P. Cuddy

That Third Reading and Enactment of Added Bill No. 122, BE APPROVED.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (9 to 3)

Motion made by: P. Cuddy

Seconded by: S. Lewis

That Introduction and First Reading of Bill No. 106, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (2): S. Trosow, and D. Ferreira

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

Motion made by: P. Cuddy

Seconded by: S. Franke

That Second Reading of Bill No. 106, BE APPROVED.

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

Nays: (1): S. Trosow

Absent: (3): H. McAlister, S. Stevenson, and E. Pelosa

Motion Passed (11 to 1)

Motion made by: C. Rahman

Seconded by: S. Franke

That Third Reading and Enactment of Bill No. 106, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (2): S. Trosow, and D. Ferreira

Absent: (3): H. McAlister, S. Stevenson, and E. Pelosa

Motion Passed (10 to 2)

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

Bill No. 97	By-law No. A.-8479-69 - A by-law to confirm the proceedings of the Council Meeting held on the 2nd day of April, 2024. (City Clerk)
Bill No. 98	By-law No. A.-8480-70 - 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)
Bill No. 99	By-law No. A.-8481-71 - 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)
Bill No. 100	By-law No. A.-8482-72 - A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. (4.1/7/SPPC)
Bill No. 101	By-law No. A-30-24002 - A by-law to amend By-law No. A-30, as amended, being the "Inspections By-law". (2.5/5/CPSC)
Bill No. 102	By-law No. A-54-24016 - 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)
Bill No. 103	By-law No. A-59-24001 - 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)

Bill No. 104	By-law No. C.P.-1494(a)-73 - 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)
Bill No. 105	By-law No. C.P.-1512(cz)-74 - 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)
Bill No. 106	By-law No. CPOL.-142(e)-75 - 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)
Bill No. 107	By-law No. L.-131(k)-76 - 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)
Bill No. 108	By-law No. PS-114-24013 - 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)
Bill No. 109	By-law No. PS-114-24014 - 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)
Bill No. 110	By-law No. S.-6310-77 - 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)
Bill No. 111	By-law No. S.-6311-78 - 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)
Bill No. 112	By-law No. W.-5700-79 - A by-law to authorize project ES5234 - Adelaide WWTP Flood Protection. (2.5/4/CWC)
Bill No. 113	By-law No. Z.-1-243195 - 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)
Bill No. 114	By-law No. Z.-1-243196 - 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)
Bill No. 115	By-law No. Z.-1-243197 - 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)
Bill No. 116	By-law No. Z.-1-243198 - 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)
Bill No. 117	By-law No. Z.-1-243199 - 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)
Bill No. 118	By-law No. Z.-1-243200 - 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)

Bill No. 119	By-law No. Z.-1-243201 - 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)
Bill No. 120	By-law No. C.P.-1584-80 - 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)
Bill No. 121	By-law No. A.-8483-82 - A by-law to authorize and approve a Grant of Easement Agreement and Temporary Easement Agreement between The Corporation of the City of London and the Greek-Canadian Community of London City and Vicinity, for the acquisition of a permanent easement and a temporary easement over a portion of property located at 1035 Sarnia Road, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/6/CSC)
Bill No. 122	By-law No. PW-11-24003 - A by-law to amend By-law PW-11 entitled, "A by-law to provide for the sale of fireworks and the setting off of fireworks and pyrotechnics within the City of London, and for requiring a permit and imposing conditions". (2.6c/5/CPSC)
Bill No. 72	By-law No. DR-108-81 - 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) (Third Reading only)

14. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 7:45 PM.

Josh Morgan, Mayor

Michael Schulthess, City Clerk

Appendix C - Grant of Easement Agreement

THIS GRANT OF EASEMENT made this _____ day of _____ 2024 ,

B E T W E E N:

GREEK-CANADIAN COMMUNITY OF LONDON CITY AND VICINITY
(Hereinafter called the "Transferor")

OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF LONDON
(Hereinafter called the "Transferee")

OF THE SECOND PART

WHEREAS the Transferor is seized of the lands and premises herein described, and has agreed to transfer to the Transferee a multi-purpose easement for municipal services in, over and upon the said Lands;

AND WHEREAS Section 91(2) of the *Municipal Act*, S.O. 2001, c. 25, as amended, provides that an easement of a public utility provided by a municipality does not have to be appurtenant or annexed to or for the benefit of any specific parcel of land to be valid;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of TWO HUNDRED SIXTY SEVEN THOUSAND THREE HUNDRED DOLLARS CDN (\$267,300.00), of lawful money of Canada now paid by the Transferee to the Transferor (the receipt and sufficiency of which is hereby acknowledged). The Transferee agrees to pay the Transferor's reasonable legal costs, including fees, disbursements and applicable taxes, subject to assessment to a maximum of \$8,500.00 plus HST. The Transferee agrees to pay the Transferor's reasonable appraisal costs, including fees, disbursements and applicable taxes, subject to assessment to a maximum of \$7,900 plus HST. The Transferor DOTH GRANT unto the Transferee, its successors and assigns, forever, the full, free and uninterrupted right, liberty, privilege and easement in gross to install, construct, reconstruct, repair, clean, maintain, inspect and use as part of the Municipal Services system of the City of London and as appurtenant thereto, and for all times hereafter, sewers, watermains, electrical cables, communications cables, conduits and other municipal services of such kind, size, type and number as the Transferee may from time to time determine necessary, in, through, over, on and under that part of the lands of the Transferor more particularly described as part of PART OF LOT 24 CONCESSION 3 LONDON TOWNSHIP, DESIGNATED AS PART 6 on PLAN 33R-21517 CITY OF LONDON (the "Lands") as shown on Schedule .

TOGETHER WITH the full right, liberty, privilege and easement unto the Transferee, its successors and assigns, and its and their servants, agents, work people, contractors and others designated by it and them, from time to time and at all times forever hereafter, to enter upon the said Lands, with or without tools, machinery, equipment and vehicles, for the purposes aforesaid and to enter as aforesaid upon the adjoining lands of the Transferor in order to obtain access to and from the said Lands.

AND TOGETHER WITH the full right, liberty, privilege and easement unto the Transferee, its successors and assigns, and its and their servants, agents, work people, contractors and others designated by it and them, from time to time and at all times forever hereafter, to enter upon the said Lands, with or without tools, machinery, equipment and vehicles, for the purpose of obtaining access to abutting lands owned by the Transferee or to abutting lands in which Municipal Services are installed.

IT SHALL BE LAWFUL for the Transferee and its successors and assigns to exercise and enjoy the rights, liberties and privileges hereby granted without being liable for any interference, loss of use or loss of profit which shall or may be thereby caused to the said lands or to the owners and occupiers thereof from time to time, and the Transferee shall have the right to cut down or remove any brush, trees, shrubs, fences, pavements, ramps, curbs and other objects or structures as may be necessary or convenient in the exercise of the rights and privileges hereby granted and likewise to excavate and remove the soil and surfacings for the purposes aforesaid.

THE TRANSFEEE COVENANTS with the Transferor that it will restore the said Lands to the approximate condition which existed immediately prior to each and every entry upon the said Lands, excluding the replacement of brush and trees and structures. Restoration of hard surfaces will be at the sole discretion of the Transferee unless the surface predated the acquisition of this easement or was subsequently constructed as part of a development approved by the Transferee.

THE TRANSFEROR COVENANTS that no buildings or other structures shall be erected on or over the Lands described herein without the written consent of the Engineer of the Transferee or his designate.

THE TRANSFEROR FURTHER COVENANTS that it has the right to convey the rights, liberties, privileges and easements hereby granted and will execute such further assurances as may be requisite to give full effect to this indenture.


IT IS HEREBY AGREED that the covenants and agreements on the part of the Transferor shall run with

the Lands of the Transferor, and these shall enure to the benefit of and be binding upon the respective successors, heirs, executors, administrators and assigns of the parties hereto.

WHERE THE context requires, the masculine shall be construed as feminine or neuter and the singular shall be construed as plural.

GREEK-CANADIAN COMMUNITY OF LONDON CITY
AND VICINITY

Witness:


Name Paraskevas Diamantopoulos
Title President

I/We Have the Authority to Bind the Corporation

THE CORPORATION OF THE CITY OF LONDON

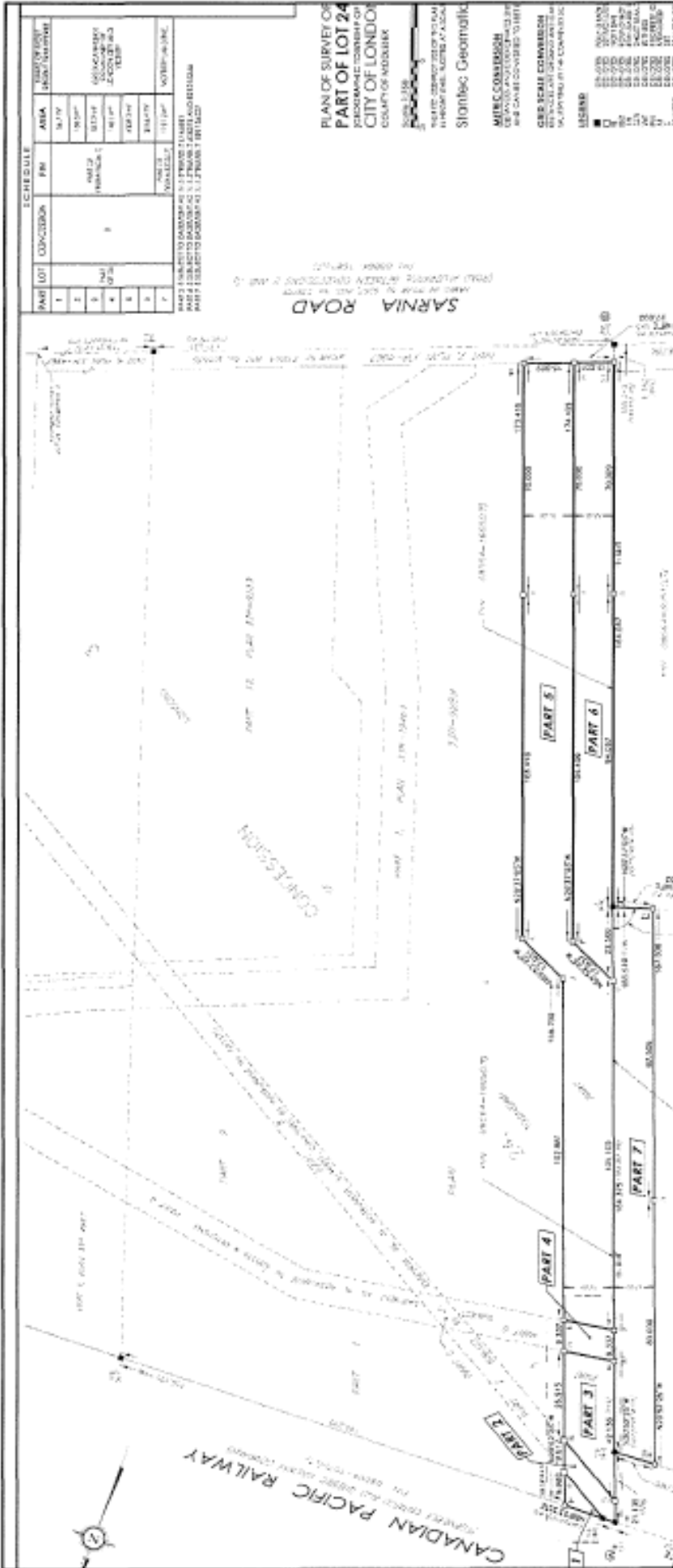
Josh Morgan, Mayor

Michael Schulthess, City Clerk

SCHEDULE "A" the Lands

LEGAL DESCRIPTION: PART 6 PLAN 33R-21517

Part of PIN: #08064 1605



Appendix D - Temporary Easement Agreement

TEMPORARY EASEMENT AGREEMENT

BETWEEN:

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

And

GREEK-CANADIAN COMMUNITY OF LONDON CITY AND VICINITY
(the "Owner")

WHEREAS the Owner is the owner of the lands municipally known as 1035 Sarnia Rd and more particularly described as part 1, 2, 3, 4, and 5 on plan 33R-21517 shown 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 ONE HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED DOLLARS CDN (\$127,700.00) as payment for the Temporary Easement, payable in cash or cheque concurrent with the associated payment for the permanent easement registration over Part 6, Plan 33R-21517.
3. Term: The parties agree that this Temporary Easement shall be in effect from July 1st 2024 to June 30th 2025 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 up to two (2) times, each for an additional period of six (6) months (each to be referred to as an "Extension Term"). Each extension 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 \$63,850.00,all to be provided prior to the commencement of each extension of the Term.
5. Deferral of Term: The City may, at its sole option, defer the commencement of the Term to July 1st, 2025 provided a minimum 30 days' notice is provided to the Owner. If the commencement of the Term is deferred by the City, the following conditions apply:
 - a. any consideration previously paid for the original Term shall be credited towards the amended Term of this Agreement and no further payment shall be required for the Term, unless an option to extend is exercised in accordance with Section 4 above;
 - b. The deferral of the commencement date of the Term shall not extend the total time period contemplated by this Agreement for the initial Term and Extension Terms. For clarity, a deferral shall be deemed to be a waiver by the City of both of the 6-month renewal options to extend available under Section 4 above; and
 - c. The Owner shall notify any subsequent owners of the Easement Lands of any deferral of the Term exercised by the City, including whether the

consideration for the deferred Term of the Agreement has already been paid by the City, prior to any transfer of the Easement Lands.

6. Additional Terms:

- a. The City shall make best efforts to restore the Easement Lands to its original condition prior to entry prior to the expiry of the Term.
- 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 which may occur during the construction period.

7. Indemnity: The City shall indemnify, defend with counsel and save harmless the Owner from and against any and all claims, liabilities, demands, and cause 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 incurred by the Owner in defence of same, reasonably caused by the use of the Temporary Easement by the City's employees, agents and contractors, pursuant to this Agreement, except those claims, demands, suits, or causes of action arising out of the negligence of the Owner.

8. Successor & Assigns:

- a. 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 assigns of the undersigned.
- b. 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. For clarity, the City hereby agrees to pay the Owner's reasonable legal costs of reviewing and administering the Agreement, subject to assessment.
- c. 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.

DATED at London this 23 day of February 2024,

GREEK-CANADIAN COMMUNITY OF LONDON CITY AND VICINITY


Name: Panagiotis Diavolitsis
Title: President

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

Appendix "A"
CONFIDENTIAL

#24050

March 25, 2024
(Property Easement)

Chair and Members
Corporate Services Committee

RE: Part of 1035 Sarnia Road
Hyde Park Stormwater Infrastructure Project
(Subledger LD230083)
Capital Project ES3021 - Land (Expropriation Negotiations)
Capital Project ES3203 - Hyde Park-Stanton Drain Phase II
Greek Canadian Community of London City and Vicinity

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this agreement 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 agreement is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
ES3021 - Land (Expropriation Negotiations)				
Engineering	4,614	4,614	0	0
Land Acquisition	895,386	573,253	322,133	0
ES3021 Total	900,000	577,867	322,133	0
ES3203 - Hyde Park-Stanton Drain Phase II				
Engineering	44,793	4,070	0	40,723
Land Acquisition	235,207	0	235,207	0
City Related Expenses	7,500	0	0	7,500
ES3203 Total	287,500	4,070	235,207	48,223
Total Expenditures	\$1,187,500	\$581,937	\$557,340	\$48,223

Sources of Financing

ES3021 - Land (Expropriation Negotiations)

Drawdown from City Services - Stormwater Reserve Fund (Development Charges) (Note 1)	900,000	577,867	322,133	0
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ES3203 - Hyde Park-Stanton Drain Phase II

Drawdown from City Services - Stormwater Reserve Fund (Development Charges) (Note 1)	287,500	4,070	235,207	48,223
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Total Financing	\$1,187,500	\$581,937	\$557,340	\$48,223
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Financial Note:

Permanent Easement	\$267,300
Temporary Easement	\$255,400
Add: Legal and Appraisal Fees	25,000
Add: HST @13%	71,201
Less: HST Rebate	-61,561
Total Purchase Cost	\$557,340

Note 1: Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

Jason Davies
Manager, Financial Planning and Policy

From: Bill Templeton
Sent: Friday, April 19, 2024 11:57 AM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Highrise at 735 Wonderland

Good morning,

I want to express my concern for the application to build a high-rise at 735 Wonderland, on the site of the current Swiss Chalet. Anyone who lives in, shops in, or simply passes through that area of the city can tell you that traffic on Wonderland is appalling, a constant issue all day long. The intersection at Wonderland and Beaverbrook is especially busy, being just at the foot of the railway overpass, and Beaverbrook is certainly not adequate to become a major traffic artery. I am frankly astonished that this project could be approved without doing a study of the impact it would have on local traffic. This is a perfect example of development in London being driven by appeasing wealthy developers who want to line their pockets, not by providing the citizens with needed services or improvements, or even thinking about how it could make existing problems much, much worse.

At the very, very least, this project and further development in the area needs careful studies of traffic impact and expansion of transit services. That's such a low bar that council should be ashamed if it doesn't exceed it.

Has council considered how many of these new units are going to be affordably priced for Londoners? And by "affordably priced", I don't mean a small percentage of the units going at slightly under the market rate – I mean how many are geared to income? Because if the answer is "none", then we're back to who exactly this new development is actually *for* -- citizens who need affordable housing, or rich developers who want more money? Building more high-rises for the affluent isn't going to help the housing crisis, because people with money aren't the ones who can't afford a place to live. Working class Londoners can't put a roof over their heads, and they need council to step up and support development that's focused on affordability and accessibility via transit, not more luxury condos.

It's a slap in the face to every working Londoner if you can't even pretend to care about these things.

I give my consent for these comments to be included in the agenda package, April 22.

Thank you,

Bill Templeton

From: Brent
Sent: Friday, April 19, 2024 7:26 PM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Proposed Swiss Chalet highrise

Good day,

This is my personal observation about the proposed Swiss Chalet highrise.

London has a long history of constructing before infrastructure is ready.

This site is very close to Oxford Street and both Oxford and Wonderland are saturated.

(I know, only at rush hour, but that is now all day and just when we need to get there from here.

And "there" already includes Kilworth and Komoka and points west.)

Neither Oxford nor Wonderland are ready for the construction traffic or the resulting building.

The cancelled BRT on Oxford west might have helped, but some people wiser than me shot that down.

How did you vote on that? Should your BRT vote disqualify you from voting on this project?

Is there no where else in the city that could accommodate the need for this additional population?

A location closer to Western or Fanshawe College comes to mind.

At the very least I think a full traffic analysis must be done of the entire area.

When was that last done? Do you honestly believe it is recent enough to trust for this project?

Please thoroughly think through this matter before casting your vote. And thank you.

Brent Sterner (Oakridge Park)

From: Megan Felker
Sent: Saturday, April 20, 2024 6:49 PM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Proposed Development on Beaverbrook Ave

April 20th, 2024

You have my consent to publish this content on the agenda for the Tuesday April 23rd 2024 council meeting. I hope this letter finds you in good health and spirits. I am writing to follow up on my previous correspondence dated March 5th, 2024, regarding the proposed 25-storey condominium development opposite my residence at [REDACTED] Beaverbrook Avenue.

Since my last letter, I have engaged with numerous neighbors who share my concerns about the scale of this project and its implications for our community. I attended and spoke at the City Planning Meeting on April 9th. The lack of support and interest of 4 out of 5 of the members of council was disappointing to say the least. The planners answering questions did not seem to be well prepared with good answers for our concerns.

We have observed that there was essentially no willingness to address the critical issues raised, including infrastructure adequacy, pedestrian safety, and potential devaluation of our properties.

Our concerns are further exacerbated by recent developments in similar projects across the city, where residents are facing problems that were overlooked during planning stages, leading to contentious outcomes for all stakeholders involved. It is imperative for the future health of our neighborhood that we learn from these precedents.

Therefore, we respectfully request the following actions be taken as a matter of urgency:

Organize a Community Consultation Meeting: We propose a meeting be scheduled at the earliest convenience to involve all stakeholders. This forum will be vital for transparently discussing the impacts of the development and exploring compromises that respect community needs and developmental goals.

Conduct a Comprehensive Traffic and Environmental Impact Study: Given the scale of the proposed project, it is crucial to reassess its impact with detailed studies that consider the unique layout and needs of our neighborhood.

Review and Adjust the Proposed Scale of Development: We advocate for a reduction in the scale of the development or a redesign that aligns better with the existing architectural ethos and capacity of our area.

The collective voice of our community is a testament to the deep-seated concerns that deserve serious consideration and prompt action. Development should not only focus on building homes but also fostering a sustainable and supportive environment for existing residents.

Thank you for your attention to this matter. I trust we can count on your support and action to ensure that the development reflects the concerns and needs of those who will be most affected by it.

Looking forward to your prompt response and to a constructive dialogue that honors the spirit and integrity of our community.

Warm regards,

Megan Felker

From: B Elliott
Sent: Sunday, April 21, 2024 12:22 PM
To: Council Agenda <councilagenda@london.ca>
Cc: Trosow, Sam <strosow@london.ca>
Subject: [EXTERNAL] 735 Wonderland Rd N - For Tuesday Agenda

Please include the following letter with the agenda for Tuesday's City Council meeting. I give my consent to have it published with the agenda.

I am a homeowner and Board member at [REDACTED] Beaverbrook, a complex of 92 condominium bungalows across from Swiss Chalet. I attended the Planning and Environment Committee meeting on April 9 and want to express my disappointment in the 4-1 decision to carry this application through to City Council. Many people from the neighborhood spoke at the meeting and conveyed credible reasons why this application as presented is wrong for this location, but all were disregarded. Anyone who is familiar with the area knows adding a 25 storey building on this site will severely impact the neighborhood we enjoy today.

First of all, although the application site has an address of 735 Wonderland Road North, this building is NOT on Wonderland Road. It is on the corner of Beaverbrook and Horizon; 2 small, already heavily congested streets. Both are two lanes with traffic exiting and entering Angelos Bakery, London Family Health Team, Horizon Place retirement home, a busy Emergency Services Station, Westview Chapel and Costco - all of these are in a half block area with only a 4 way stop in the middle of the 2-lane streets.

Traffic along these two little streets is extremely dangerous for pedestrians, many of whom are seniors. Because Wonderland widening has been cancelled and Bus Rapid Transit cancelled in this area, these 2 streets are heavily used as a cut through to avoid Oxford and Wonderland. This Transit Village is not currently "pedestrian-oriented" as written in the London Plan, given the danger of traffic congestion.

The traffic study in the application has been very limited and does not take into consideration the thousands of homes being built to the east and south of us. Also once Beaverbrook is extended to Riverside, and Westfield continues through to Beaverbrook from Platts Lane these little streets will be unusable for our local neighbourhood, yet impossible to avoid given we have only one exit from our complex onto Beaverbrook.

City Planners need to look at the bigger picture, not just directly in front of Swiss Chalet. It's not acceptable to just wait and see how it goes. Simply installing a single turning lane in the middle of Beaverbrook is not sufficient for the additional traffic that will flow through these little 2 lane streets.

A broader comprehensive traffic study needs to be completed before this development is even considered.

This part of Beaverbrook east of Wonderland is a low rise neighbourhood with no buildings over 3 storeys. Having a 25 storey building towering over 92 bungalows and a one storey retirement home is

not good planning. The Esam plan to the east is showing high rises at Cherryhill decreasing to low rises next to the homes on Beaverbrook. This is good planning.

If this high rise was built at the other end of the strip mall making it actually on Wonderland Road, it would make sense. The corridor of high rises to be built along Oxford and Wonderland would then complete the Transit Village.

Plans show the high rise entrance on Horizon beside the Emergency Services exit and across from Horizon Place retirement home entrance/parking lot. Horizon Street is frequently backed up the block with cars sitting waiting to get into Costco. This addition traffic will be a roadblock and dangerous for both vehicle and pedestrian traffic - especially for ambulances trying to get out quickly.

Knowing that the city has pressure from the Provincial government to build housing quickly, all development still has to be appropriate to its surroundings. Simply approving it and looking at the fallout later on traffic congestion and quality of life for residents is not good enough. This high rise as presented does not fit in the neighbourhood. If to be at this location it needs to be cut way down in height to fit.

This application needs to be put on hold to conduct the following reviews regarding:

1. Its fit in the existing neighbourhood - 25 storeys towering over a low rise street.
2. A broader traffic study taking into consideration all the massive development that will affect our neighbourhood.

Thank you for your consideration,
Barb Elliott

From: CAROL WILKINSON

Sent: Sunday, April 21, 2024 1:32 PM

To: Council Agenda <councilagenda@london.ca>

Cc: Trosow, Sam <strosow@london.ca>

Subject: [EXTERNAL] File:OZ-9704 735 Wonderland Road N (actually on the corner of Beaverbrook & Horizon)

Dear City Council,

After attending and speaking at the City Planning Meeting on April 9th along with other concerned members of the community about the building of a 25 storey apartment tower at the corner of Beaverbrook and Horizon, I came away totally disappointed with the vote of 4/1 to approve this development. I was also totally confused when the staff was asked various questions by the councillors and their vague responses. Some of their comments were that there is no secondary plan as this proposal is lower in priority and that it could take 18 months or more to develop one. Sounds like a wait and see development as it was termed a "chicken and egg" scenario. They said it will be the first in the area. This message doesn't convey an efficient planning strategy, more like a piece meal development and for the blanks to be filled in later.

There are so many serious issues with this development proposal as noted in the numerous letters previously written to the planning committee, some of which are:

- traffic volume and safety
- pedestrian safety
- density impact
- lack of privacy
- blocked views
- shadow impacts/loss of sunlight
- lack of parking
- emergency services
- infrastructure

I would ask the council members to read these letters or even take a drive to the area to see why the community residents object so strongly about this proposal and so they can take into account what the impact of a 25 storey apartment building will have on, not only this area, but on the whole of the city of London.

Regards,
Carol Wilkinson

From: Walt Medwid
Sent: Sunday, April 21, 2024 7:57 PM
To: Council Agenda <councilagenda@london.ca>
Cc: Trosow, Sam <strosow@london.ca>
Subject: [EXTERNAL] Objection to 735 Wonderland Rd. Application

Objection to 25 storey apartment building at 735 Wonderland Rd.N.

I live at [REDACTED] Beaverbrook Ave. – in one of 91 single level town house condominiums, almost directly across from the proposed 25 storey hi-rise apartment building.

I've expressed my objection to allow this structure to be build on this property at a previous planning hearing with specific concerns about the height of the structure, and the increased traffic congestion to an already busy Beaverbrook/Wonderland thoroughfare.

I understand the act of governing, lobbying, fiscal responsibility, and planning. But I'm not sure that the planning committee and city council has applied a holistic approach when assessing this application, taking into account changed traffic patterns from other development applications for residences in surrounding areas, not just this one application.

I know that the city of London didn't fare well in meeting the Ontario governments housing allocation numbers in 2023, and with a lot of financial incentives on the line, I'm concerned that the city may be acting out of desperation, to get the numbers up, and not looking at the big picture.

This piece-meal approach to planning is guaranteed to create issues that will fester for many years before the city will be forced to undo poor planning.

This building does not belong on this property. It's too tall for the area – it will be a stark obelisk that most likely will never be surrounded by similar structures given the existing structures in the immediate area.

I understand the need for increased housing and wouldn't object to a structure similar to others in the area. This building belongs on a larger property, adjacent to other buildings of similar height. Not stick a sky scraper in the middle of single floor residences and low level commercial buildings, in an area that will probably never be changed.

In summary, I ask council to rethink approving this application, allowing a sky scraper to overwhelm the neighbourhood, increased traffic from all adjacent planned developments, lack of implementing a Transit Village plan for many years, and foregoing a prudent, holistic approach to planning tells me that this decision is one of desperation.

We, the taxpayers deserve better and we expect better from city council.

Walt Medwid



A portion of the Byron gravel pit Bank Swallow colony on the west bank.

April 23, 2024

Dear Mayor Morgan and Members of London City Council,

I am writing to you regarding the Byron Gravel Pit Secondary Plan and natural heritage considerations. Please note that I provide consent for this submission to appear on the public meeting agenda and I am circulating it to all members of Council. I would be happy to connect with you to discuss any questions.

I urge you to pass the motion brought forward by Councillor Franke directing staff to include design options for Bank Swallow habitat in studies supporting the creation of a Master Plan.

This will not create any extra work for staff or delay development and it is not redundant. This proactive direction is consistent with the motion passed at the Planning and Environment Committee aimed at clarifying regulatory requirements and ensuring they are met with plans that ultimately succeed in preserving natural heritage. What follows is a summary of my research and interactions with staff to inform this request.

I support Council adopting the draft Secondary Plan as written and I commend staff on their work to produce it. However, it is imperative that staff, Council and the public have access to information about how the significant biodiversity of this landscape will be impacted moving forward. I am concerned that the City does not yet have clarity about expectations from the province in terms of how Species at Risk habitat is legally required to be accounted for in the development of the Byron gravel pit. Conserving existing habitat or creating new habitat would require careful planning, beginning in the early stages of the site design. I encourage you to confer with planning and ecologist staff about this aspect.

I am eager to see the Byron gravel pit be transformed into a site that supports London's housing goals and new recreational uses, while preserving the unique character of the landscape together with the wildlife that have made it their home. **The incorporation of Bank Swallow habitat into this site could be a major ecotourism draw.** Each spring I receive inquiries from visitors to London and members of the public who want to check out where the Bank Swallows live. I believe the open space area in the Secondary Plan could become an attraction that reflects positively on [London as a Bird Friendly City](#).

What happened at PEC?

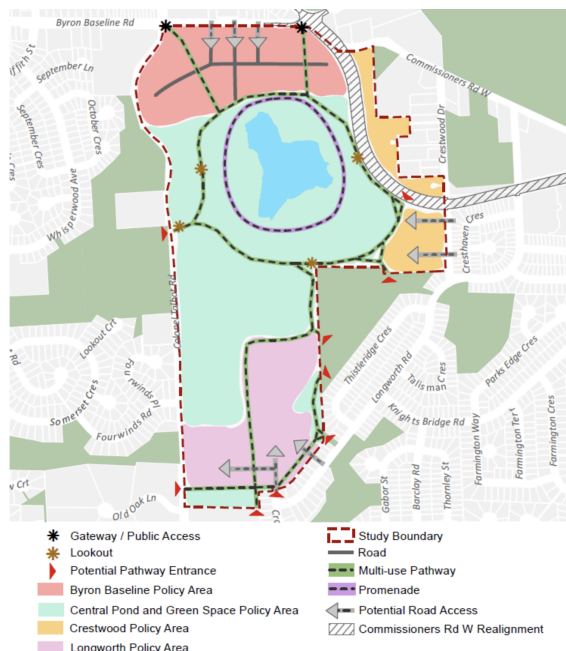
To recap, at the Planning and Environment Committee (PEC) meeting on April 9, Councillor Franke brought forward a motion requesting that 1) staff consult with the Ontario Ministry of Environment, Conservation and Parks (MECP) about Endangered Species Act regulatory requirements, 2) staff consult with the Ontario Ministry of Natural Resources and Forestry (MNRF) about Aggregate Resources Act regulatory requirements that apply to rehabilitation of the site, 3) staff report back to PEC with an update on these consultations by Q4 2024, and 4) staff provide information and options related to preservation or relocation of Bank Swallow habitat, in accordance with regulatory requirements, in future environmental studies to support the development of the Master Plan for the Byron gravel pit. This motion did not find a seconder; instead, Councillor Lewis adopted the first two clauses of Councillor Franke's motion into a separate amended motion. The motion passed by PEC did not include asking staff to report back to committee and to include Bank Swallow habitat in the scope of upcoming environmental studies.

Background on the Bank Swallows in the Byron Gravel Pit

The Species at Risk concerns about this land are exceptional for London and the uncertainty surrounding them could carry risks to the implementation of the Secondary Plan and subsequent Master Plan. This is not the same as simply relocating a few Species at Risk trees or recreating a pond for turtles. The Byron gravel pit (specifically the Central Pond and Open Space Policy Area) contains breeding habitat of [nearly 2,000 Bank Swallows](#), representing what is believed to be the largest-known in-land breeding colony of the species in the entire province. The Bank Swallow is listed as Threatened under [Ontario's Endangered Species Act](#) and [Canada's Species at Risk Act](#). Bank Swallows and their breeding habitat are protected under the Migratory Bird Conservation Act and [Migratory Bird Regulations](#).

[Over half](#) of the population of Bank Swallows in Ontario breeds inside aggregate pits due to extensive loss of their natural habitat along banks of lakes and watercourses. According to the [Best Management Practices for the Protection, Creation and Maintenance of Bank Swallow Habitat in Ontario](#) (MNRF, 2017) the species requires a vertical or near-vertical (at least 75 degrees) surface of suitable material that typically consists primarily of fine sand or silt where they can dig their nest burrows each year.

I have been following the Byron gravel pit development since 2019 when [a subject land status report](#) was presented to the Environmental and Ecological Planning Advisory Committee. This report estimated that the gravel pit contained approximately 70-75 nests. Upon visiting the site, myself and other biologists [confirmed](#) that the colony is actually closer to 1000 nests in size. The public expressed strong interest in the preservation of this colony, recognizing [a petition](#) that has collected over 30,000 signatures to date.



Applicable legislation is conflicting

I consulted with legal experts about what appears to be a conflict between two pieces of provincial legislation that apply to the Byron gravel pit and are enforced by different provincial ministries (this conflict is reviewed [here](#)). In summary, the [Aggregate Resources Act](#) requires the license holder (for the southern portion of the pit) to rehabilitate the site by backfilling it to an extent that is currently unknown. A previous estimate given by staff to the advisory committee suggested this could amount to delivery of over 300,000 trucks of fill – a process that would take decades to complete and drastically alter the conditions of the site. More recently, staff indicated that the license holder has yet to engage with MNRF to alter this requirement, but may intend to do so. Meanwhile, in my correspondence with MECP it was [confirmed](#) that the [Endangered Species Act](#) applies to the Bank Swallows and their habitat within the Byron gravel pit (despite [an exemption](#) that may also apply).

If rehabilitation of the Byron gravel pit proceeds in keeping with Aggregate Resources Act requirements, there is a strong likelihood that existing habitat for the Bank Swallows will be destroyed. This would apparently result in a contravention of the Endangered Species Act. Destroying the existing colony would force the birds to relocate, likely to other areas nearby (e.g., piles of construction aggregate) where they would resume attempting to nest and defending their territory, and could pose conflicts with future intended uses. Disturbance of Bank Swallow habitat in aggregate pits has historically been the basis of [charges](#) brought against municipalities and individuals under the Migratory Bird Conservation Act. There are no comparable sites for displaced Bank Swallows to nest in the surrounding neighbourhoods.

Regulatory requirements are unclear

In carrying out my research in consultation with City of London planning staff, representatives from MECP, MNRF and the Canadian Wildlife Service, I have been unable to ascertain what exactly is required of the City, the landowners and the license holders in terms of mitigating development impacts to the Bank Swallows and their habitat in the Byron gravel pit. In a discussion just before the PEC meeting, planning staff indicated they have not received confirmation from MECP about Endangered Species Act requirements (e.g., a mitigation plan is required by [s. 23.14\(5\)\(1\)](#) but is unknown to staff).

Future construction activities at the site will require Environmental Impact Studies. However, by the time rehabilitation of the pit is completed, significant damage to the existing breeding habitat may have already occurred. It is my understanding that obligations are being communicated by MECP directly to the landowners and aggregate license holders, but not to the City. It remains unclear how Species at Risk regulatory requirements could affect the layout of the future Master Plan. Direction from Council will support staff obtaining information from the ministries and keeping the public apprised.

Based on precedent in other jurisdictions, it seems likely that the Endangered Species Act will require either for existing Bank Swallow habitat to be preserved to some extent, or for habitat to be relocated (i.e., offset). Preserving habitat is better for the birds, but might be impossible if the banks are deemed too unsafe to be embedded into parkland within a buffer. Replacing habitat would represent an unprecedented feat for conservation management of the Bank Swallow. To date there have been very few projects in Ontario that were successful in recreating artificial breeding habitat for the Bank Swallow, let alone for 1000 breeding pairs. The location and specifications for Bank Swallow habitat (e.g., ecological buffers) are not defined in the Secondary Plan, but may need to be incorporated somehow into the design of the Central Pond and Open Space Policy Area (subject to regulatory requirements).

Potential solutions

Given the existing slopes in the Byron gravel pit may pose unacceptable risks to human safety, it may be preferable to switch to an alternative design for recreating Bank Swallow habitat. In 2019 the Port of Quebec published [a report](#) documenting the creation of artificial breeding habitat using concrete structures. This approach shows promise, but it is unknown if this could be similarly effective for relocating the Byron gravel pit colony. Previous attempts in Ontario proved unsuccessful as birds did not use the structures.

I have been in communication with City of London planning staff, the Upper Thames River Conservation Authority, faculty at the Advanced Facility for Avian Research at Western University, subject experts from Environment and Climate Change Canada and Birds Canada about developing a pilot project to construct and test a similar design to the Port of Quebec project somewhere in London. This study could inform future plans for relocating Bank Swallow habitat in Byron at greater scale.

It will be important for the long-term implementation of this project to align with regulatory requirements that apply to the Byron gravel pit as well as the timing of redevelopment (noting that the birds will be displaced and in need of somewhere to go). I recommend that regulatory requirements and management plans should be made public through a future staff report to PEC.

Thank you for your consideration,

Brendon Samuels

Coordinator, Bird Friendly London
PhD Candidate, Biology
The Advanced Facility for Avian Research
The University of Western Ontario



Concept art showing a potential design for the artificial habitat pilot project.



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

April 23, 2024

Hello Colleagues,

I am circulating an amendment in advance of Council for the Byron Gravel Pit Secondary Plan in regard to the bank swallow habitat located at the Byron Gravel Pit. Currently the long-term habitat plans are up in the air as there is great complexity between legislation of the Aggregate Resources Act and the Endangered Species Act.

Given this uncertainty, the following direction to staff ensures that the bank swallow habitat is not lost or forgotten in the quagmire of competing provincial legislation and does not hold up the Secondary Plan or future development opportunities. Everything can move forward as planned, and at the same time we can ensure that there is bank swallow habitat somewhere onsite.

Parks & Forestry staff will be undertaking a comprehensive Park Master Plan for the area. Bank swallow habitat could be a huge eco-tourism asset if included in the Park Master Plan. If the bank swallow habitat remains as existing in its current location, then no further efforts are needed, which is captured in the motion as well.

Thank you for your consideration,

Skylar Franke
Ward 11 City Councillor

Proposed Amendment:

Civic Administration **BE DIRECTED** to ensure that future background studies supporting the development of a Park Master Plan for the Byron gravel pit investigate the creation and inclusion of artificial habitat or an alternative location for the Bank Swallow, if such needs are required due to planned relocation of the habitat;

From: Cassandra Schultz
Sent: Friday, April 19, 2024 10:55 AM
To: Council Agenda <councilagenda@london.ca>; Stevenson, Susan <sstevenson@london.ca>
Subject: [EXTERNAL] Byron Gravel Pit Secondary Plan - Bank Swallow Concerns

Good evening,

My name is Cassandra Schultz. I'm an employee at Western University, and a resident of Ward 4. I am emailing in regards to the Byron gravel pit secondary plan within the Planning and Environment Committee Report. I consent to my email being included in the public agenda.

Overall, I support the secondary plan. I'm glad to see the city is focused on building more housing and developing vibrant, mixed-use urban neighborhoods befitting a city of our size and importance. I agree broadly with the vision and goals of the plan.

However, according to researchers who have surveyed the Byron gravel pits, the area is home to around 2,000 bank swallows. As the report itself explains, bank swallows are threatened under the Endangered Species Act.

I was disappointed to find the City only mentioned the swallow habitat within the gravel pits briefly, despite the fact that it is such a significant and environmentally important feature of the area. The City does not seem to have a clear idea of its legal and/or ethical obligations in regards to the swallow nests as of yet. Nature and human development can work side by side, but only when development is intentional and thoughtful.

Moving forward with the Byron gravel pit secondary plan, this Council needs to clarify how it plans to both provide the bank swallows with an appropriate habitat and ensure the safety of the human community.

Best,
Cassandra Schultz

Sunday, April 21, 2024

Re: Meeting of City Council on April 23, 2024
Agenda Item - Byron Gravel Pit Secondary Plan/PEC Report

Dear Mayor Morgan and London City Councillors:

I am a London, Ontario, resident concerned about the possible negative repercussions of the Byron Gravel Pit Secondary Plan/PEC Report. I ask that you support including habitat for Bank Swallows in the development of the Byron gravel pit. Housing for people and Bank Swallows can coexist and be mutually beneficial.

A 2020 survey estimates approximately 2,000 Bank Swallows – a species at risk - live at the quarry. Their voracious appetite for insects creates a healthier environment for Londoners. Typically, they will consume 25-50% of their body mass every day. The impressive swallow colony would promote ecotourism and subsequently aid the city's economy, while also creating a positive image for London as an environmental leader in protecting the rapidly declining avian population. Conserving this Bank Swallow home would demonstrate the City of London's commitment to avian life as a bird-friendly city.

According to the Ontario Ministry of the Environment, Conservation and Parks website, "Over half of the provincial population of Bank Swallows is estimated to occur in aggregate pits and quarries. Based on data from the North American Breeding Bird Survey, the Bank Swallow has experienced long-term declines with an estimated loss of 95% of its Canadian population from 1970 to 2012. Similar trends have been noted in Ontario with a long-term rate of decline of 93% over the same time period."

Please ensure that the gravel pit development includes habitat for London's Bank Swallows. The City of London has the power to help Bank Swallows not merely survive but actually thrive in our community.

Thank you for taking the time to read my letter and to consider my request.

Sincerely,
Rebecca St. Pierre

Memo

Date: April 18, 2024

To: Corporate Services Committee, City of London

From: Board of Directors, London Convention Centre Corporation
operating as RBC Place London

Subject: RBC Place London 2023 Operational Results

Recommendation:

Based on the 2023 audited financial statements, for RBC Place London, the Board of Directors of the London Convention Centre Corporation operating as RBC Place London, recommends transferring \$250,000 of the operational surplus achieved in 2023 to the LCC Corporation Capital Reserve held by the City of London and \$158,769 to the operational reserve held by RBC Place London.

Background for Recommendation:

2023 in Review:

2023 demonstrated the strong return of in person events at RBC Place London with a total of 184 events hosted generating over 20,000 hotel room nights for the community. Total revenue was over \$7.2 million setting a new record for the venue. The estimated **direct economic spend of hosted events in 2023 is \$22.6 million.**

In addition to record financial results, including an operational surplus of \$408,769, the total average score for event experiences completed by organizers, topped 95%. In person events came roaring back in 2023, and the RBC Place London team of 105, worked tirelessly to deliver exceptional experiences for all, contributed to London's economy and added vibrancy to downtown.

RBCPL Capital Reserve and Operational Reserve History:

Annually, the corporation's Board of Directors is required to advise Council of the venue's year-end financial results and to request approval to transfer any operational surplus to reserves. The Auditors, KPMG, require written directions of fund transfers from Council to release final audited statements.

The RBCPL Capital Reserve, held by the City is used for life cycle maintenance and renovations. RBCPL also has an Operational Reserve and Special Projects Reserve held by the organization. Both the operational and special projects reserves were depleted during the pandemic years.

In December 2000, the LCC Corporation Board of Directors recommended an operating reserve of not more than 10% of the annual budget revenue be established for the purpose of addressing future shortfalls in revenue. In 2008, Council approved an increase in the operational reserve from the previous cap of 10% of annual revenue, to a maximum of the lesser of \$500,000 or 20% of annual revenue.

Council also approved the establishment of a Special Projects Reserve held by the London Convention Centre Corporation in 2008. This reserve is specifically used for special projects that enhance the onsite experience with public art projects such as the mural in the pedway, or special marketing or promotional projects including live music in the summer on the newly renovated King Street patio.

As noted previously both these reserves held by RBCPL were depleted during the pandemic years.

The capital reserve, held by the City of London, is supported annually with a City investment which is part of the multi-year base budget. In 2023, the City invested \$677,604 in this reserve. Interest and revenue, from the City surface parking lot #15 adjacent RBCPL, also contribute to this reserve. In 2023, RBC Place London secured \$674,916 in two federal grants which supported capital projects. The capital reserve is currently underfunded based on the 25-year schedule of recommended life cycle renewal projects. At the end of 2023, the capital reserve held by the City of London had a balance of just over \$2 million.

With established reserves and an operational surplus of \$408,769, The RBCPL Board is recommending transferring over 60% of the 2023 surplus to the capital reserve held by the City and the remaining amount to start rebuilding the operational reserve held by RBC Place London.

From: Chris Butler
Sent: Friday, April 19, 2024 4:31 PM
To: Council Agenda <councilagenda@london.ca>
Cc: csc <csc@london.ca>; Woolsey, Heather <hwoolsey@London.ca>
Subject: [EXTERNAL] Added Agenda - April 23 - Full Council Meeting - Item 8.2 - 7th Report OF CSCCommittee

City Clerks office – Please consider this both direction and approval to distribute this E – Mail as “ Added Agenda “ for the Tuesday April 23 Full Council Meeting for Item 8.2 – the 7th Report of the CSC with respect to the Operating Budget Surplus . This was originally Item 2.2 – Consent Report on dealing with our Operating Budget Surplus .

Mayor Morgan (Chair) & full Council . I would welcome a more productive debate on the outcome of the allocation of the 2023 Budget Surplus and our way forward on the by-law that umbrellas this allocation .

The City of London’s Annual Tax Levy supported Operating Surpluses are regularly starting to equal or exceed the annual tax levy increase %% in magnitude (2023 Year 3.18 % increase / 3.8 % surplus) . The elephant or budget bomb in this room should be the very real possibility that our 2024 Operating Surplus will be 5 % of the Tax Levy + 1 % or – 1 % . Why is that a very strong possibility ?

- We didn’t approve the 2024 Budget until February 29 / 24 delaying delta spending authority by a full 2 months (16 %) of the full fiscal year. Operating Dept Leads will be challenged to spend at an accelerated pace.
- The 1st calendar year of a new 4 year Budget Cycle pulls in a new Strategic Plan and this drives the maximum **project driven changes** in the shortest period of time at the highest risk of variance. It takes time for any organization to hire/ pivot / train & implement to meet that level of change with time outs and delays expected on our paths to get there. Its healthy that this drives a budget surplus as employee teams move forward and rate payers & council should expect this .
- We exited the CSC Meeting on April 15th with no recommended action (again) on a serious review of this by-law to support both rate payer fairness and a look at the variance sources . This by-law needs a serious recalibration (see below)

Recommendations To Consider;

- Sent this By-law back to the Budget Committee for an early 2024 review , with the results available prior to the mid – year 2024 budget review .
- Ask now! Are the interest income proceeds to be gained from our \$ 625 Million (approximate) Reserve Fund investments in 2024 actually currently budgeted to be allocated to general reserves to avoid a repeat of 2023 huge allocation to surplus ?

- We appear to currently consider OPS Budget Surpluses driven by **new project schedule changes** in the same light as a budget surplus from a mature program spend like snow removal in this By-Law . As a long time project manager, any PMP designated professional would advise both the customer facing lead project manager (example – Jay Stanford – Green Bins) and Finance team that the approved but unspent OPS Budget should be carried over with the new schedule ; a process called re-baselining the full and revised plan (Capital + OPS in harmony) . This is both a customer fairness and project management tool. Variances like these should never even show up in a future OPS Budget Surplus report.

Just imagine if in 2024 or 2025 Chief Troung is not able to execute our massive project reset as quickly as currently budgeted on a time phased basis and the surplus OPS Funds are allocated per the current By – Law That would be a bomb with respect to taxpayer fairness as we would be paying for the Budgeted (not actual) services not received .

THXS for your consideration – Chris Butler



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

April 22, 2024

Dear Colleagues,

Re: item 5.1 Secondary School Student Transit Pass Pilot Project

At the 8th Meeting of the Strategic Priorities and Policy Committee, we engaged in a discussion on a motion to move forward with a MOU with TVDSB, the City of London and LTC. First, we want to recognize the good work our colleagues have done along with TVDSB trustees. We truly appreciate the efforts to collaborate and support the shared goal to increase transit usage amongst youth riders. We see the merits of the pilot in principle; as it will stimulate the use of our local transit and could reduce greenhouse gas emissions aligning with our climate goals in the future. The benefits of connecting students with employment opportunities, volunteer hours and participation in extracurricular activities is important to all of us.

However, it is incumbent on us to ensure that the MOU, partnership and pilot are a success by fully allowing all partners in this discussion to have the opportunity to participate equally. During the discussion, we heard questions about LTC's role in the feasibility study and involvement in the formation of the pilot project. We discussed that their voice was missing during our discussion at SPPC.

The success of such a program will only be realised if initiated and operated from a plan that is informed by Civic Administration, Thames Valley District School Board and the London Transit Commission (LTC). During our meeting last week we heard that TVDSB had engaged with the Catholic Board as well and it would make sense to include them in future discussions. Late last week, the LTC indicated in the media that critical issues need addressing for the pilot to be successful. From the media article and discussions with LTC, it is clear that further analysis must be completed to mitigate any potential crowding concerns from current ridership along routes that were identified in the feasibility study and recommendation noted in the motion at SPPC. The identified routes at Clarke Rd SS could result in crush loads and the need for tripper buses, meaning additional costs of which LTC is not in a position to absorb.

Analysis on detailed student population numbers or area populations along routes, which are critical for proper route and capacity analysis during peak times must be completed by the LTC to measure feasibility of any free annual student bus pass. This list is not exhaustive but demonstrates the need for further consultation before defining the scope of the pilot. As this motion has went to TVDSBs Board meeting and now to Council, time must be given for LTC to receive a report to its Commission in order for Commissioners to provide their input and garner their support. In speaking with LTC, a verbal report could be provided at their April meeting and a report in May. Such steps are necessary to allow equal partnership, and identify the appropriate school for the pilot in order to get it right. As such, we are seeking your consideration and support for the following amendment:

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

A. That Civic Administration in collaboration with the London Transit Commission, Thames Valley District School Board **BE DIRECTED** to initiate the development of a Memorandum of Understanding for a multi-year pilot project to provide annual transit passes to secondary school students, including:

i. the current post-secondary student annual transit pass agreements between the City of London, Western University and Fanshawe College and the current Children Under 12 Ride Free program **BE CONSIDERED** as templates to establish the framework for this pilot program; and

B. the Civic Administration **BE DIRECTED** to report back to Council with a feasibility report including recommended routes as decided by all parties, shared goals, metrics, costing, methodology for tracking results and an appropriate secured source of financing for the pilot program;

It being noted that the City currently subsidizes youth transit passes to provide for a discount pass for all youth riders ages 13-17.

Respectfully,

David Ferreira

Corrine Rahman

City Councillor, Ward 13

City Councillor, Ward 7

Planning and Environment Committee

Report

6th Meeting of the Planning and Environment Committee
April 9, 2024

PRESENT: Councillors S. Lehman (Chair), S. Lewis, C. Rahman, S. Franke, S. Hillier

ALSO PRESENT: Councillors S. Cuddy, J. Pribil, S. Trosow and A. Hopkins; J. Adema, M. Corby, A. Curtis, G. Dales, K. Edwards, D. Escobar, B. House, P. Kavcic, B. Lambert, S. Mathers, H. McNeely, N. O'Brien, B. O'Hagan, B. Page, M. Pease, A. Riley, S. Thompson

Remote Attendance: E. Pelozza and P. Van Meerbergen; S. Corman, D. Harpal, E. Hunt, A. Patel, E. Skalski, M. Somide and S. Wilson

The meeting is called to order at 1:01 PM; it being noted that Councillor S. Hillier was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 4th Report of the Ecological Community Advisory Committee

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

That the 4th Report of the Ecological Community Advisory Committee, from its meeting held on March 21, 2024, BE RECEIVED for information.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3. Scheduled Items

3.1 3696 & 3832 Scotland Drive - (Z-9705)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Bre-Ex Aggregates Ltd., relating to the property located at 3696 and 3832 Scotland Drive:

a) the proposed by-law appended to the staff report dated April 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Resource Extraction (EX) Zone TO a Resource Extraction Special Provision (EX(_)) Zone and Holding Resource Extraction Special Provision (h-18*h-166*EX1(_)) Zone; and,

b) the Civic Administration BE DIRECTED to forward Ecology comments regarding the identified Significant Wildlife Habitat and Species

at Risk, appended to the staff report dated April 9, 2024 as Appendix "F", to the Ministry of Natural Resources and Forestry for consideration in their future site plan review;

it being pointed out that S. Allen, MHBC Planning, made a verbal presentation at the public participation meeting held in conjunction with these matters;

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 Farmland Place Type; and,
- the recommended amendment would facilitate the construction of a resource extraction-related facility 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)

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 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)

3.2 634 Commissioners Road West - (Z-9708)

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 Royal Premier Homes (c/o Sivik Planning and Design), relating to the property located at 634 Commissioners Road West:

- a) the proposed by-law appended to the staff report dated April 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024, to amend Zoning By-law No. Z.-1, (in

conformity with the Official Plan for the City of London, 2016), to AMEND the Residential R5 Special Provision (R5-7(30)) Zone;

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

i) provide 1.8-metre-tall privacy fencing along property lines adjacent to residential parcels;

ii) retain as many mature trees as possible, especially along Commissioners Road West and along the east and south property lines between the proposed development and the adjacent single detached dwellings; and,

iii) provide short-term and long-term bicycle parking stalls;

c) that Civic Administration BE DIRECTED to evaluate the north side sidewalk gap and potential need for a PXO to ensure sufficient pedestrian connectivity;

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

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

- M. Davis, Siv-ik Planning and Design; and,
- D. May, President, Condominium Association;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended zoning conforms to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building Policies and Our Tools;
- the recommended amendment would permit a development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development;

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. 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)

3.3 735 Wonderland Road North - (Z-9704)

Moved by: S. Lewis
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 735 Wonderland Rd North Inc. c/o Strik, Baldinelli, Moniz Ltd., relating to the property located at 735 Wonderland Road North:

- a) the proposed by-law appended to the staff report dated April 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Transit Village Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan;
- b) the proposed by-law appended to the staff report dated April 9, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in part a) above), to change the zoning of the subject property FROM an Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA5/ ASA6) Zone TO a Business District Commercial Special Provision (BDC1(_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) incorporate elements that achieve the following:
 - A) principle entrances that are oriented and are accessible from the relevant street frontage;
 - B) forecourts on ground floor commercial units;
 - C) urban character between the building/street interface;
 - D) integrated parking and garbage ramps with active uses on the ground floor to activate the front face of buildings to the street;
 - E) appropriate lay-by locations;
 - F) green development elements, where appropriate;
 - ii) implement all Transportation Impact Assessment (TIA) recommendations into a future site plan application notably, the two-way left-turn lane along Beaverbrook Drive; and,
- d) the Municipal Housing Development division BE CONSULTED for the provision of affordable housing units to 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 communication dated March 3, 2024 from C. Wilkinson; and,
- a communication dated April 8, 2024 from K. and C. McNairn;

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

- N. Dyjach, Strik Baldinelli Moniz Ltd.;
- Dr. J. Barnett;
- B. Elliott;
- C. Wilkinson;
- Resident;
- M. Felker;
- A. Hobbs, Director, Condominium Complex 474; and,
- W. Medwid;

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 will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development; 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-D08)

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

Nays: (1): C. Rahman

Motion Passed (4 to 1)

Additional Votes:

Moved by: S. Franke

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. Lewis

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)

3.4 Byron Gravel Pit Secondary Plan

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 Byron Gravel Pits Secondary Plan Final Report:

a) the proposed attached, revised by-law as Appendix “A”, BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024, TO AMEND the Official Plan for the City of London, 2016, as follows:

- i) ADOPT the Byron Gravel Pits Secondary Plan, appended to the staff report dated April 9, 2024 as Schedule “1”;
- ii) DELETE Policy 1168, Specific Policies for the Byron Gravel Pits within the Future Community Growth Place Types;
- iii) AMEND Policies 1537 and 1538, Byron Gravel Pits and Adjacent Lands Specific Policies for Aggregate Resources;
- iv) AMEND Policy 1565 TO ADD the Byron Gravel Pits Secondary Plan to the list of adopted Secondary Plans;
- v) AMEND Map 1 – Place Types to change the land use designation FROM Future Community Growth, Environmental Review, Green Space and Neighbourhoods Place Types TO Neighbourhoods, Green Space and Environmental Review Place Types as indicated on Schedule “2”;
- vi) AMEND Map 3 – Street Classifications TO MODIFY Commissioners Road West, a Civic Boulevard, as indicated on Schedule “3”;
- vii) AMEND Map 4 – Active Mobility Network TO MODIFY the Cycling and Walking Routes within the Byron Gravel Pits Secondary Plan Area as indicated on Schedule “4”;
- viii) AMEND Map 7 - Specific Policy Areas TO ADD Byron Gravel Pits Secondary Plan Area, and MERGE Specific Policy Area 66 into Specific Policy Area 67 as indicated on Schedule “5”;
- ix) AMEND Schedule 1 from 18 storeys with an upper maximum of 22 storeys; and,
- x) AMEND Schedule 1 from 25% affordable housing to 10% to 15% affordable housing;

b) the Civic Administration BE REQUESTED to undertake the following:

- i) consult the Ontario Ministry of Environment, Conservation and Parks to clarify Endangered Species Act regulatory requirements that apply to preserving or relocating species at risk habitat for the Bank Swallow within the Central Pond and Open Space Policy Area; and,
- ii) contact the Ontario Ministry of Natural Resources and Forestry to clarify Aggregate Resources Act regulatory requirements that apply to rehabilitating and potentially preserving existing site conditions and topography within the Central Pond and Open Space Policy Area;

it being noted that pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, c. P.13*, no further notice be given with respect to the proposed by-law as the changes are minimal;

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

- the Byron Gravel Pits Secondary Plan, March 2024;
- a communication dated February 8, 2024, from D. Hayman, Senior Biologist and A. Leadbetter, Biologist, MTE Consultants;
- a communication dated February 9, 2024, from C. Linton, Highland Ridge Land Corp; and,
- a communication dated April 3, 2024, from S. Stapleton, Vice President, Auburn Developments;

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

- M. Vise;
- M. Shepherd;
- C. Linton on behalf of Highland Ridge Land Corp.;
- M. Wallace, London Development Institute;
- S. Stapleton, Auburn Developments;
- D. Ennis; and,
- N. Pellizzari;

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-D08)

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 amend the motion to add the following new part to part a):

"AMEND Schedule 1 from 18 storeys with an upper maximum of 22 storeys;"

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:

"AMEND Schedule 1 from 25% to 10% to 15% affordable housing;"

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

Nays: (1): S. Franke

Motion Passed (4 to 1)

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to approve the main motion, as amended.

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 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. Lewis

Seconded by: S. Franke

That the Planning and Environment Committee Deferred Matters List dated March 28, 2024 BE RECEIVED for information.

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. Franke

That, pursuant to Section 27.6 of the Council Procedure By-law, a change in order of the Planning and Environment Committee Agenda BE APPROVED, to provide for Item 5.1, Deferred Matters List, in Stage 3, Scheduled Items, to be considered after Item 3.2.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 4:00 PM.

Appendix A: Adoption of the *Secondary Plan – The London Plan*

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to Byron Gravel Pits Secondary Plan Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. The Byron Gravel Pits Secondary Plan, as contained in Schedule “1” attached hereto and forming part of this by-law, is adopted.
2. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
3. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990*, c.P.13.
4. This by-law comes into effect on the day it is passed subject to this provisions of PART VI.1 of the Municipal Act, 2001.

PASSED in Open Council on April 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

AMENDMENT NO.
to the
OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

- 1) To adopt the “*Byron Gravel Pits Secondary Plan*” as a Secondary Plan under the Official Plan for the City of London, 2016;
- 2) To delete the existing specific policies 1168 in the Future Community Growth Place Type for the Byron Gravel Pits;
- 3) To amend the Byron Gravel Pits and Adjacent Lands Specific Policies 1537 and 1538 for Aggregate Resources to reflect the adoption of the *Byron Gravel Pits Secondary Plan*;
- 4) To add the “*Byron Gravel Pits Secondary Plan*” to the list of Adopted Secondary Plans in Policy 1565 of the Official Plan for the City of London, 2016;
- 5) To amend Map 1 – Place Types by redesignating the *Byron Gravel Pits Secondary Plan Area* from Future Community Growth, Neighbourhoods, and Environmental Review Place Types to reflect the land use designations in the *Byron Gravel Pits Secondary Plan*;
- 6) To amend Map 3 – Street Classification by modifying the alignment of Civic Boulevard (Commissioners Road West) to reflect the alignment approved through the Commissioners Road West Realignment Municipal Class EA;
- 7) To amend Map 4 – Active Mobility Network by updating the Cycling and Walking Routes within the *Byron Gravel Pits Secondary Plan Area* to reflect the multi-use pathways and promenade shown in the Byron Gravel Pits Secondary Plan;
- 8) To amend Map 7 – Specific Policy Areas and add the *Byron Gravel Pits Secondary Plan Area*, and merge Specific Policy Area 66 into Specific Policy Area 67;
- 9) AMEND Schedule 1 from 18 storeys with an upper maximum of 22 storeys; and,
- 10) AMEND Schedule 1 from 25% affordable housing to 10% to 15% affordable housing;

B. LOCATION OF THIS AMENDMENT

The *Secondary Plan Area* is located on the east side of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West, west of the existing development along Crestwood Drive, and north of the existing development and natural heritage features along Longworth Drive.

C. BASIS OF THE AMENDMENT

The Byron Gravel Pits and the adjacent lands are identified in *The London Plan* as an area for Future Community Growth requiring a secondary plan to be prepared to determine the appropriate place type(s), and to guide the long-term management and approval of growth on the lands.

Specific Policies within the Future Community Growth Place Type identify that it is anticipated that the long-term land use of this area will be a mix of mid-rise

housing types and recreational uses based on a comprehensive plan for the rehabilitation and development of the gravel pit and adjacent lands.

The *Secondary Plan* establishes a vision, principles and policies for the future development of the area that is unique to the City. The *Secondary Plan* encourages a compact development form with a broad range of uses that are integrated with surrounding land uses, planning for new parks and connections, and protecting the natural environment to ensure a balanced community.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and interested parties input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the creation and finalization of the *Secondary Plan*.

The *Secondary Plan* will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- 1) Adopt the *Byron Gravel Pits Secondary Plan*, attached as Schedule “1”;
- 2) Specific Policies for the Future Community Growth Place Type are amended by deleting Policy 1168 in its entirety and the heading “Byron Gravel Pits”.
- 3) Specific Policies for Aggregate Resources are amended as follows:

Policy 1537 be revised and replaced by the policy below:

1537_ Within the *Byron Gravel Pits Secondary Plan Area* east of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West, as identified on Map 7 and the adjacent within the Future Community Growth Place Type, it is anticipated that the long-term land use of this area will be a mix of mid-rise housing types and recreational uses. Redevelopment of this area will be based on a comprehensive rehabilitation and development plan consistent with the *Byron Gravel Pits Secondary Plan*. Expansion of the existing licensed aggregate area and the realignment of Colonel Talbot Road may be considered if it can be demonstrated that this will assist in the rehabilitation of the existing gravel pits and that compatibility with surrounding land uses can be achieved.

Policy 1538 be revised and replaced by the policy below:

1538_ Aggregate resource areas adjacent to the Byron Gravel Pits are identified on Map 6. It is recognized that extraction of these resources may occur during the life of this Plan as a means of assisting in the overall rehabilitation of the Byron Gravel Pits. Consideration of the long-term development for the lands identified on Map 6 as aggregate resource areas adjacent to the Byron Gravel Pits will be incorporated and form a part of the studies being undertaken to achieve a comprehensive extraction, rehabilitation, and development plan for the lands in the *Byron Gravel Pits Secondary Plan area* shown on Map 7.

- 4) Policy 1565 be revised by adding the following:
 10. Byron Gravel Pits Secondary Plan
- 5) Map 1 – Place Types is amended by redesignating the *Byron Gravel Pits Secondary Plan Area* from Future Community Growth, Neighbourhoods, Environmental Review, and Green Space Place Types to

Neighbourhoods, Green Space and Environmental Review Place Types as indicated on Schedule “2” attached hereto;

- 6) Map 3 – Street Classification is amended by modifying the Civic Boulevard (Commissioners Road West) within the *Byron Gravel Pits Secondary Plan* area to as indicated on Schedule “3” attached hereto;
- 7) Map 4 – Active Mobility Network is amended by adding and modifying the Cycling and Walking Routes within the *Byron Gravel Pits Secondary Plan* Area to as indicated on Schedule “4” attached hereto; and
- 8) Map 7 – Specific Policy Areas is amended by adding the boundary of the *Byron Gravel Pits Secondary Plan* Area and merging Specific Policy Area 66 into Specific Policy Area 67 as indicated on Schedule “5” attached hereto.

“Schedule 1”



Byron Gravel Pits

Secondary Plan

March 2024





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1.0 Introduction

1.1 Background

The Byron Gravel Pits is a unique area within the City of London. The site contains an unusually deep glacial deposit that has been used to produce sand and gravel products to supply the London and the surrounding area construction market for over 75 years. At a depth of over 60 metres, this deposit was one of the most productive aggregate resource areas in Ontario. Decades of gravel extraction have created the area's dramatic topography and central pond.

The City of London began the process of exploring the long-term planning for the gravel pits and future use of this area in the early 1990's. This work led to the development of the South-East Byron Area Plan which was approved in 1992.

As the aggregate reserves have been depleted and the extractive industrial operations are ending, there is a renewed focus on the future use of the gravel pit lands. In addition to the large scale, coordinated aggregate rehabilitation project, there is an opportunity to develop a unique community that integrates both the large open space and recreational lands with the surrounding potential future residential and mixed-use lands.

Consideration of potential future uses while progressive pit rehabilitation is underway allows for a coordination of restoration efforts to achieve a specific purpose, including making the shape of the pond more suitable for recreation activities, and introducing certain design elements and planting regimes for better habitat creation.

The process of developing a *Secondary Plan* for this area was initiated in 2016 and was in part prompted by a development proposal. At the same time, work was underway to complete an Environmental Assessment (EA) for the Commissioners Road West Realignment. The EA was completed in 2019, which identified the approved realignment of Commissioners Road West through the *Secondary Plan*. Following the completion of the EA, the City continued work on the *Secondary Plan*.



1.2 Location

The Byron Gravel Pits are located on the east side of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West. The property lies within the Westmount Neighbourhood, immediately adjacent to the Byron Neighbourhood. The study area is comprised of 14 separate parcels, with some of the properties under similar ownership. There is one parcel, located in the northwest corner of the Study Area that is owned by the City of London. The remainder of the lands within the *Byron Gravel Pits Secondary Plan Area* are privately owned.





Figure 1 – Plan Boundary

The majority of this area has been licensed under the *Aggregate Resources Act* for sand and gravel extraction. In total, there were six (6) separate licenses within the area, each with a set of Site Plans which directed the operations and rehabilitation of the gravel pits. The aggregate licenses are under the jurisdiction of the Ministry of Natural Resources and Forestry, and the Ministry oversees compliance with operating conditions and rehabilitation of these sites.

In some cases, the land holdings have been leased by an operator to undertake the extraction of the aggregate. The complexity of ownerships and interests in the area requires a significant level of cooperation and coordination as the individual licensed areas are mined and rehabilitated. Over the years, considerable time and effort has been undertaken on a variety of studies and development proposals prepared by the private and public sectors dealing with the extraction, rehabilitation and after-use of the pits and the development of adjacent lands in this Area. On October 26, 2016, Council approved the Terms of Reference for the *Byron Gravel Pits Secondary Plan*, thereby directing Staff to undertake the development of a secondary plan to guide future development.

1.3 Purpose, Use and Interpretation

The purpose of the *Secondary Plan* is to establish a vision, principles, and detailed policies for the unique area of the *Byron Gravel Pits Secondary Plan* that provide a consistent framework to evaluate future development, that could occur along the perimeter of the former gravel pit operations, and public realm creation within the center, open space area. The intent of the policies is to provide direction and guidance to ensure the *Byron Gravel Pits Secondary Plan* Area evolves into a vibrant, connected, and mixed-use community that incorporates elements of sustainability, natural heritage, mixed-use development, walkability, passive and active recreation, and high-quality urban design.

The policies in this *Secondary Plan* apply to all properties in the boundary of the *Byron Gravel Pits Secondary Plan*. The development limits for the *Secondary Plan* shall be limited to the extent of the area that is serviceable by the existing gravity servicing elevations, which vary across the site. In general, only the perimeter of the *Byron Gravel Pits Secondary Plan* Area is suitable for residential and mixed-used development. As the ongoing rehabilitation of the site will determine the final grading, exact development limits will be subject to refinement at the time of any *Planning Act* applications.

The policies of this *Secondary Plan* provide a greater level of detail than the policies of the Official Plan, *The London Plan*. Where the policies of the Official Plan provide sufficient guidance to implement the vision of this *Secondary Plan*, these policies are not repeated. As such, the policies of this *Secondary Plan* should be read in conjunction with the Official Plan and any other applicable policy documents. If an instance arises where the Official Plan and this *Secondary Plan* appear to be inconsistent, consideration will be given to the additional specificity of the *Secondary Plan*, and the *Secondary Plan* shall prevail.

The schedules that form part of this *Secondary Plan* have policy status, whereas other figures and photographs included in the *Secondary Plan* are provided for graphic reference, illustration, and information. The policies of this *Secondary Plan* that use the words “will” or “shall” express a mandatory course of action. Where the word “should” is used, suitable alternative approaches that meet the intent of the policy may be considered.

The policies of this *Secondary Plan* will be implemented through mechanisms set out in this *Secondary Plan*, public investments in infrastructure and public realm improvements, as well as other tools available to the City including the Zoning By-law and Site Plan Control By-law. Planning and development applications will be evaluated based on the Planning and Development Application policies in the Our Tools section of *The London Plan* and this *Secondary Plan* to ensure that the permitted range of uses and intensities is appropriate within the surrounding context.



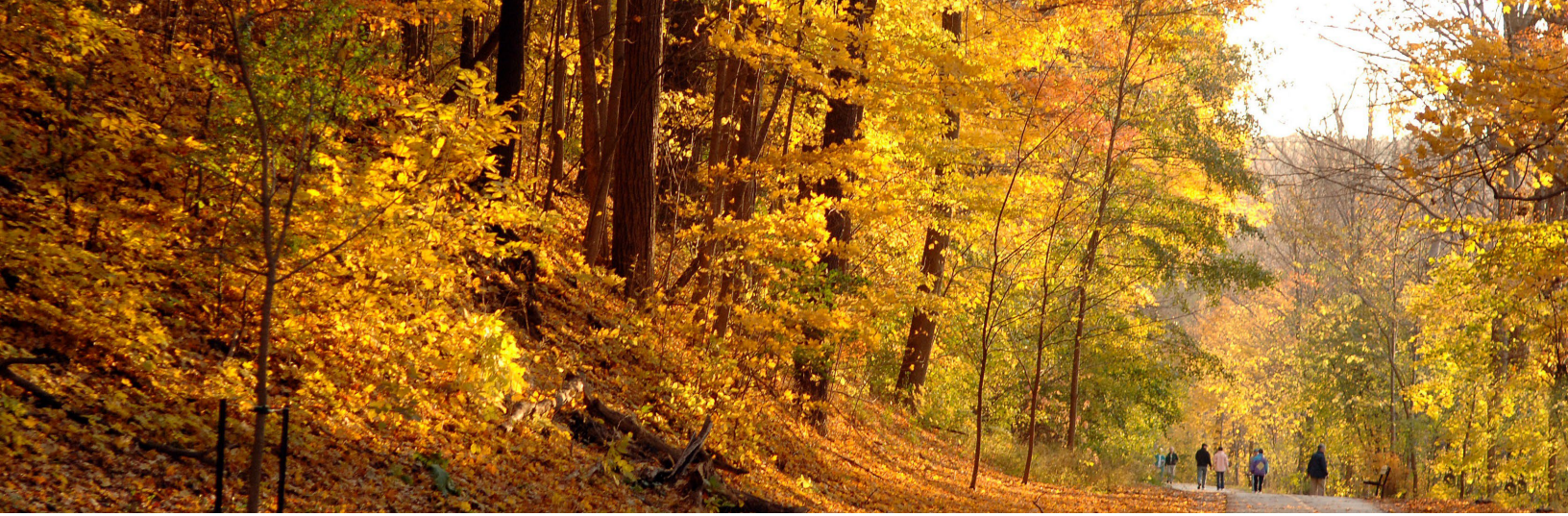
1.4 Vision, Principles and Objectives

1.4.1 Vision

The *Byron Gravel Pits Secondary Plan* area will be an exceptionally designed, mixed-use urban neighbourhood which takes advantage of the unique physical characteristics of the site to provide for: a range of different recreational activities, both active and passive; an opportunity to maintain and grow our natural heritage system; and, create new and unique housing forms with varying levels of intensity. This Area will be an exciting complete community balanced with places to live, shop and recreate while complimenting, and linking, existing and proposed facilities and amenities.

1.4.2 Principles

The preparation of this *Secondary Plan* has been guided by a series of principles and objectives that are described below. Any amendments to this *Secondary Plan* shall be consistent with these principles.



1.4.2.1 Promote Unique Opportunities for Recreation

The *Byron Gravel Pits Secondary Plan Area* is unlike any other area in the City of London, shaped by years of aggregate extraction. The area is characterized by unique topography that features a central pond, tablelands, and steep side slopes.

The majority of the Area fronts on roads classified as Civic Boulevards (i.e., Byron Baseline Road, Colonel Talbot Road and Commissioners Road West). The policies will focus on creating a central Green Space for a range of unique recreational uses of regional significance, complemented and supported by a range of residential uses. The predominant open space and recreational uses should be augmented and balanced with residential, and cultural uses, promote season-long and year-round enjoyment and appreciation of the natural heritage features in and around the Area. A Master Park Plan will be prepared and adopted by the City to guide the future design and investment of recreational activities and facilities within the Central Pond and Green Space Policy Area.

Connections to Springbank Park, the Arboretum, Reservoir Park, and other nearby trail systems and natural features and area, are to be encouraged and supported.

Objectives:

- i) Promote the use of the site for public and/ or private recreational uses that are unique in London and the Region;
- ii) Optimize use of the unique features of the area including the central pond, high side slopes, viewsheds and topography;
- iii) Organize development and locate buildings within the landscape to maintain and enhance public access to important views. Development will not obstruct significant views and vistas from the public right-of- way;
- iv) Maintain a balance of active and passive recreational uses:
- v) Provide opportunities for public access for trails and recreational uses;
- vi) Consider opportunities for public acquisition of park and open space lands;
- vii) Enhance and compliment other recreational opportunities in the vicinity and it the broader region; and,
- viii) Design parks and recreational facilities to promote a strong sense of identity and place and to serve as a meeting place with appropriate infrastructure to attract and be accessible that supports neighbourhood residents of all ages and demographics.



1.4.2.2 Create a Unique Community that Supports a Mix of Uses and Housing Types

The *Byron Gravel Pits Secondary Plan Area* is intended to be an inclusive, accessible, attractive, mixed-use and connected community with a range of housing and services for local residents integrated with a unique recreational area in the City.

Objectives:

- i) Ensure that a range and mix of housing types is provided within the limits of the *Secondary Plan* to achieve a balanced and inclusive residential community;
- ii) Achieve an urban form which makes effective use of land, services, recreational facilities, and related infrastructure;
- iii) Provide a mix of high-quality residential buildings that cater to the needs of all ages, stages of life and income groups;
- iv) Provide complementary, small-scale convenience commercial, community and commercial recreation uses within mixed-use buildings that are appropriate in a residential environment to serve the needs of local residents; and, placement, street pattern, and location of trails and lookouts.

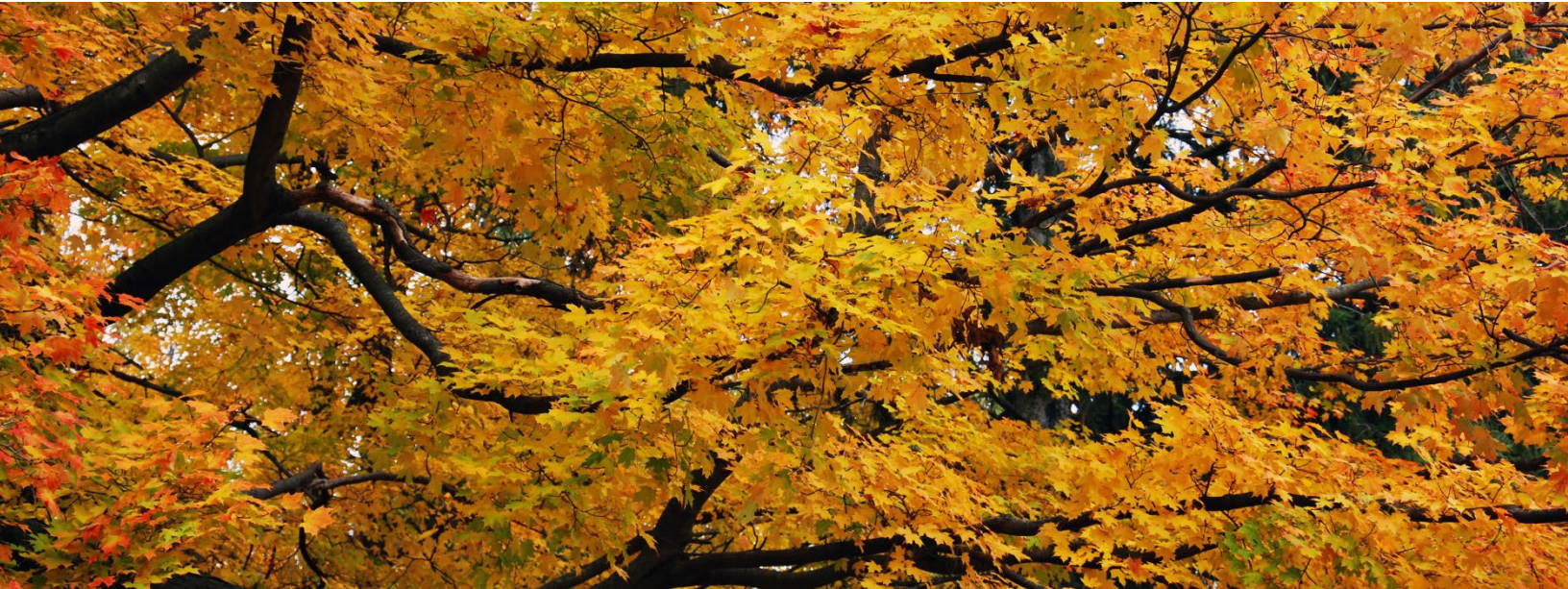
- v) Create an exceptional built form that incorporates the unique topography and physical landscape.

1.4.2.3 Create an Exceptional Community

The *Byron Gravel Pits Secondary Plan Area* is intended to integrate a range of uses that supports urban development, the natural heritage system, and unique active and passive recreational opportunities.

Objectives:

- i) Provide for a range of land uses including residential, small-scale commercial, open space, and recreational and leisure facilities;
- ii) Connect and integrate the new community to surrounding neighbourhoods through parks and natural areas, multi-use trails, pedestrian connections, and the street network;
- iii) Enhance recreational opportunities throughout the neighbourhoods by identifying opportunities for places and spaces that foster community identity and highlight the unique topography and habitats of this Area; and,
- iv) Showcase existing views and vistas throughout the Gravel Pit and further enhancement through building



1.4.2.4 Create a Diverse and Resilient Natural Environment

Integrate the unique topography and natural features and areas in a sensitively designed built setting to distinguish the *Byron Gravel Pits Secondary Plan Area* as a high quality, master planned community and recreational destination in a unique and enhanced natural setting.

Objectives:

- i) Ensure appropriate environmental protection and mitigation through environmental studies to assess and confirm the status and significance of natural heritage features and areas as part of development applications;
- ii) Integrate parks, walking trails and multi-use trails appropriately with the natural environment to create a network of recreational and active transportation opportunities;
- iii) Enhance livable neighbourhood values using public green spaces and urban squares/parkettes as significant design features and by designing walkable and accessible neighbourhoods;
- iv) Support development patterns that provide visual and physical connectivity to natural feature areas, within and around the *Byron Gravel*

Pits Secondary Plan Area, in ways that are compatible with the protection of the Natural Heritage System;

- v) Integrate protection, naturalization and restoration of a diversity of habitats suited to this Area;
- vi) Integrate strategic plantings of large statured, non-invasive trees to provide cooling, improve air quality and support outdoor activities in a context of climate change;
- vii) Support integration of appropriate on-site infiltration measures to achieve water balances and as part of stormwater management strategies in a context of climate change;
- viii) Provide Pathway Entrances designed as gathering places for residents of the surrounding neighbourhood and region, located at key access points along the multi-use pathway system at central and accessible locations connecting existing and growing neighbourhoods; and,
- ix) Encourage a built form, uses and site design that are attractive and supportive of alternative modes of transportation consistent with the City's Transportation Master Plan (latest version).

1.4.2.5 Sustainable Growth Management

Build sustainability into all aspects of the *Byron Gravel Pits Secondary Plan Area's* growth in an efficient and financially responsible manner.

Objectives:

- i) Establish a high degree of connectivity between residential, open space, commercial and institutional uses within and between existing and new neighbourhoods. Encourage a high standard of design, construction, and landscaping;
- ii) Promote green infrastructure and green building standards. Provide sustainable design strategies, in accordance with City standards, and optimum conditions for the use of passive and solar strategies;
- iii) Integrate publicly accessible networks of sidewalks, trails and multi-use paths with the surrounding trail system, and in particular, encourage connections to Springbank Park and nearby Green Space Place Types;
- iv) Plant native trees, non-native trees and vegetation to enhance biodiversity and resilience to climate change;
- v) Work with the Province to ensure compliance with the *Endangered Species Act* as it relates to confirmed habitat for Species at Risk in the Area; and,
- vi) Ensure the use of housing densities and efficient development patterns that minimize land consumption and servicing costs.







2.0 Community Structure

2.1 Introduction

The Community Structure Plan is illustrated in Schedule 2 of this *Secondary Plan* and sets out the overall framework for the physical and structural elements of the *Byron Gravel Pits Secondary Plan Area*. The elements described in this section are intended to assist with implementing the Vision and Principles for how the area will grow and develop relating to built form, servicing, the public realm, open space and recreation.

All Planning Applications proposing development within the *Byron Gravel Pits Secondary Plan Area* shall address the following key community structure objectives:

- i) Provide a range of housing types and choices that meet the needs of current and future residents within the limits of the *Secondary Plan*;
- ii) Direct medium and high-rise residential uses to the northern portion of the *Byron Gravel Pits Secondary Plan Area*;
- iii) Accommodate an interconnected multi-use pathway system as a defining feature of the *Byron Gravel Pits Secondary Plan Area*, linking natural heritage features and areas, parks, lookout points, stormwater management areas (including landscaped low impact development measures) and key community destination features;
- iv) Provide opportunities for focal points, such as lookout areas, seating areas, public art, and landscape features;
- v) Integrate access and visibility to privately-owned open spaces from adjacent streets and parks;
- vi) Integrate significant natural heritage features and areas with linkages to the broader open space system; and,
- vii) Provide residents with physical and visual opportunities that are accessible to everyone to enjoy nature in proximity to where they live, work and play.

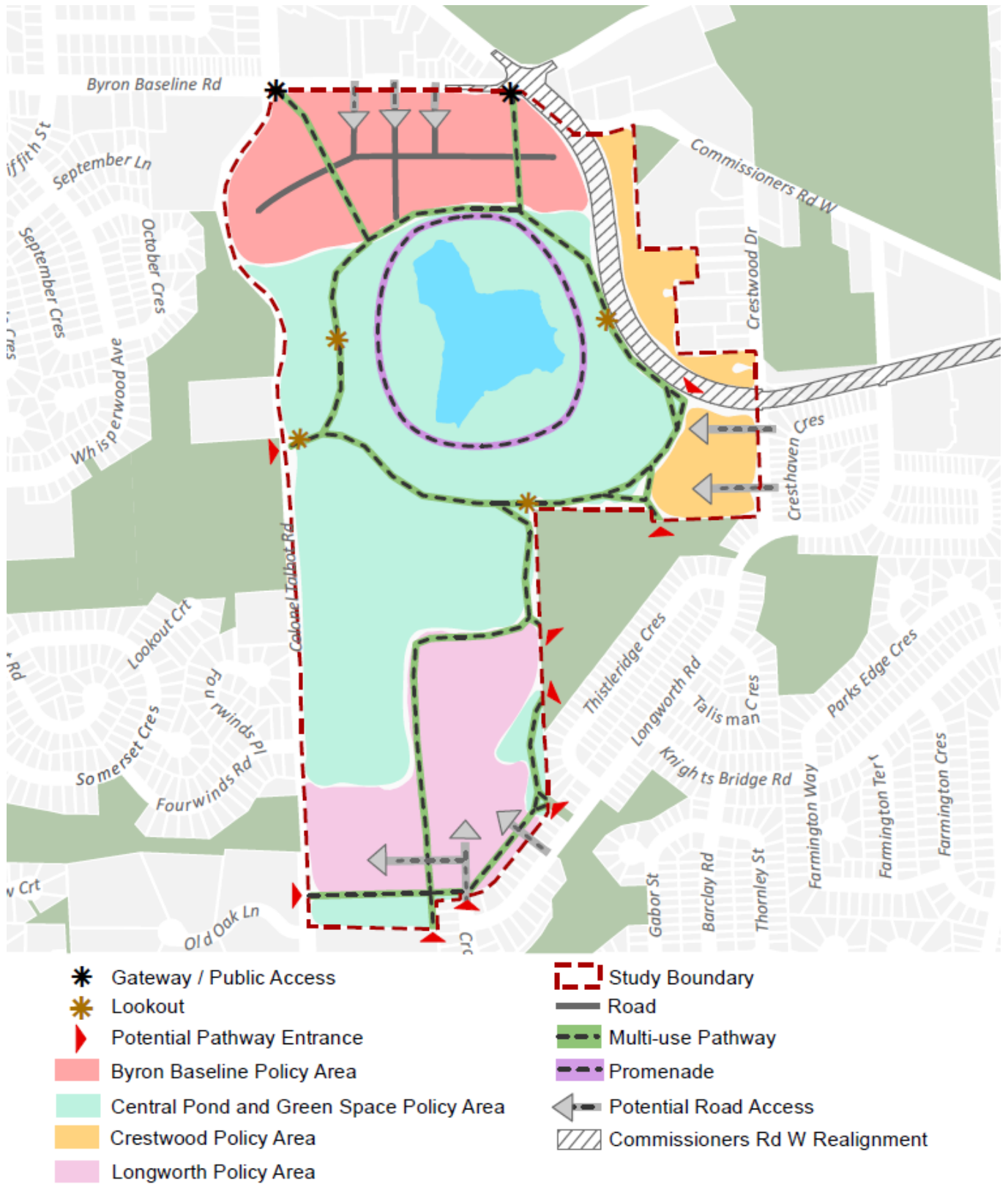


Figure 2: Community Structure Plan

2.2 Policy Areas

The area subject to the *Byron Gravel Pits Secondary Plan* has been divided into four Policy Areas. Some of the policies in the *Secondary Plan* apply to the entire area, while others are specific to the individual Policy Areas.

The *Secondary Plan* includes the following Place Types as shown on Schedule 6:

- i) Neighbourhoods: includes the Byron Baseline, Crestwood, and Longworth Policy Areas;
- ii) Green Space: includes the central pond and natural heritage features; and,
- iii) Environmental Review: includes wooded and successional natural areas remaining in the Study Area after the completion of the aggregate extraction activities (including the area west of Cresthaven Woods), consistent with the Place Type Schedule in *The London Plan*.

The boundaries and unique characteristics of each Policy Area are described in the following sections.

2.2.1 Byron Baseline Policy Area

The Byron Baseline Policy Area is located in the northern portion of the *Secondary Plan*, and includes the frontage along Byron Baseline Road together with a portion of the existing alignment of Commissioners Road West and Colonel Talbot Road. This Policy Area is intended to provide for the development of a mid- to high-rise, mixed-used district that is pedestrian-oriented; a focal point for the neighbourhood level services and civic functions; and, a gateway to the Byron Gravel Pit neighbourhood and natural areas.





2.2.2 Crestwood Policy Area

This area is intended to provide low to medium density residential development that will integrate with, and extend, the existing neighbourhood along Crestwood Drive. The Crestwood Policy Area is located in the eastern portion of the *Secondary Plan*. The adjacent areas are characterized by single detached residential developments, as well as a senior's residence. This Area is adjacent to Cresthaven Woods, a significant woodland, and in proximity to the Cresthaven Park. Realignment of Commissioners Road West, currently planned for 2035, constrains development within this Policy Area.

2.2.3 Longworth Policy Area

The Longworth Policy Area is located in the southern portion of the *Secondary Plan*. This Area is bounded by the top of the steep slopes created by the former aggregate extraction activities, some of which support habitat for Species at Risk. This Area is intended to provide low to medium density residential development that will integrate with, and extend, the existing neighbourhood along Longworth Road and Cranbrook Road.

Single detached residential development surrounds this Policy Area to the east, south and west. The Buttonbush Wetland, a Provincially Significant Wetland (PSW), is located nearby this Policy Area in the Longworth Neighbourhood, north of Southdale Road West. This Policy Area is constrained by the steep slopes around the central pond and it is anticipated that this Policy Area will be integrated with the existing residential neighbourhood to the southeast of the *Secondary Plan*.

2.2.4 Central Pond and Green Space Policy Area

The Central Pond and Green Space Policy Area includes the side slopes and a pond in the central portion of the site, also by-products of the former aggregate extraction activities, and natural areas not appropriate for development.

At the date of this Plan, the majority of this area remains privately owned. However, the City plans to explore opportunities to bring some or all of these central lands into public ownership to support the provision of passive and active recreational opportunities that take advantage of the area's unique topography and location.



2.3 Views and Connectivity

The *Byron Gravel Pits Secondary Plan* is located within the Westmount Neighbourhood, immediately adjacent to the Byron Neighbourhood. Within these established neighbourhoods, the residential street pattern consists of cul-de-sacs, dead-end streets, or crescent-shaped streets which impacts the ability of the future development within the *Byron Gravel Pits Secondary Plan* area to connect with the existing street network. The limited developable lands and topography present an additional challenge for connectivity between the site and surrounding neighbourhoods. Through development, however, landowners are encouraged to create opportunities for connectivity within and outside the site, where possible, in a manner consistent with the adjacent developments.

Decades of aggregate extraction have created a unique topography with dynamic viewpoints and vistas. These visual and physical connections serve to link, or frame, significant elements of the natural, built and open space environments to each other, and are seen as important organizing community structure elements that are integral to the overall vision of the *Secondary Plan*. Creating a pedestrian and active transportation network will enhance these organizing elements and connect areas of residential development within the Gravel Pit Area. The Community Structure Plan identifies opportunities for the preservation, enhancement and creation of these visual and physical linkages. These opportunities are identified on the Community Structure Plan as Lookouts, Gateways/Public Access and Potential Pathway Entrances.





3.0 General Policies

The intent of this *Secondary Plan* is to provide a policy framework to guide future development and public projects in the *Byron Gravel Pits Secondary Plan Area*. Policies in this *Secondary Plan* support the vision by providing guidance on land use, open space and recreation, view corridors, connections, public realm design, servicing, and natural heritage.

3.1 Mobility and Public Realm

3.1.1 Linkages and Connections

Connections between the Central Pond and Green Space Policy Area and the surrounding pathway system, together with a strong multi-use pathway linkages to Springbank Park and the Arboretum, are priorities for the future development within the *Byron Gravel Pits Secondary Plan Area*. Recreational multi-use pathways with well-designed areas for viewing, gathering, and resting will provide unique recreational amenities and connectivity to surrounding neighbourhoods and the City-wide recreational pathway and park system.

The multi-use pathway network is shown on Schedule 4. These multi-use pathways are intended as recreational facilities for a variety of users, including but not limited to pedestrians, in-line skating, and cyclists with speed limitations, located within a park environment. They are typically asphalt surfaced and shall be designed in accordance with City standards. Lands required for this recreational pathway network may be acquired by the City in accordance with the municipal land dedication requirements of the *Planning Act* or through purchase, donation, bequest and/or expropriation, or any other means authorized by law:



- i) Site design shall incorporate and provide connections of linear pathway/trail and park systems within residential neighbourhoods and between neighbourhoods where possible, and provide significant exposure of the open space feature to the residential community;
 - ii) Multi-use pathway development will be focused along the top of stable slopes between the existing street network, new development, and the lower areas of the rehabilitated pit for optimal recreational experience, accessibility, and delineation of public and private spaces;
 - iii) Multi-use pathways are to be designed with generous safety and operational buffer areas to slopes, adjacent properties, streets, and other uses in accordance with City standards and good design practices including clear sight lines, generous turning radii, and operational considerations such as grading, drainage, and materials; designed in accordance with City standards.
 - iv) The alignment of multi-use pathways and trails within or adjacent to natural heritage features shall be consistent with the Trails in ESA Design Standards - City of London; and,
 - v) Natural heritage linkage will be established through the planning approvals process relating to applications for subdivision, land severance, site plan, and condominium.
- 3.1.1.1 Corridor Width
- The width of the multi-use pathway corridor will vary, but in all relevant cases will be adequate to meet the following functions:
- i) To serve as a natural heritage corridor linking natural heritage features both on private and public property;
 - ii) Pathway Gateway features along Byron Baseline Road, as identified on Schedules 2 and 4, will have a minimum frontage of 30 metres; and,
 - iii) To allow for a landscaped recreational pathway facility, a minimum corridor width of 15 metres is required,

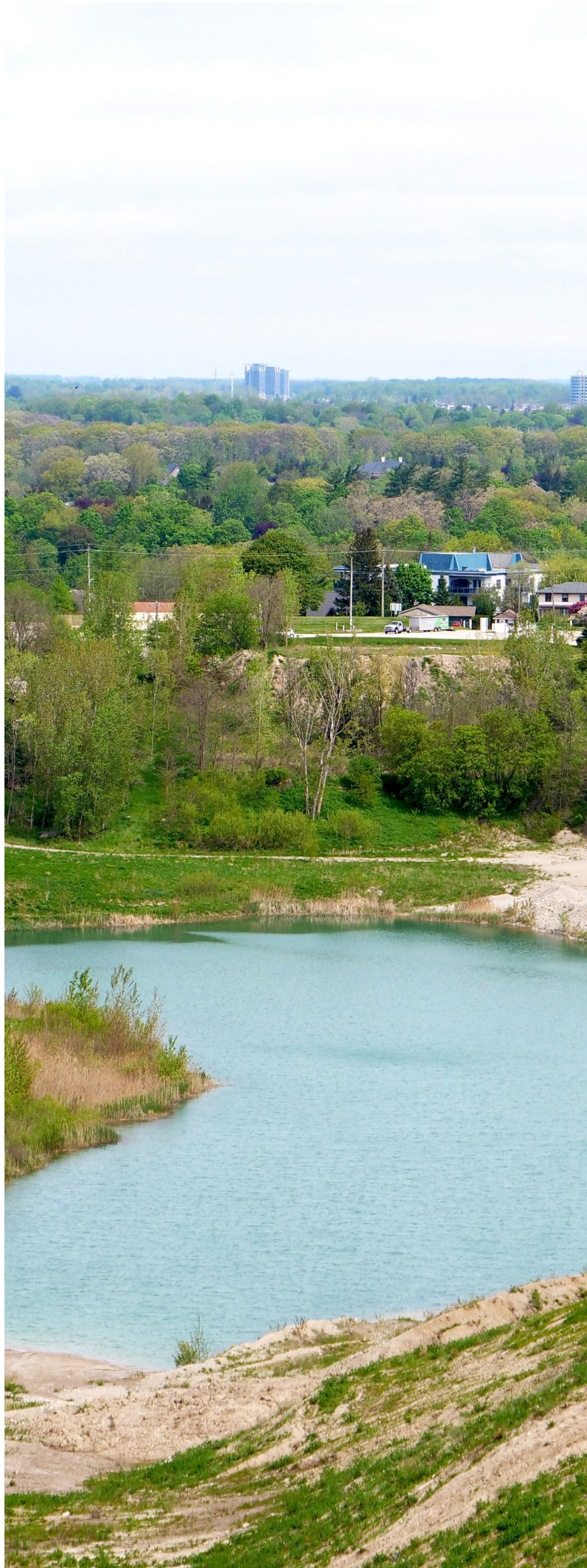


3.1.2 Promenade

A promenade is to surround the pond feature as shown on Schedule 4. The promenade is intended to function as an enhanced multi-use facility that is designed to serve the needs of residential, commercial, and emergency access, and achieve a high standard of urban design for the pedestrian realm to foster a shared space.

The development of the promenade and adjacent lands shall:

- i) Include an enhanced pedestrian promenade surrounding the pond feature as a multi-use pathway with landscaping, tree planting and site furnishings;
- ii) Adjacent development shall respond to the context of achieving an animated, activated and pedestrian-oriented amenity that is envisioned for the promenade;
- iii) Develop the portion of the promenade abutting the residential development as a shared use space that provides opportunities for small scale commercial uses that support the recreational use and activation of the pond area and to provide for access to both private development as well as the promenade;
- iv) Develop the promenade as a transition from the balance of the recreational and natural areas surrounding the pond to the neighbourhood; and,
- v) Develop the promenade to include a series of small vista parks and/ or platforms located along the pond to allow viewing and gathering opportunities.



3.1.3 View Corridors and View Screening

This area has an important history of aggregate extraction. The required visual screening of the sand and gravel operations resulted in the creation of berms and tree screens around the perimeter of the site. In some cases, the topography of the site also creates a visual screen, as is the case along Colonel Talbot Road. As the gravel pit area is restored and transformed, the views into the gravel pit should be reopened to invite the public into the central part of the site.

The creation of view corridors to establish a connection between the Central Pond and Green Space Area, and surrounding neighbourhoods, is encouraged. Any development application within the *Byron Gravel Pits Secondary Plan Area* will evaluate:

- i) View corridors from Byron Baseline Road and Commissioners Road West to the Gravel Pit area, as well as corridors and lookouts from the Crestwood and Longworth Policy Areas;
- ii) Maintain the existing view corridor along Colonel Talbot Road;
- iii) Screening, to the extent possible, of medium and high density residential and mixed-use development within the *Byron Gravel Pits Secondary Plan Area* from the residential area located west of Colonel Talbot Road; and,
- iv) Provide an Urban Design Brief that will be required to demonstrate how view corridors will be established or maintained.

3.2 Natural Heritage

3.2.1 Natural Heritage System

In accordance with the Environmental Policies of *The London Plan*, the diversity and connectivity of natural features and areas, and the long-term ecological function and biodiversity of the Natural Heritage System within the *Byron Gravel Pits Secondary Plan Area* will be identified, protected, enhanced and managed, including recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features.

It is important to recognize that there has been extensive alteration of the landscape within the *Byron Gravel Pits Secondary Plan Area*, through decades of aggregate extraction. For example, the Central Pond and dramatic slopes in the area have been created through the extraction and rehabilitation process.

There are also some wooded and successional areas around the perimeter of the former aggregate extraction areas, some of which are associated with the steep slopes which have also been recently documented as supporting habitat for Species at Risk. The Unevaluated Wetland and Unevaluated Vegetation Patches identified in Schedule 3 are to be subject to environmental review in accordance with the applicable environmental policies of *The London Plan* prior to any proposed re-development of the area:

- i) New development or site alteration will require a Subject Lands Status Report (SLSR) and an Environmental Impact Study (EIS), either as standalone or consolidated report, as set out in *The London Plan*, to:
 - a) Assess the extent and significance of the remnant natural features and areas in the *Secondary Plan Area*;
 - b) Identify linkages within and between these features and areas;
 - c) Confirm or refine the boundaries of components of the local Natural Heritage System with regards for the natural features and areas as well as open spaces in the adjacent lands;
 - d) Evaluate the anticipated impacts of any proposed development or site alteration on the Natural Heritage System in the *Secondary Plan Area* or in the adjacent lands; and,
 - e) Identify mechanisms to avoid impacts or, where impacts are unavoidable, measures to mitigate these impacts in accordance with the applicable policies and regulations.
- ii) Where non-provincially significant wetlands are identified, there shall be no net loss of the wetlands' features or functions. For these features, the City (in consultation with the local conservation authority, if applicable), may consider the replacement of wetlands rather than

in situ protection in accordance with the applicable policies in *The London Plan*.

- a) Wetland naturalization and/or creation around the margins of the Central Pond may be considered where appropriate.
- iii) Recognizing the long history of disturbance in the *Secondary Plan Area* and the importance of sustaining and enhancing the local urban forest for its ecological functions as well as its contributions to building community resilience to climate change, there shall be a no net loss of natural wooded areas, including successional tree and/or thicket habitats, and opportunities to enhance and expand these features in the *Secondary Plan Area* shall be explored through the development process.
 - a) Development and site alteration shall not be permitted in significant woodlands, and appropriate buffers to these features are to be identified and implemented; and,
 - b) For significant woodlands that are relatively small and/or very disturbed and in poor condition, replacement rather than in situ protection may be considered where the feature(s) and function(s) can be provided elsewhere in the *Byron Gravel Pits Secondary Plan Area* and are demonstrated, through an EIS, to provide a net gain to the Natural Heritage System, including consideration of buffers to adjacent land uses.
- iv) Recognizing the long history of disturbance in the *Secondary Plan Area* has created some types of significant wildlife habitat not previously documented, opportunities to protect and enhance these features in the Study Area shall be identified through the development process.
 - a) For significant wildlife habitat, replacement rather than in situ protection may be considered where the feature(s) and function(s) can be provided elsewhere in the *Byron Gravel Pits Secondary Plan Area* and are demonstrated, through an EIS, to provide a net gain to the Natural Heritage System, including consideration of buffers to adjacent land uses.
 - b) Significant wildlife habitat protection and/or creation may overlap with other protected and/or created natural heritage features and areas (e.g., wetlands and/or woodlands).
 - c) Assessments shall also consider local scale upland corridors that support plant and wildlife movement within the Study Area and to natural features and areas outside the *Secondary Plan Area*.



- v) Opportunities to enhance, restore and, where appropriate, expand the Natural Heritage System through Potential Naturalization Areas in locations aligned with the City's objectives for this *Byron Gravel Pits Secondary Plan Area* have been identified on Schedule 3. These opportunities may overlap and/or align with required replacement of wetlands, significant woodlands, woodlands and/or significant wildlife habitat elsewhere in the *Byron Gravel Pits Secondary Plan area*.
- vi) The City is supportive of exploring opportunities to protect existing and / or create new habitat for extant endangered and/or threatened species in the context of this *Byron Gravel Pits Secondary Plan Area*, in accordance with any applicable the *Endangered Species Act* and *Aggregate Resources Act* policies, and in consultation with the appropriate provincial agency(ies).

3.2.2 Protection of Significant Natural Features

Portions of the *Byron Gravel Pits Secondary Plan Area* meet the City's criteria for significant woodlands:

- i) Any development or site alteration proposal located adjacent to natural heritage features will be subject to all of the Environmental Policies of *The London Plan* and the *Provincial Policy Statement 2020*.
- ii) Naturalization, restoration and /or habitat creation is to integrate native and non-invasive species appropriate for the site and the target habitat(s).
- iii) Protection and enhancement of natural features should be detailed as part of any future landscape and park plans associated with future development applications.

3.3 Green Development

The *Byron Gravel Pits Secondary Plan* is based on a design in which one of the goals is to maximize the potential for sustainable development. This is achieved through such features as enhanced connectivity, mixed-use development, and an inter-connected open space system.

Through development applications, including site design and layout, proponents are encouraged to design and construct development to:

- i) Reduce the consumption of energy, land and other non-renewable resources;
- ii) Minimize the waste of materials, water and other limited resources;
- iii) Create livable, healthy and inclusive environments;
- iv) Maximize opportunities to incorporate green infrastructure;
- v) Reduce greenhouse gases;
- vi) Encourage pedestrian, transit and bike network access, as well as bike parking and storage.

3.3.1 Green Development Requirements for New Development Applications

As part of a complete application for development within the *Byron Gravel Pits Secondary Plan Area*, the applicant will demonstrate how the following are incorporated into the design of the proposed development:

- i) Green technologies consistent with the policies and objectives in the Green and Healthy City section of *The London Plan*;
- ii) LEED Neighbourhood Development principles or comparable green standard;
- iii) A range of residential dwelling types that support life-cycle housing, housing choice and affordability, and provide opportunities to age-in-place within the limits of the *Byron Gravel Pits Secondary Plan Area*;
- iv) Implement landscape design and plantings on private development sites which reduces the urban heat-island effect, improves air quality, moderates sun and wind, and improves ground water recharge;
- v) Retention of existing mature trees, including appropriate measures to maintain the health and integrity of these trees in conformance with a Tree Management Strategy completed by a certified arborist; and,
- vi) Quality materials for buildings that are durable and have high levels of energy conservation.



3.4 Habitat for Endangered and Threatened Species

Habitat for a provincially threatened bird species has been confirmed within the *Byron Gravel Pits Secondary Plan Area*. It is possible that habitat for other endangered and/or threatened species may be identified or confirmed through further environmental studies. Due to the Study Area's status as a gravel pit undergoing rehabilitation, application of both the Province's *Endangered Species Act* and *Aggregate Resources Act* must be considered together as long as the aggregate license remains active. As such, the following special policies apply:

- i) Ecological Studies to screen for, confirm and delineate habitat for endangered and /or threatened species shall be completed prior to any proposed re-development within the *Secondary Plan Area*;
- ii) Where habitat for a provincially endangered or threatened species is confirmed, the proponent (whether it be a private landowner, the City, or other) shall work with the Province of Ontario to ensure compliance with the *Endangered Species Act* and *Aggregate Resources Act*, if applicable;
- iii) The City is supportive of exploring opportunities to protect existing and/or create new habitat for extant endangered and/or threatened species in the context of this *Byron Gravel Pits Secondary Plan Area*;
- iv) The City is willing to work with other landowners in the Study Area to help protect existing and/or create new habitat for extant endangered and/or threatened species on lands under its ownership within the *Secondary Plan Area* where opportunities exist, in consultation with the Province and in accordance with the applicable legislation; and,
- v) The City is willing to collaborate with other landowners and other interested parties to help protect and monitor existing and/ or created habitat for endangered and/ or threatened species in the Study Area, in consultation with the Province and in accordance with the applicable legislation.

3.5 Built Form

The *Byron Gravel Pits Secondary Plan Area* will contain a mix of low- to high-rise development. The vision contemplates a variety of building typologies, including singles, townhouses, apartments, and multi-storey mixed-use buildings.

The following general policies apply:

- i) Adequate setbacks shall be provided to allow for future infrastructure maintenance within the right-of-way. Maximum setback requirement may be established in the Zoning by-law;
- ii) Buildings and structures located at the termination of vistas/ view corridors shall incorporate architectural design elements and massing that enhances the terminal view;
- iii) Garage entrances shall be oriented such that they do not terminate a vista/view corridor;
- iv) Buildings and structures located adjacent to natural heritage features should incorporate architectural element and massing that is compatible with the feature, and should be oriented to take advantage of their location adjacent to the natural heritage feature; and,
- v) To minimize private property interfaces with significant natural heritage features, planning and design measures will be integrated, which may include, where appropriate, features such as: window streets, and public parkland and/ or public access adjacent to natural heritage features are encouraged..





3.6 Affordable Housing

The development of the Byron Gravel Pit *Secondary Plan* will provide an opportunity to contribute to the supply of affordable housing and may assist the City in meeting its target for the provision of affordable housing. The following policies shall apply to the *Byron Gravel Pits Secondary Plan Area*:

- i) A 10% to 15% affordable housing component at a minimum of 80% the average market rate for a period of 25 years should be encouraged within the limits of *Byron Gravel Pits Secondary Plan Area* through a mix of housing types and sizes;
- ii) Opportunities for affordable housing shall be integrated into neighbourhoods and developments that provide an opportunity for a balanced mix of tenure and housing prices;
- iii) A variety of unit and housing types, including bachelor, 1, 2, and/or 3-bedroom units, should be included in new development applications to allow a diverse range of families to reside in

the area while also providing homes that are inherently more affordable;

- iv) Provide people with the opportunity to live and work near present or prospective jobs in the *Byron Gravel Pits Secondary Plan Area*;
- v) Innovative design elements, building techniques, or other tenure arrangements for residential developments shall be encouraged in order to increase the provision of affordable housing;
- vi) Additional Residential Units to support housing choice are encouraged, in accordance with the policies of *The London Plan*; and,
- vii) Each proposal for site-specific development will be assessed on its ability to contribute to a range of housing alternatives options and supportive amenities.



3.7 Servicing

3.7.1 General

Municipal infrastructure is located within proximity to the *Byron Gravel Pits Secondary Plan Area*. Available capacity and any required upgrades to the existing infrastructure will be assessed through future development applications, primarily Draft Plan of Subdivision and Site Plan Applications, in accordance with City standards.

In accordance with established policies, municipal infrastructure will be designed and constructed to the satisfaction of the City and all applicable approval agencies having jurisdiction, according to the accepted infrastructure servicing strategies.

The development limits for the *Secondary Plan* shall be limited to the extent of the area that is serviceable by the existing gravity servicing elevations, which vary across the site.

3.7.2 Stormwater Management

- i) In considering options for stormwater management, the following principles will apply:
 - a) Stormwater Management (SWM) measures will be designed to provide stormwater quality, quantity, erosion and water balance control targets identified for each policy area;
 - b) The SWM Strategy and associated control targets (e.g., water balance, are to be developed in accordance with the requirements of the natural heritage system to ensure environmental and ecological integrity, and to ensure functionalities are preserved and maintained). Appropriate water balance objectives and mitigation measures should also ensure any groundwater/surface water interactions are maintained across the *Byron Gravel Pits Secondary Plan Area*;
 - c) Low Impact Development (LID) principles and practices will be promoted, including the use of rain gardens/bioretention, green roof systems, or infiltration systems. The approval of these measures will be subject to the presence of adequate geotechnical conditions and land development within the Plan Area;



- d) Development may be accommodated by available stormwater outlets and required control targets. A municipal stormwater management strategy would be required to service the Municipal Right-of-Way and new development. Permanent Private Systems (PPS) may provide the required stormwater targets for development blocks. Where existing SWM measures exist and are to service future developments (e.g. Longworth Policy Area), the development area will be designed to meet development conditions accommodated by the existing infrastructure or include PPS strategies supported by existing infrastructure. The SWM outlet for the Crestwood Policy Area is anticipated to be provided by the future Commissioner's Road West.
- e) Stormwater management systems shall be designed to contribute to the aesthetic components of the greenlands system and support natural heritage features or cultural heritage landscapes at any time in the land development process.
- ii) In accordance with established policies, stormwater management infrastructure will be designed to the satisfaction of the City and all applicable approval agencies having jurisdiction, according to the accepted Stormwater Management Strategy for each Policy Area. Where permitted, Permanent Private Systems (PPS) will provide the water quality and, in some cases, quantity control for storm-drainage.
- iii) The implementation of SWM Best Management Practices (BMPs) is encouraged by the City. The approval of these measures will be subject to the presence of adequate geotechnical

conditions and land development within the Plan Area.

- iv) Stormwater management strategies shall be incorporated into all parking and other hard surface development.

3.7.3 Utilities and Telecommunications

- i) All local power and telephone lines and other cable services serving the *Byron Gravel Pits Secondary Plan Area* shall, where possible, be located underground and be grouped into a single utility conduit.
- ii) Utility services shall be permitted in all land use designations.
- iii) The City will support the provision of electronic communications technology involving high-capacity fiber optics to enhance telecommunications services within the *Byron Gravel Pits Secondary Plan Area*.
- iv) Utilities are to be located to provide for a landscaped growing area that supports tree longevity.
- v) Recognizing the importance of creating great streetscapes, to which street trees and street furnishings are vital, existing standard utility locations may be revised in order to accommodate these elements.







4.0 Policy Areas

The following character areas form place types unique to the *Byron Gravel Pits Secondary Plan* as shown on Schedule 5. These areas have separate identified character elements, which are defined in the character area policies. The character area policies and general policies of this Plan work together to fulfill the purposes of this *Secondary Plan*.

4.1 All Policy Areas

The *Byron Gravel Pits Secondary Plan Area* is envisioned as a dynamic mixed-use community providing for a range of uses and housing forms, centered around the pond and natural features within the Pit. The Intent, Character, Permitted Uses and Built Form and Intensity for each Policy Area are outlined in the following sections. The four policy areas and their general intent are:

- i) The Byron Baseline Policy Area forms the mid- to high-rise, mixed-use portion of the *Byron Gravel Pits Secondary Plan* and is to be pedestrian oriented. This area will further serve as a gateway to the community and including the Central Pond and Green Space Area.
- ii) The Crestwood Policy Area will provide a range of residential housing forms along the realignment of Commissioners Road West and will be integrated with residential areas to the east of the *Byron Gravel Pits Secondary Plan Area*.
- iii) The Longworth Policy Area will provide a range of residential housing forms in the southern portion of the *Byron Gravel Pits Secondary Plan Area* which will be integrated with the residential neighbourhood to the south-east of the *Byron Gravel Pits Secondary Plan Area*.
- iv) The Central Pond and Green Space Policy Area is to provide passive recreational opportunities within the neighbourhood.

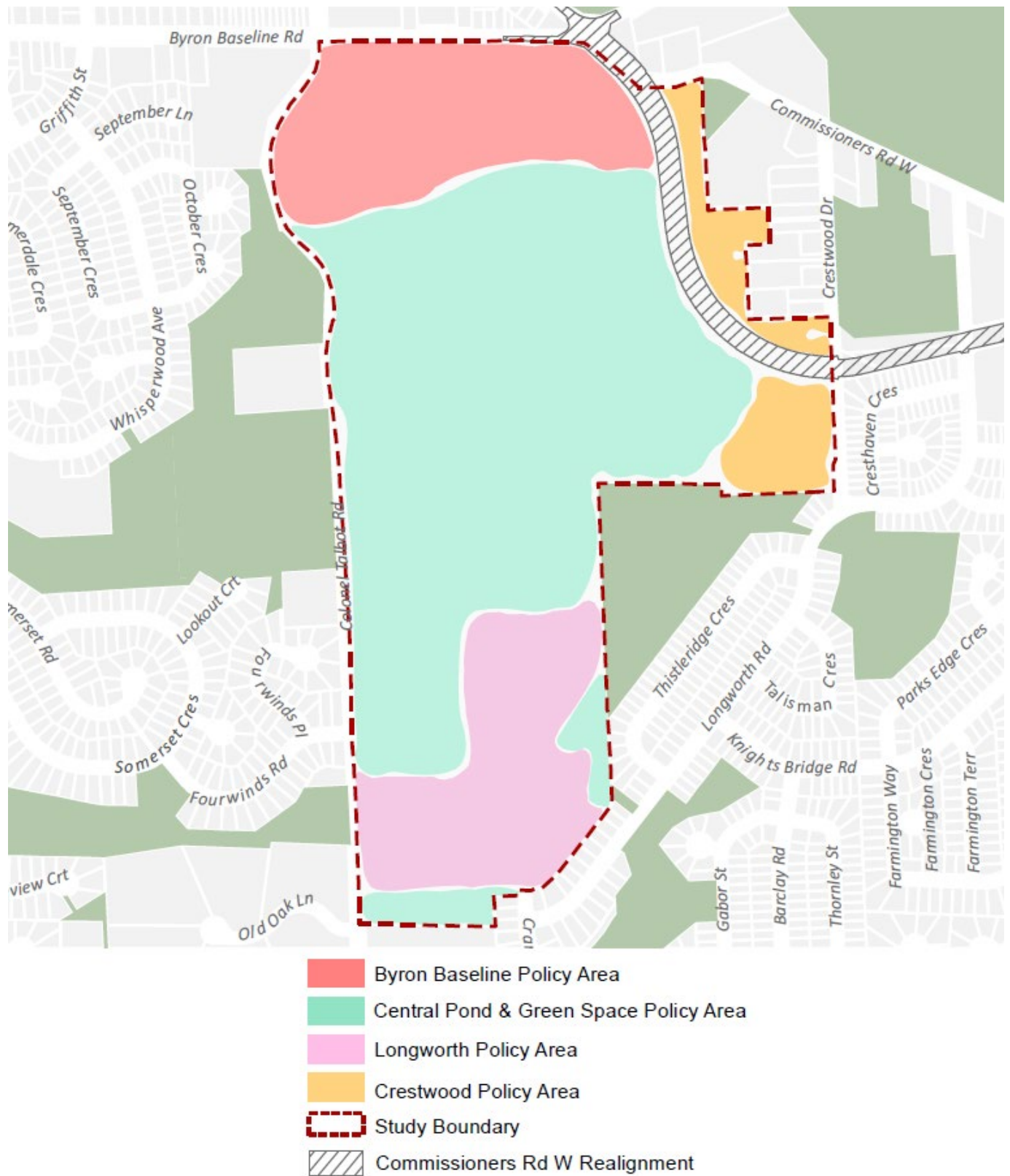


Figure 3: Character Policy Areas



4.1.1 Permitted Uses

Permitted uses in this *Secondary Plan* are specific to the Policy Area and will be outlined below.

4.1.2 Extent of Policy Area

The exact limit of the developable area within the Byron Baseline, Crestwood and Longworth Policy Areas shall be determined through future development applications. Development applications will be required to submit the appropriate technical reports, including a Geotechnical Report (outlining the stability of the slope), and studies that assess the feasibility of providing access and municipal services. Appropriate and safe setbacks shall be determined prior to any rezoning of the lands within the *Byron Gravel Pits Secondary Plan Area*.

4.2 Byron Baseline Policy Area

4.2.1 Intent

The Byron Baseline Policy Area fronts onto Byron Baseline Road between Colonel Talbot Road and Commissioners Road West as shown on Schedule 5. Multi-use pathways will connect the Gravel Pit to the intersections of Byron Baseline Road with Colonel Talbot Road and Commissioners Road West and to the parks and pathway system, including Springbank Park and the Arboretum. This Policy Area is intended to provide for the development of a mid- to high-rise, mixed- used district that is pedestrian-oriented, a focal point for the neighbourhood level services and civic functions, and a gateway to the Byron Gravel Pit neighbourhood and natural areas, including the Central Pond and Green Space Policy Area.

There are constraints on development within this area due to the steep slopes and Commissioners Road West Realignment. There are suitable areas for mid- to high-rise development in the northwest, near the intersection of Byron Baseline Road and Colonel Talbot Road, and northeast, near the intersection of Byron Baseline Road and Commissioners Road West. Vehicular access to development will be from connections to Byron Baseline Road given there is no available, direct access to Colonel Talbot Road or Commissioners Road West.

4.2.2 Character

The Byron Baseline Policy Area is planned to be a walkable and accessible urban mixed-use “main street” at a pedestrian scale. Buildings will be oriented to the street to create a vibrant human-scale streetscape that supports transit services and mobility options. Minimum and maximum setbacks, building heights and other regulations may be implemented in the Zoning By-law to achieve the desired built form and shall be assessed relative to the average grade of the centreline of Byron Baseline Road. Buildings located on corner lots or adjacent to the Central Green Space will be oriented to provide a primary face on both street frontages, and/or the Central Pond and Green Space. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape.

In addition to requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Establish a human scale along Byron Baseline Road, Colonel Talbot Road and Commissioners Road West using streetscaping that prioritizes pedestrians and active transportation through the provision features, such as wide sidewalks, bicycle paths, street furniture, trees, landscaping, lighting, and other streetscape elements.
- ii) Site and orient buildings to address Byron Baseline Road and the intersections with the future road accesses and Commissioners Road West.
- iii) Animate the streetscape along Byron Baseline Road, Colonel Talbot Road and Commissioners Road West with active ground floor uses, including small-scale commercial, offices and residential within mixed-use buildings.

- iv) Incorporate a variation in building heights to establish visual interest in the skylines and establish views to the Central Pond and Green Space.
- v) Create multi-use pathway corridors which connect to the intersections of Byron Baseline Road with Colonel Talbot Road and Commissioners Road West to the Central Pond and Green Space.
- vi) Maintain and enhance a view corridor into the site from Byron Baseline Road.
- vii) Develop a Promenade laneway adjacent to the pond with barrier-free access points.



4.2.3 Permitted Uses

A range of residential and commercial uses are permitted and encouraged within the Byron Baseline Policy Area

4.2.3.1 Residential Uses

Residential uses shall be permitted within standalone or mixed-use buildings. A residential component shall be required as part of any mixed-use development in this designation. In order to achieve the focal point function of the Byron Baseline Policy Area, residential uses within mixed-use buildings shall be located primarily on the second floor or above and non-residential secondary permitted uses shall be located primarily to the ground floor of mixed-use buildings. Non-residential secondary uses may also be located on the ground floor of any residential unit within a live-work built form.

Residential units located on the ground floor should encourage street level activity through features such as pedestrian entrances and porches. Permitted residential uses include:

- i) Apartments;
- ii) Townhouses; and,
- iii) Stacked Townhouses.

4.2.3.2 Commercial and Community Uses

Permitted small-scale convenience commercial, office, community and commercial recreation uses include those which are appropriate in a residential environment, provide a service to local residents, and which do not adversely impact neighbouring residential uses. These uses will only be permitted within mixed-use buildings with a residential component and in a small-scale format, up to a maximum Gross Floor Area of 300 square metres per use. These uses could include, but may not be limited to:

- i) Office uses including medical/dental offices, located on the second floor and above in residential mixed-used buildings;
- ii) Retail stores;
- iii) Restaurants;
- iv) Personal service establishments;
- v) Private and commercial schools;
- vi) Convenience stores;
- vii) Day care centers;
- viii) Specialty food stores;
- ix) Studios and galleries;
- x) Fitness and wellness establishments; and,
- xi) Financial institutions.

4.2.4 Built Form and Intensity

In additional to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) The heights of buildings along Byron Baseline Road shall transition downward from a maximum height at the Road Access Points and will decrease towards the intersections with Commissioners Road West and Colonel Talbot Road.
- ii) Building height will also transition inwards towards the center of the Gravel Pit with the greatest heights being located adjacent to the Central Pond and Green Space Policy Area.
- iii) Buildings in the Byron Baseline Policy Area shall have a minimum height of 2 storeys.
- iv) The standard maximum building height in the Byron Baseline Policy Area along the Byron Baseline Road frontage shall be 4 storeys, with an upper maximum of 6 storeys. At the future intersection of the road access points and Byron Baseline, the maximum height is 9 storeys and the upper maximum is 12 storeys. There shall be a transition to the interior of the Policy Area where buildings shall have a standard maximum height of 12 storeys with an upper maximum of 22 storeys for lands fronting onto the Central Pond and Green Space Policy Area. Applications to exceed the standard maximum will be reviewed according to the Our Tools part of *The London Plan*. Applications exceeding the upper maximum heights will not be permitted without an amendment to this Plan in accordance with the Our Tools part of *The London Plan*.
- v) Buildings will be oriented to Byron Baseline Road and the Central Pond to create a vibrant human-scale streetscape that supports transit services.
- vi) Buildings located adjacent in proximity to parks and open spaces will provide opportunities to overlook into the open space.
- vii) Buildings should be designed to accommodate for permitted non-residential uses with residential uses located above.
- viii) The ground floor height of all buildings shall be greater than the height of any upper storey.
- ix) Windows and overhead pedestrian sheltering, taking into account Bird Friendly Design, are encouraged to be incorporated into the building ground level, especially facing streets. Ensure the weather protection reflects the building's architecture.
- x) All parking, storage and loading areas should be located in the interior and rear yard and shall be appropriately screened, landscaped and buffered from all adjacent land uses and road rights-of-way.
- xi) The massing, siting and scale of buildings located adjacent to Byron Baseline Road, or along the edge of the Central Pond and Green Space Policy Area will orient their principal elevations/ entrances to these frontages and be designed to reinforce an animated and pedestrian oriented public space. "Back-of-house" activities such as garbage storage, utilities boxes, etc. are specifically not permitted along the Byron Baseline Road or the Central Pond and Green Space Policy Area.



- xii) Siting and massing of buildings will contribute to the comfort, safety and amenity of the public roads and the Gateway/Public Access on Byron Baseline Road.
- xiii) Provide direct lines of sight from windows and balconies to the sidewalk and adjacent to the Central Pond Area.
- xiv) The ground floor elevation of buildings should step down along sloped frontages to reduce the exposure of foundations and avoid the need for ramps and retaining walls.
- xv) Development and its associated ground disturbance and grading shall provide for adequate buffer to the existing natural features.
- xvi) The implementing Zoning By-law shall include details with respect to front and exterior side yards for the various anticipated development forms and types to achieve the desired built form.
- xvii) Building setbacks adjacent to Byron Baseline Road will be based on defining a pedestrian oriented streetscape, while allowing for the preservation of existing significant trees and the planting of new trees, and will be located close to the property line adjoining the public road.
- xviii) Where a rear or exterior lot line or the rear or side building façade abuts a public road, public open space and/or a residential lot, special landscaping/ building treatments shall be required to ensure that building facades and servicing areas are attractive and/or appropriately screened from view.



- xix) Parking structures should be integrated into the design of buildings to ensure the public realm is not negatively affected. Structured parking will be screened from the Gateway/Public Access and the Central Pond.
 - xxii) reflects the General Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
 - xxii) Vehicular access to the Byron Baseline Policy Area from the surrounding street network will only be provided from Byron Baseline Road. No access to the realigned Commissioners Road West and Colonel Talbot Road shall be available to the Policy Area.
- xx) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement;
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development; and,
 - d) Not exceed 200 metres in length, to facilitate pedestrian connectivity.
 - xxiii) Site design will provide mid-block pedestrian connections, as identified on Schedule 2 to facilitate access and views to the Central Pond and Green Space Policy Area.
- xxi) Each development block will:
 - a) Have frontage on a public road or Central Pond and Green Space Policy Area; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that

4.3 Crestwood Policy Area

4.3.1 Intent

The Crestwood Policy Area is located on the eastern extent of the *Byron Gravel Pits Secondary Plan* Area on the northeast and south sides of the Commissioners Road West realignment as shown on Schedule 5. The intent of this area is to support a range of housing types in a low-rise form. Existing single-detached residential development is located adjacent to this Policy Area, and new development should be sensitive to these existing uses. No direct access to Commissioners Road West is permitted, so development will not be permitted unless a connection is provided to the surrounding road network via Crestwood Drive and integrated with development to the east of the *Secondary Plan*.

4.3.2 Character

The Crestwood Policy Area will be urban residential in nature and will not allow for the identified range and size of non-residential uses anticipated in the Byron Baseline Policy Area. Development shall be street-oriented with the principal entrances facing the street. For corner lots, buildings will be oriented to provide a primary face on both street frontages. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape. Low- to mid-rise building forms will minimize problems of shadowing, view obstruction and loss of privacy.

In addition to the requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Ensure compatibility and integration with existing neighbourhoods to the east of the *Byron Gravel Pits Secondary Plan* Area;
- ii) Protect woodland areas, consistent with *The London Plan*;
- iii) Encourage pedestrian and active transportation links that include cycling pathways;
- iv) Evaluate impact on environmental features for new developments; and,
- v) Provide a lookout along the publicly accessible trail system.



4.3.3 Permitted Uses

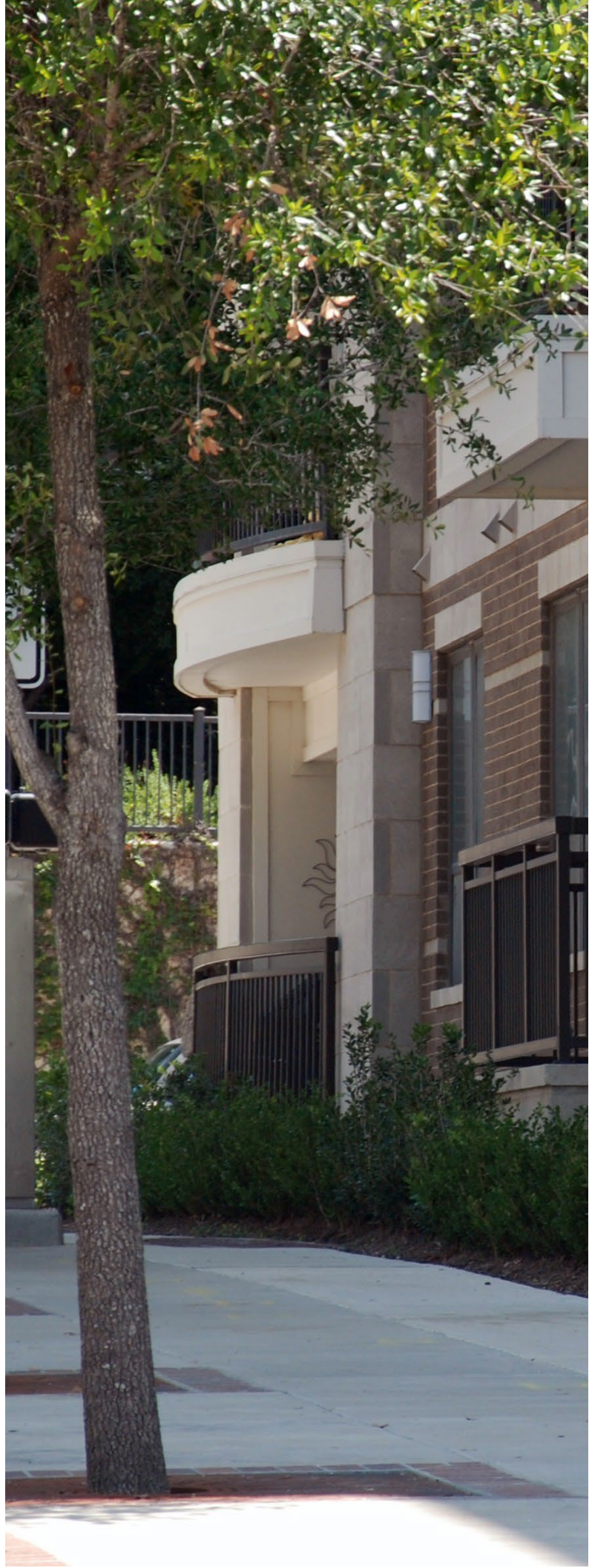
Permitted uses in the Crestwood Policy Area include single detached, semi-detached, duplex, street townhouses, converted dwellings and cluster housing. Street townhouses, stacked townhouses, triplexes and fourplexes are permitted where appropriate based on *The London Plan* policies.

4.3.4 Built Form and Intensity

In addition to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) Primarily, the residential areas will develop as traditional urban residential neighbourhoods with characteristics similar to those found in the adjacent areas to the east, reflecting compact development, a diversity of building massing and types, and walkable amenities to enhance the day-to-day living experience. This Policy Area will have a variety of setbacks, depending on the built form and level of intensity.
- ii) Building heights in the Crestwood Policy Area shall be a minimum of two storeys, up to a standard maximum of four storeys, and an upper maximum of six storeys. Applications to exceed the standard maximum will be reviewed according to the Our Tools part of *The London Plan*. Applications exceeding the upper maximum height will not be permitted without an amendment to this plan in accordance with the Our Tools part of *The London Plan*.
- iii) All development will address the road, and garage door/service facilities shall not dominate the view of the streetscape.

- iv) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement; and,
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development.
- v) Each development block should:
 - a) Have frontage on a public road; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that reflects the General Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
- vi) To support public transit and for reasons of public safety and convenience, primary building entrances shall be clearly visible and located on a public road or onto public spaces. Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade.
- vii) The implementing Zoning By-law shall include details with respect to front and exterior side yard setbacks for the various anticipated development forms and types to achieve the desired built form.





- viii) The following measures shall be undertaken to promote safety and security in public places, including roads, parks, trails and open spaces, schools, public transit routes and the public activity areas of buildings:
 - a) The design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, and the Central Pond Area;
 - b) Clear, unobstructed views to the Central Pond Area shall be provided from the street; and,
 - c) Appropriate lighting, visibility and opportunities for informal surveillance shall be provided for in all walkways, parking lots, garages and outdoor amenity areas.
- ix) Garages on townhouses shall not project beyond the front wall of the dwelling (Front porches do not constitute the front wall).
- x) Townhouse units are encouraged to provide design elements that support activity in the front setback.
- xi) Built form that is three storeys or greater and is not a townhouse unit located at a corner site shall provide for a building entrance, massing, articulation and height that pronounces the corner.
- xii) Buildings located at corner sites shall not have blank walls and shall incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- xiii) Conceptual road networks are provided on Schedule 4 and will be reviewed through future development applications.
- xiv) Development will not be permitted unless it can be demonstrated that vehicular access to the Crestwood Policy Area can be provided from Crestwood Drive. No access to the realigned Commissioners Road West shall be available to the Policy Area.

4.4 Longworth Policy Area

4.4.1 Intent

The Longworth Policy Area is located on the southern extent of the *Byron Gravel Pits Secondary Plan Area* on the east side of Colonel Talbot Road as shown on Schedule 5. The intent of this area is to support a range of housing types in a low-rise form.

Existing single-detached residential development is located adjacent to this Policy Area, and new development should be sensitive to and integrated with these existing uses.

4.4.2 Character

The Longworth Policy Area will be urban residential in nature and will not allow for the range and size of non-residential uses anticipated in the other Policy Areas of the *Secondary Plan*. Development shall be street-oriented with the principal entrances facing the street. For corner lots, buildings will be oriented to provide a primary face on both street frontages. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape. Low- to mid-rise building forms will minimize problems of shadowing, view obstruction and loss of privacy.

In addition to the requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Ensure compatibility with existing neighbourhoods;
- ii) Protect woodland areas, consistent with *The London Plan*;
- iii) Encourage pedestrian and active transportation links that include cycling pathways;
- iv) Evaluate impact on environmental features for new developments; and,
- v) Provide a lookout along the publicly accessible trail system.

4.4.3 Permitted Uses

Permitted uses in the Longworth Policy Area include single detached, semi-detached, street townhouses duplex, and converted dwellings with the exception of cluster housing. Street townhouses and stacked townhouses are permitted where appropriate based on *The London Plan* policies.



4.4.4 Built Form and Intensity

In addition to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) Primarily, the residential areas will develop as traditional urban neighbourhoods with characteristics similar to those found in the adjacent areas to the east, reflecting compact development, a diversity of building massing and types, and walkable amenities to enhance the day-to-day living experience. This designation will have a variety of setbacks, depending on the built form and level of intensity.
- ii) Building heights in the Longworth Policy Area shall be a minimum of one storey, a standard maximum of three storeys, and an upper maximum of four storeys. Applications to exceed the standard maximum will be reviewed according to the Our Tools Section of *The London Plan*. Applications exceeding the upper maximum height will not be permitted without an amendment to this plan in accordance with the Our Tools part of *The London Plan*.
- iii) All development will address the road, and garage door/service facilities shall not dominate the view of the streetscape.
- iv) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement; and,
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development.



- v) Each development block will:
 - a) Have frontage on a public road; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that reflects the General Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
- vi) Notwithstanding the provisions of this *Secondary Plan*, a lot that does not have frontage on a public road may be permitted, provided that the front lot line adjoins public open space fronting a public road, and the rear lot line adjoins, and has access from a public rear lane.
- vii) Garages on townhouses shall not project beyond the front wall of the dwelling (Front porches do not constitute the front wall).
- viii) Townhouse units and ground level apartments are encouraged to provide design elements that support activity in the front setback. These may include, but are not limited to, front porches.
- ix) Townhouses located at corner sites are to incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- x) Single detached dwellings and townhouses, located at corner sites shall not have blank walls and shall incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- xi) Conceptual road networks are provided on Schedule 4 and will be reviewed through future development applications.
- xii) Vehicular access to the Longworth Policy Area from the surrounding street network should be provided from Cranbrook Road and Longworth Road.



4.5 Central Pond and Green Space Policy Area

4.5.1 Intent

The Central Pond and Green Space Policy Area identified in this *Secondary Plan* is meant to provide for high quality, regional-level recreational amenities and facilities at this unique and unprecedented site within the City of London.

Lands within this Policy Area encapsulate opportunities for a wide range of active and passive recreational activities at a regional scale, along with enhancement of ecological features. The Central Pond and Green Space Policy Area will be applied to natural and open space areas throughout the *Byron Gravel Pits Secondary Plan Area* which are recommended for preservation and recreational use.

These natural lands will allow for the protection and enhancement of existing ecological features and wildlife habitat integrated with active recreational uses including a multi-use pathway system. Development shall be directed to areas outside of the Central Pond and Green Space Policy Area.

4.5.2 Character

The Central Pond and Green Space Policy Area is characterized by unique topography within the City of London that features a central pond and steep slopes on all sides, as well as connections to surrounding areas. High quality recreational amenities and infrastructure within the Central Pond and Green Space Policy Area will be designed to ensure that the unique features of the pond, topography, natural features, and wildlife habitat will be enhanced and enjoyed by everyone.



4.5.3 Permitted Uses

This Policy Area encompasses the following distinct open space functions:

- i) High Quality Regional Recreational Activities and Facilities;
- ii) Open Space Active and Passive Recreational Uses;
- iii) Habitat for Threatened and Endangered Species;
- iv) Significant Natural Heritage Features;
- v) Natural Hazards and Slopes; and,
- vi) Water Resource System

Recreational Activities and Facilities may include, but not be limited to:

- i) Multi-use pathways;
- ii) An enhanced promenade around the central pond;
- iii) Formal and informal gathering places;
- iv) Viewpoints and lookouts;
- v) Connections between the Central Pond and park system outside the *Secondary Plan*; and,
- vi) Other active and passive recreational facilities and uses designed at a regional level.

4.5.4 Policies

The following policies apply:

- i) The City will endeavour to acquire all non-developable lands within the gravel pit through parkland dedication, land acquisition, dedication, or compensation provided for under the *Planning Act* and *The London Plan*.
- ii) A Master Park Plan will be prepared and adopted to guide the future design and investment of recreational activities and facilities within the Central Pond and Green Space Policy Area. This Master Park Plan will be founded on public engagement and City-wide needs.
- iii) Natural Heritage Lands are meant to protect existing ecological features and wildlife habitat. The provision of well-designed and sustainable public access to these lands will limit uncontrolled access that would otherwise be detrimental to these ecological features. Carefully designed public access and amenities will also minimize safety concerns near natural hazards.
- iv) Facilities and structures associated with future recreational uses may include kiosks, pavilions, washrooms, cantina, waterside café and accessory buildings.
- v) Multi-use, pedestrian pathways and bicycle pathways will be incorporated into subdivision designs.







5.0 Implementation

5.1 Implementation of the Plan

The *Byron Gravel Pits Secondary Plan* shall be implemented through the following implementation mechanisms:

- i) This *Secondary Plan* shall be implemented according to the provisions of the *Planning Act*, the *Provincial Policy Statement*, other applicable Provincial legislation, and the provisions of *The London Plan*, the City of London's Official Plan.
- ii) All municipal related works shall conform with the policies of this *Secondary Plan*.
- iii) All planning and development applications shall be consistent with the policies of this *Secondary Plan*.
- iv) Where applicable, approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of any required road and transportation facilities. These works will be provided for in subdivision and development agreements. Phasing of the development, based on the completion of the external road works, may be required by the City of London.
- v) Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required storm water management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and development agreements. Phasing of development, based on the completion

of external sewer and water services, may be implemented if required by the City of London.

5.2 Interpretation

The following policies are intended to provide guidance in the interpretation and understanding of the policies, objectives, principles and schedules of this *Secondary Plan*.

- i) It is intended that the interpretation of the policies of the *Byron Gavel Pit Secondary Plan* should allow for a limited degree of flexibility according to the following provisions:
 - a) The boundaries between land use areas as shown on the schedules of this *Secondary Plan* are not intended to be rigid, except where they coincide with physical features such as public streets. The exact determination of boundaries that do not coincide with physical features will be the responsibility of Council. Council may permit minor departures from such boundaries if it is of the opinion that the general intent of this *Secondary Plan* is maintained and that departure is advisable and reasonable. Where boundaries between land use designations do not coincide with physical features, any major departure from the boundary will require an Official Plan Amendment to this plan;
 - b) Minor variations from numerical requirements in this *Secondary Plan* may be permitted by Council without an amendment to the Official Plan, provided that the general intent and objectives of this *Secondary Plan* and Official Plan are maintained; and,
 - c) Where lists or examples of permitted uses are provided in the policies related to specific land use designations, they are intended to indicate the possible range and types of uses to be considered. Specific uses which are not listed in this *Secondary Plan*, but which are considered by Council to be similar in nature to the listed uses and to conform to the general intent and objectives of the applicable land use designation, may be recognized as permitted uses in the Zoning By-law.

5.3 Municipal Works

Municipal works shall be consistent with the policies of the *Byron Gravel Pits Secondary Plan*. Such works could include:

- i) Sewer, water and wastewater infrastructure
- ii) Road development;
- iii) Public facilities
- iv) Parks; and,
- v) Pedestrian pathways and bridges.

5.4 Official Plan

- i) Any amendments to the text or schedules of this *Secondary Plan* represents an Official Plan Amendment. Furthermore, amendments to the schedules of this Plan may require amendments to the associated maps of the Official Plan.
- ii) Any applications to amend this *Secondary Plan* shall be subject to all of the applicable policies of this *Secondary Plan*, as well as all of the applicable policies of *The London Plan*, the City of London *Official Plan*.

5.5 Plans of Subdivision, Plans of Condominium and Consent to Sever

Any applications for subdivision, condominium, or consent to sever shall be subject to the policies of *Byron Gravel Pits Secondary Plan* and applicable policies of *The London Plan*, the City of London *Official Plan*.

5.6 Zoning By-law

- i) Any applications for amendments to the City of London Zoning By-law shall be subject to the policies of this *Secondary Plan* and applicable policies of *The London Plan*, the City of London *Official Plan*.
- ii) Consideration of other land uses through a Zoning By-law Amendment shall be subject to a Planning Impact Analysis as described in the Our Tools part of *The London Plan*, the City of London *Official Plan*. The Zoning By-law may restrict the use or size of some uses.
- iii) The Zoning By-law will provide more detail on individual permitted heights, which may not include the full range of heights identified in this *Secondary Plan*.
- iv) The lands within the area of this *Secondary Plan* may be zoned with an 'h' holding symbol in accordance with *The London Plan*, the City of London *Official Plan*.
- v) Holding Provisions may be considered in future Zoning By-law Amendment Applications.

5.7 Street Creation

New public streets, and private roads and accessways will be created through one of the applicable processes:

- i) Plan of Subdivision;
- ii) Plan of Condominium;
- iii) Site Plan;
- iv) Consent;
- v) Land Dedication; and,
- vi) Land Purchase.

Schedule 4 shows the Mobility Network. This *Secondary Plan* establishes a street pattern that represents the foundation for the community and establishes the framework for the layout of land uses. This *Secondary Plan* identifies the general alignment of roads and allows for minor changes to the street alignments to be made without amendments to this *Secondary Plan* provided that the general intent and objectives of this *Secondary Plan* and *The London Plan*, the Official Plan, are maintained. The street network may need to be modestly realigned to address constraints and opportunities identified through future planning and development applications or to allow for enhanced site or building design. Substantive changes or omissions to any road alignments will require an Official Plan Amendment and shall only be permitted where they are consistent with the underlying principles of the Community Structure Plan and this *Secondary Plan*.

At the subdivision and/or site plan application, stage traffic controls - including the provision of signalized intersections and turning movements - and frontages that may be subject to full or partial restrictions on individual driveway access, shall be identified within traffic studies required as part of a complete application. Access management shall comply with the City's Access Management Guidelines. Speed limit signage, traffic calming techniques such as roundabouts, and other traffic management elements shall be considered as part of the street design.

5.8 Required Studies

This *Secondary Plan* identifies the following studies, plans, and assessments that are required to be completed to the satisfaction of the City of London and any agency having jurisdiction, prior to the City considering a development application to be complete and prior to the approval of development applications within parts of, or the entire, *Byron Gravel Pits Secondary Plan Area*. The City shall determine on an application-by-application basis the need for studies, plans and assessments, and the stage in the approvals process for when they may be required:

- i) Final Proposal Report or Planning Justification Report;
- ii) Conceptual Site Design Plan/Building Elevations;
- iii) Urban Design Brief;
- iv) Affordable Housing Strategy or Statement demonstrating response to policies in section 3.6;
- v) Shadow Study;
- vi) Noise Impact and Vibration Study;
- vii) Wind Impact Assessment;
- viii) Financial Impact Study;
- ix) Archaeological Assessments;
- x) Cultural Heritage Evaluation Report;
- xi) Construction Impact Mitigation Study;
- xii) Subject Lands Status Report (SLSR);
- xiii) Environmental Impact Studies;
- xiv) Tree Inventory, Preservation, Protection and Edge Management Plans;
- xv) Green Development Statement demonstrating response to policies in section 3.3;

- xvi) Functional Servicing Plans (sewer, water and stormwater);
- xvii) Hydrogeological studies, including feature based water balance investigations and to support LIDs, as required;
- xviii) Geotechnical Report, including a slope stability assessment;
- xix) Stormwater Management Report, including traditional stormwater control measures, Best Management Practices (BMPs), and demonstrating reasonable measures to include LIDs to support ecological and hydrogeological recommendations;
- xx) Transportation Impact Assessment;
- xxi) Additional study requirements may be identified by the City as development within the *Byron Gravel Pits Secondary Plan* area proceeds; and,
- xxii) Any study may be subject to a peer review to be carried out by the City, at the full cost to the applicant, and subject to approval by the City and any other authority having jurisdiction.

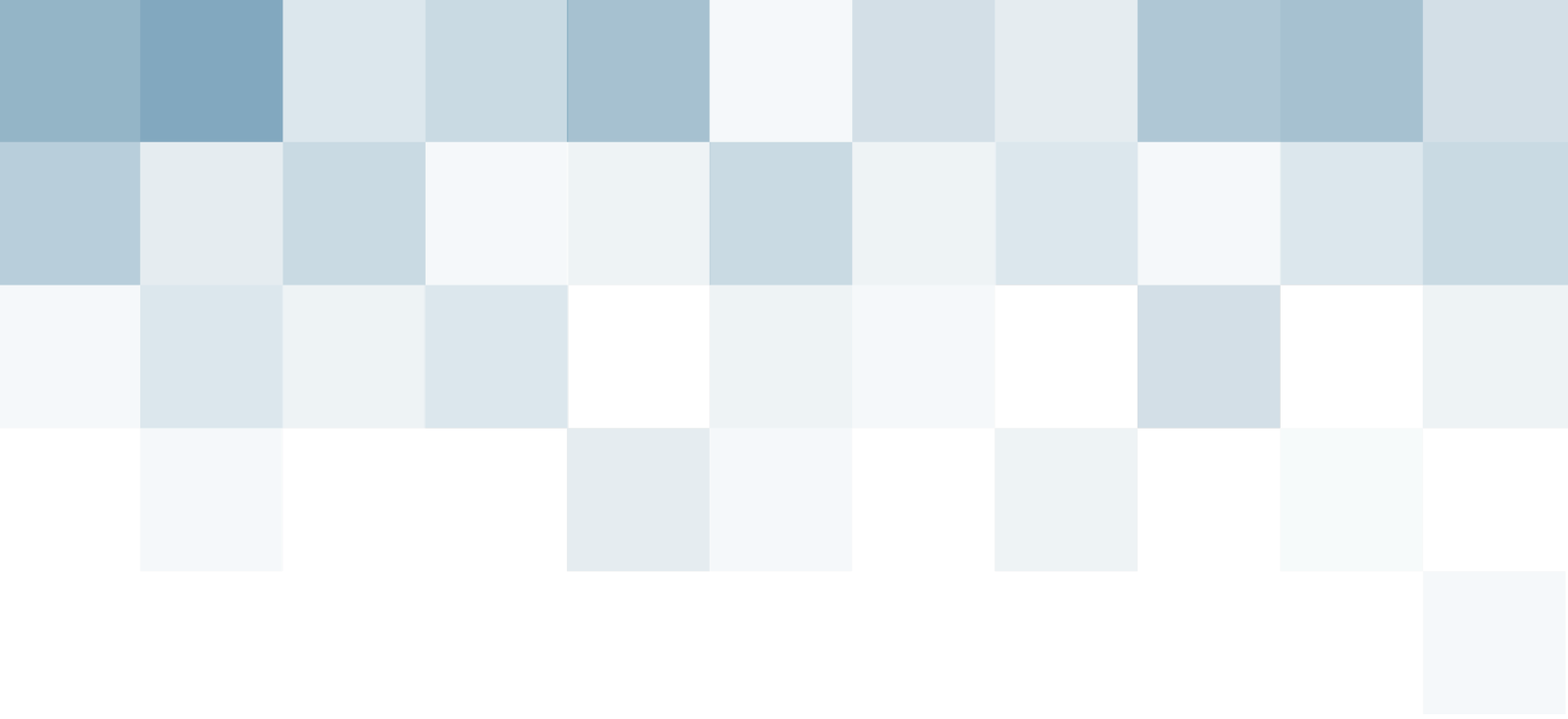
5.9 Site Plan Control

Any applications for Site Plan Control shall be subject to the policies of the *Byron Gravel Pits Secondary Plan* and applicable policies of *The London Plan*.

5.10 Guideline Documents

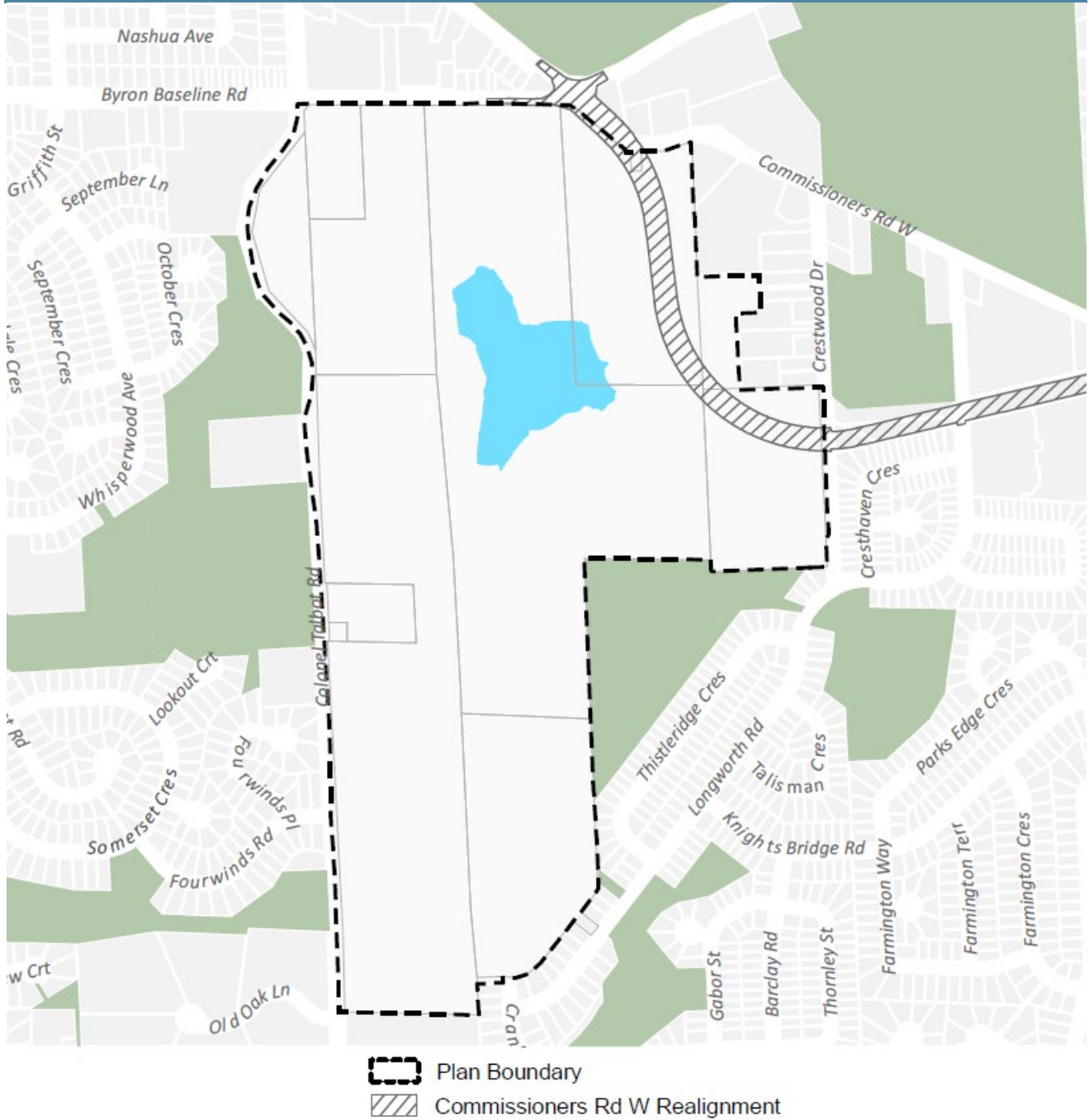
Guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the *Byron Gravel Pits Secondary Plan Area*.



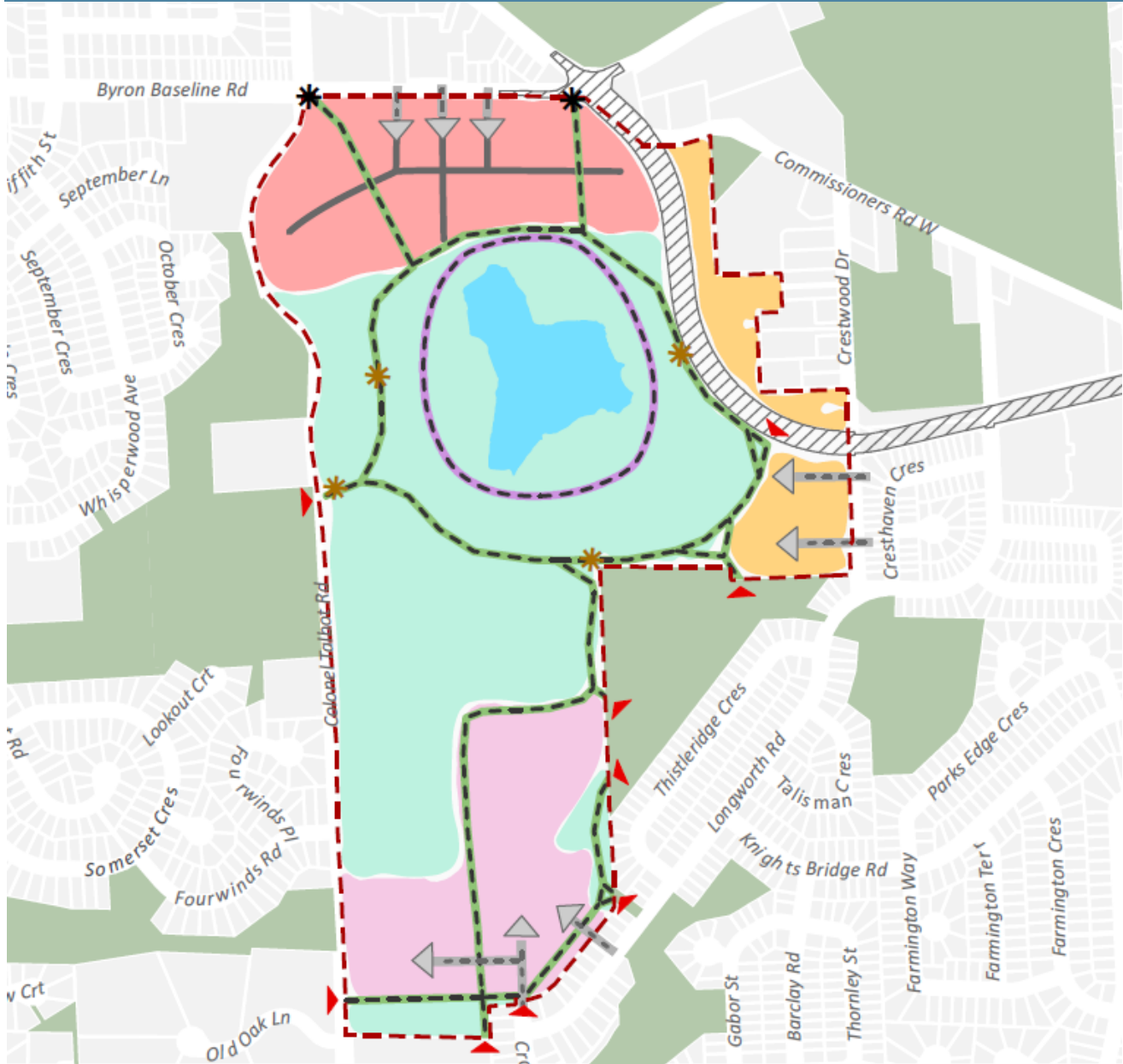


6.0 Schedules

SCHEDULE 1 - BOUNDARY OF PLAN AREA

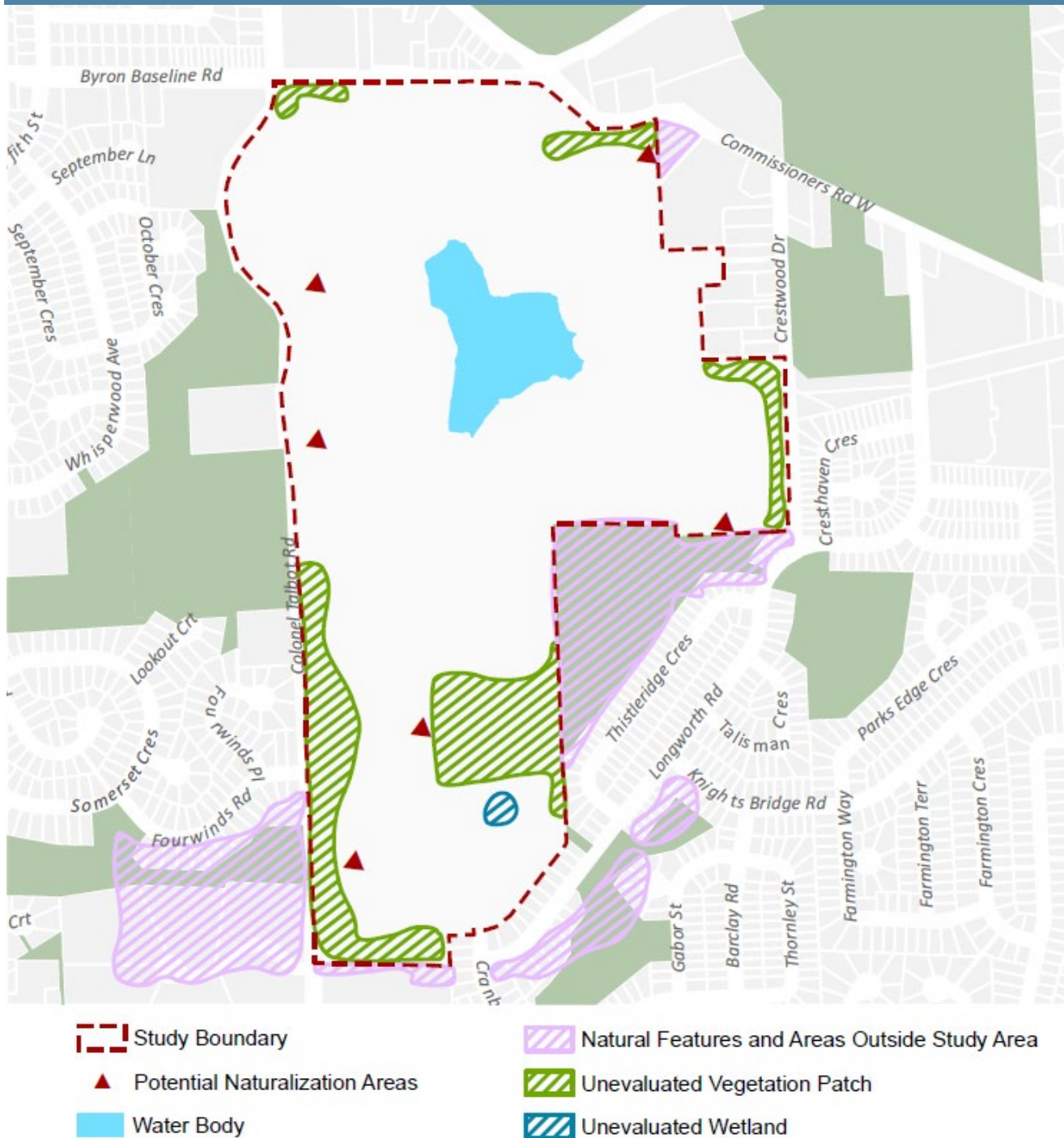


SCHEDULE 2 - COMMUNITY STRUCTURE PLAN



- Gateway / Public Access
- Lookout
- Potential Pathway Entrance
- Byron Baseline Policy Area
- Central Pond and Green Space Policy Area
- Crestwood Policy Area
- Longworth Policy Area
- Study Boundary
- Road
- Multi-use Pathway
- Promenade
- Potential Road Access
- Commissioners Rd W Realignment

SCHEDULE 3 - NATURAL HERITAGE



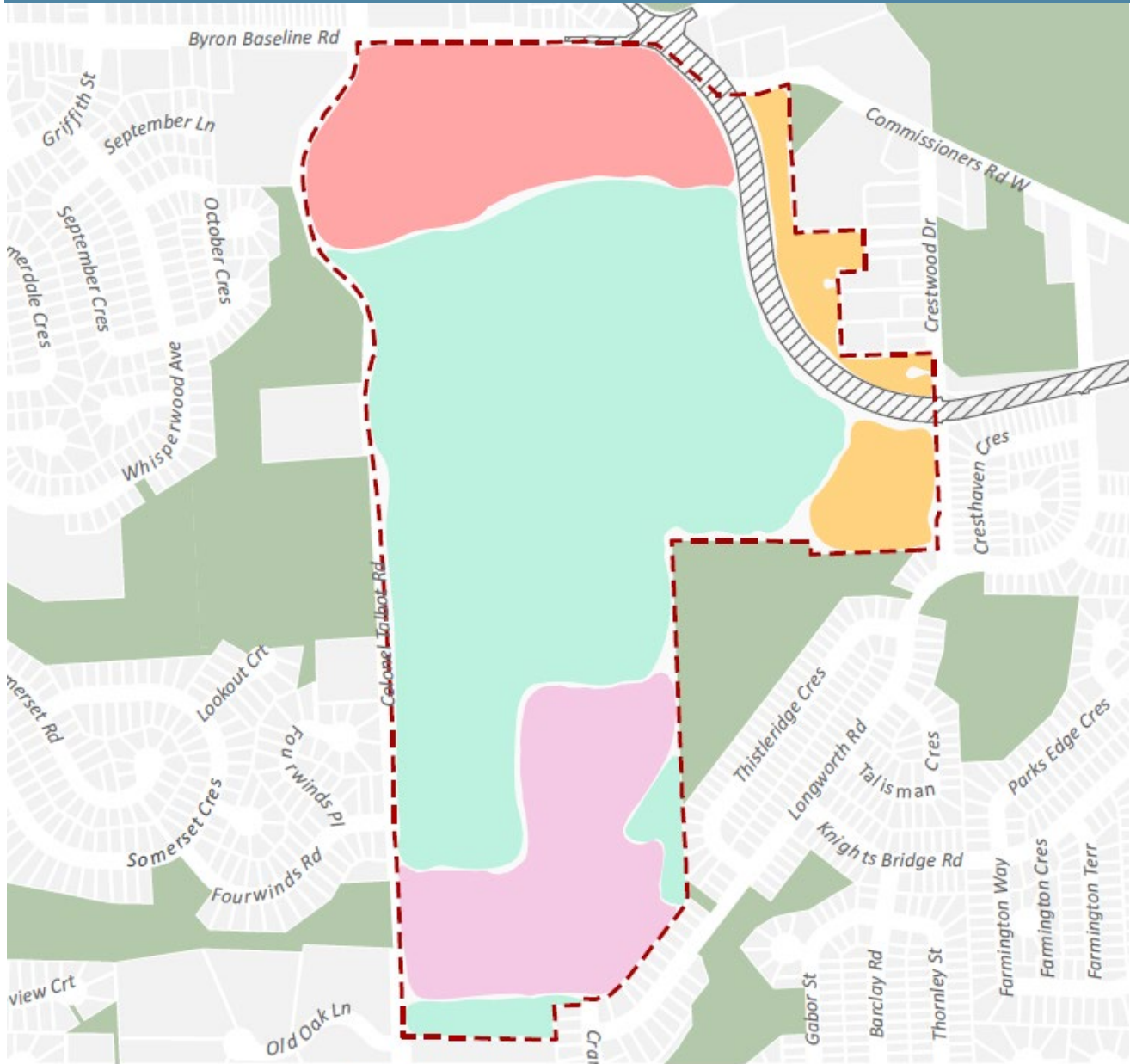
*Note: Habitat for Provincially threatened birds is known to occur in the study area. The City and landowners are to work with the Province to ensure compliance with the *Endangered Species Act*

SCHEDULE 4 - MOBILITY NETWORK



- * Gateway / Public Access
- ▶ Potential Pathway Entrance
- Multi-use Pathway
- Promenade
- Study Boundary
- /// Commissioners Rd W Realignment
- Road
- ◀ Potential Road Access

SCHEDULE 5 - CHARACTER POLICY AREAS



- Byron Baseline Policy Area
- Central Pond & Green Space Policy Area
- Longworth Policy Area
- Crestwood Policy Area
- Study Boundary
- Commissioners Rd W Realignment

SCHEDULE 6 - LONDON PLAN PLACE TYPES





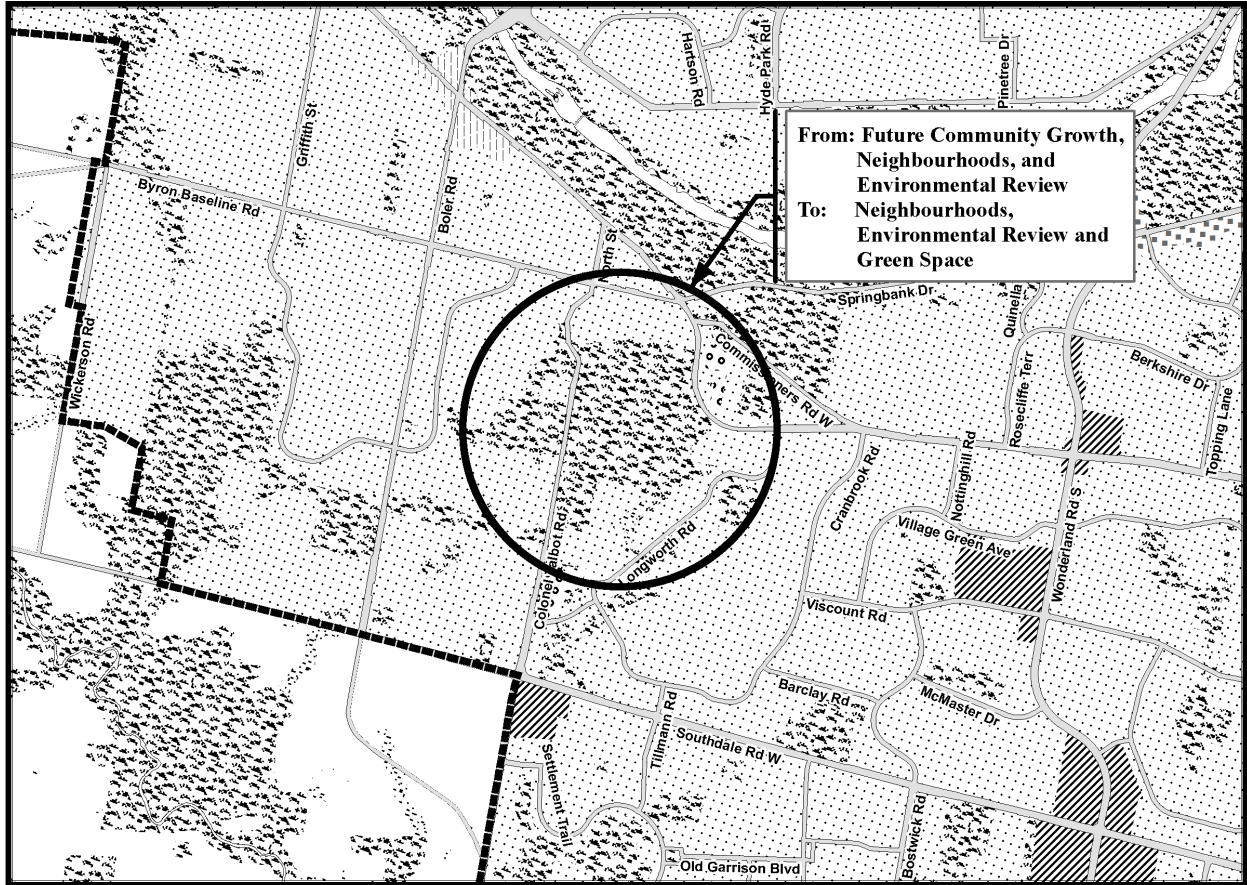
Planning and Development
March 2024



“Schedule 2”

Amendment to The London Plan Map 1 – Place Types

AMENDMENT NO:



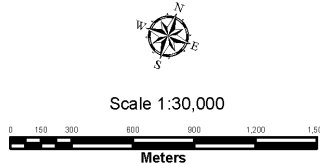
Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

SCHEDULE 1
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development

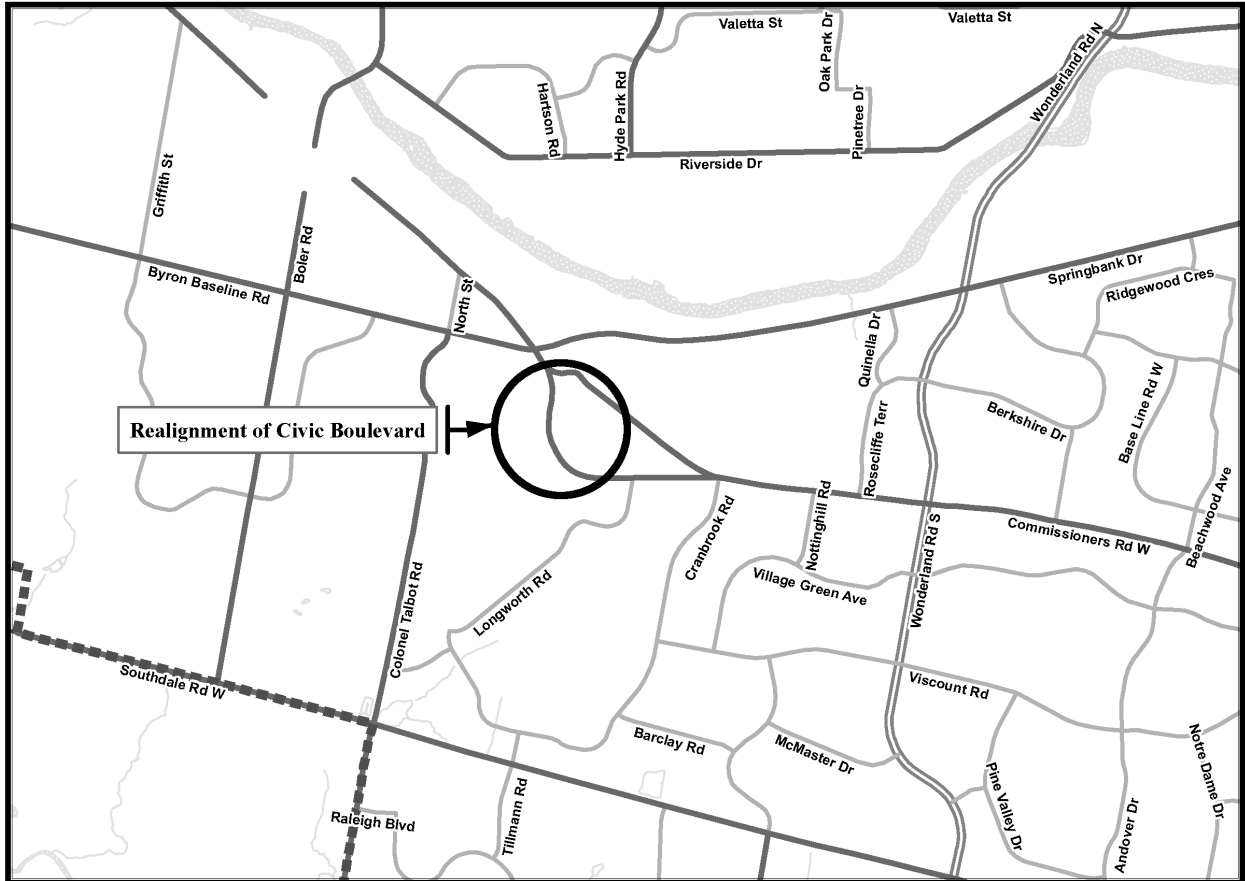


FILE NUMBER: O-8434
PLANNER: MC
TECHNICIAN: RC
DATE: 3/5/2024

“Schedule 3”

Amendment to The London Plan Map 3 – Street Classification

AMENDMENT NO:



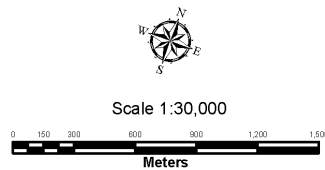
Legend

- Provincial Highway
- Expressway
- Urban Thoroughfare
- Rapid Transit Boulevard
- Civic Boulevard
- Main Street
- Neighbourhood Connector
- Rural Thoroughfare
- Rural Connector
- Interchanges
- Rapid Transit Stations
- Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

SCHEDULE 2
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



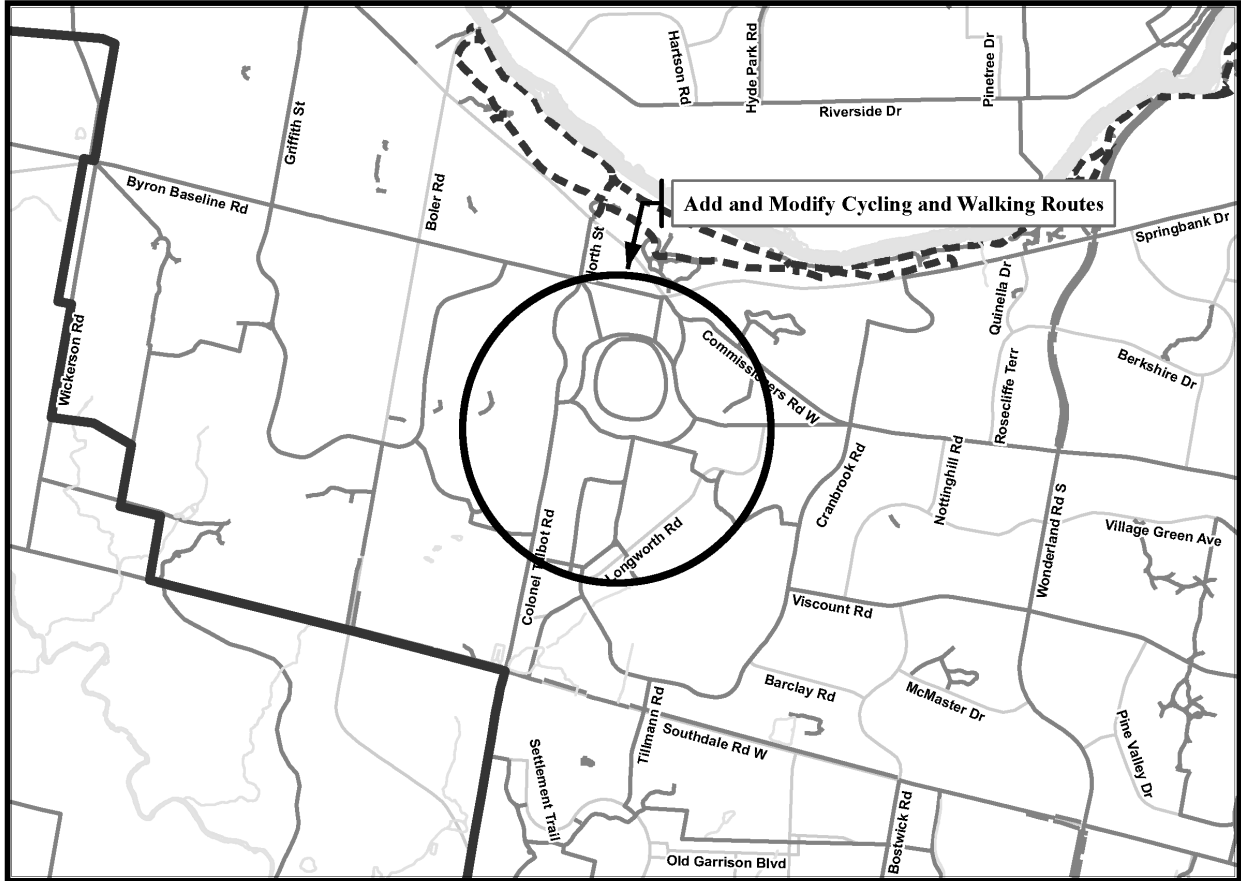
FILE NUMBER: O-8434
PLANNER: MC
TECHNICIAN: RC
DATE: 3/4/2024

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“Schedule 4”

Amendment to The London Plan Map 4 – Active Mobility Network

AMENDMENT NO:



ACTIVE MOBILITY NETWORK

- Thames Valley Parkway
- Cycling and Walking Routes

Base Map Features

- Railways
- Water
- Streets (see Map 3)

This is an excerpt from the Planning Division's working consolidation of Map 4 - Active Mobility Network of the London Plan, with added notations.

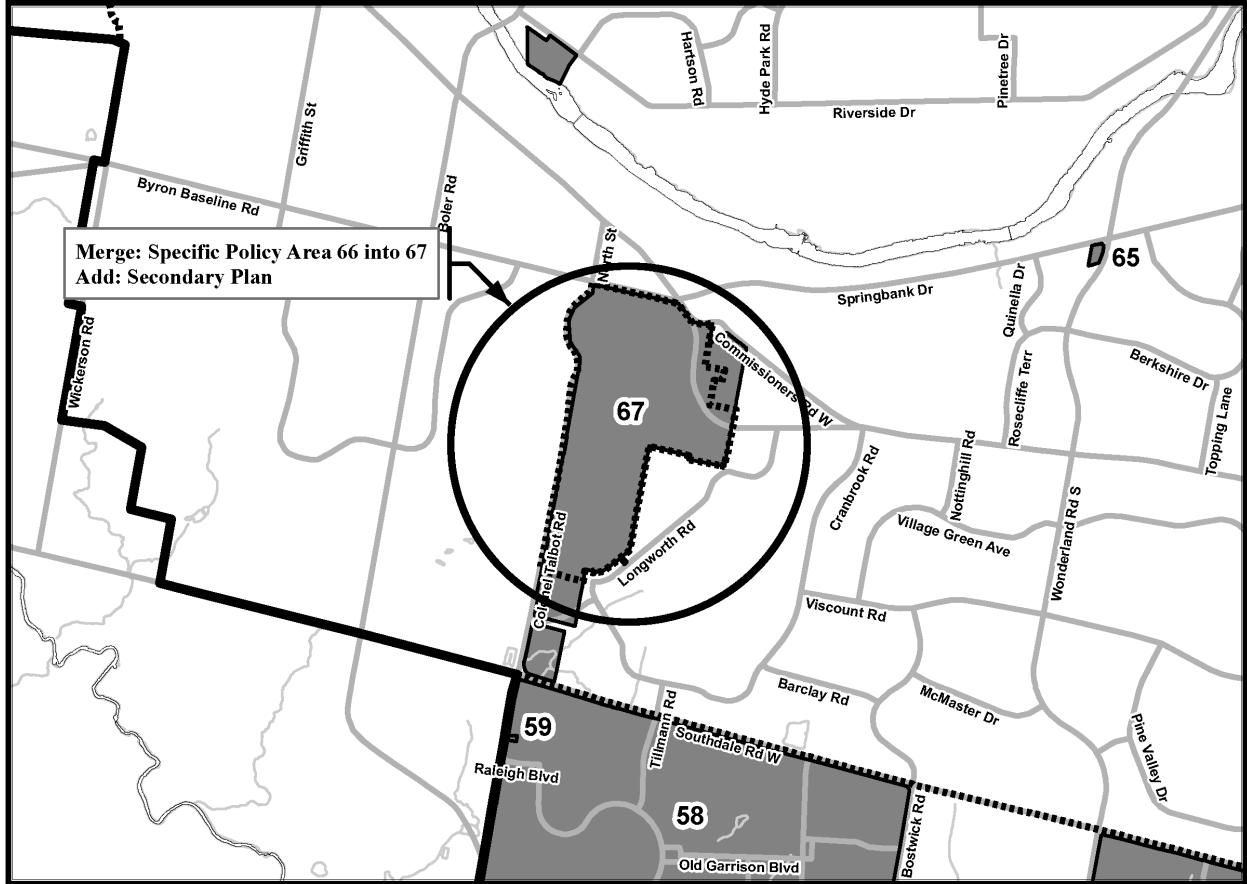
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“Schedule 5”

Amendment to The London Plan Map 7 – Specific Policy Areas

AMENDMENT NO:



**Merge: Specific Policy Area 66 into 67
Add: Secondary Plan**

LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

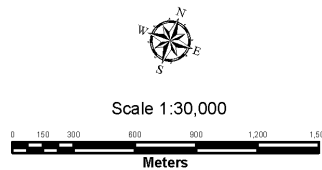
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: O-8434
PLANNER: MC
TECHNICIAN: RC
DATE: 3/5/2024

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Corporate Services Committee

Report

7th Meeting of the Corporate Services Committee
April 15, 2024

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

ALSO PRESENT: Councillors S. Lewis, J. Pribil, A. Hopkins, S. Franke; A. Barbon, I. Collins, S. Corman, J. Dann, K. Dickins, D. Escobar, S. Mathers, J. McMillan, K. Murray, J. Paradis, T. Pollitt, K. Scherr, C. Smith, B. Warner

Remote Attendance: Councillor S. Trosow; J. Davies, M. Galczynski, E. Hunt, D. MacRae, A. Rammeloo, J. Stanford, P. Yeoman

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 Councillor C. Rahman disclosed a pecuniary interest in item 2.1, having to do with expropriation of lands and the East London Link Project Phase 4, by indicating that Fanshawe College is her employer.

2. Consent

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

That Consent items 2.4 to 2.7 BE APPROVED.

Yeas: (5): H. McAlister, P. Cuddy, S. Stevenson, C. Rahman, and P. Van Meerbergen

Motion Passed (5 to 0)

2.4 Year 2024 Tax Policy

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

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to property taxation for 2024:

a) the proposed by-law as appended to the staff report dated April 15, 2024 as Appendix 'A' being a by-law setting tax ratios for property classes in 2024, in accordance with Sub-sections 308(4) and 308.1(4) of the *Municipal Act, 2001* BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024, it being noted that the 2024 Municipal Tax Ratio By-Law has been prepared reflecting the equalization of the average property tax increase in residential and multi-residential classes with no change to other tax ratios;

b) the proposed by-law as appended to the staff report dated April 15, 2024 as Appendix 'B' being a by-law levying tax rates for property classes in 2024, in accordance with Sections 307 and 312 of the *Municipal Act, 2001* BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024; and

c) the Civic Administration BE REQUESTED to invite the Municipal Property Assessment Corporation to provide an update at the May 6, 2024 meeting of the Corporate Services Committee on municipal property assessment in the Province of Ontario.

Motion Passed

2.5 Year 2024 Education Tax Rates

Moved by: P. Cuddy

Seconded by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated April 15, 2024 as Appendix "A" being a by-law levying rates for 2024 for school purposes in the City of London BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024.

Motion Passed

2.6 Court Security and Prisoner Transportation Program Transfer Payment Agreement

Moved by: P. Cuddy

Seconded by: C. Rahman

That on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated April 15, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on April 23, 2024 to:

- a) approve the Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding for the Court Security and Prisoner Transportation Program ("Agreement") appended as Schedule "1" to the staff report;
- b) authorize the Mayor and Clerk to execute the Agreement;
- c) authorize the Deputy City Manager, Finance Supports to approve any future amending agreements between His Majesty the King in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program ("CSPT");
- d) authorize the Mayor and Clerk to execute any future amending agreements between His Majesty the King in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program ("CSPT") approved by the Deputy City Manager, Finance Supports;
- e) authorize the Deputy City Manager, Finance Supports (or designate) to execute any reports required by the province under the Agreement; and
- f) authorize the Deputy City Manager, Finance Supports to approve and execute an agreement between The Corporation of the City of London and the London Police Services Board regarding obligations in respect of the funds and obligations in connection with the Agreement.

Motion Passed

2.7 Board of Directors - Federation of Canadian Municipalities - Councillor S. Franke

Moved by: P. Cuddy

Seconded by: C. Rahman

That the following actions be taken with respect to the communication dated March 18, 2024 from Councillor S. Franke regarding standing for election to the Federation of Canadian Municipalities' Board of Directors and her associated expenses:

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government;

WHEREAS FCM's Annual Conferences and Trade Show will take place June 6-9, 2024, in Calgary, and June 2025 in Ottawa, during which time the Annual General Meeting will be held and followed by the election of FCM's Board of Directors;

BE IT RESOLVED that the Council of The Corporation of the City of London endorses Councillor Skylar Franke to stand for election on FCM's Board of Directors for the 2024/2025 term;

BE IT FURTHER RESOLVED that Councillor Skylar Franke be reimbursed by The Corporation of the City of London, outside their annual expense allocation, for her campaign expenses in seeking re-election to the Board of Directors, in an amount of up to \$500, upon submission of eligible receipts; and

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Skylar Franke attending FCM's Board of Directors meetings, the FCM Annual Conference and AGM and the Trade Show, during the 2024/2025 term.

Motion Passed

2.1 Expropriation of Lands - East London Link Project Phase 4

Moved by: H. McAlister

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, and on the advice of the Director, Realty Services, approval BE GIVEN to the expropriation of land as may be required for the East London Link Project Phase 4, and that the following actions be taken in connection therewith:

a) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority, for the approval to expropriate the land required for the East London Link Project Phase 4;

b) The Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the *Expropriations Act*;

c) The Corporation of the City of London forward to the Ontario Land Tribunal any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and

d) the proposed by-law as appended to the staff report dated April 15, 2024 as Schedule "B" BE INTRODUCED at the Council meeting on April 23, 2024, to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

Yeas: (3): H. McAlister, P. Cuddy, and S. Stevenson

Nays: (1): P. Van Meerbergen

Recuse: (1): C. Rahman

Motion Passed (3 to 1)

2.2 2023 Year-End Operating Budget Monitoring Report

Moved by: H. McAlister

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2023 Year-End Operating Budget Monitoring Report:

a) the 2023 Year-End Operating Budget Monitoring Report for the Property Tax Supported Budget, Water Budget, and Wastewater and Treatment Budget BE RECEIVED for information. An overview of the net corporate positions are outlined below, noting that the year-end positions include the contributions listed in b) and c):

- i) Property Tax Supported Budget surplus of \$28.0 million;
- ii) Water Rate Supported Budget surplus of \$3.0 million;
- iii) Wastewater and Treatment Rate Supported Budget is balanced at year-end;

it being noted that the Property Tax, Water, and Wastewater & Treatment Budget surplus will be allocated in accordance with the Council approved Surplus/Deficit Policy;

b) the contribution of year-end Property Tax Supported, Water Rate Supported and Wastewater and Treatment Rate Supported Budget surplus to the applicable Contingency Reserve in accordance with the Council approved Surplus/Deficit Policy BE RECEIVED for information:

- i) \$9.7 million to the Operating Budget Contingency Reserve, noting the balance remains under its target;
- ii) \$1.1 million to the Water Budget Contingency Reserve, noting the balance remains under its target;
- iii) \$0.5 million to the Wastewater and Treatment Budget Contingency Reserve, noting the balance remains under its target;

it being noted that the contributions to the respective budget contingency reserves were made to replenish these reserves that were utilized to finance the 2023 cost of statutory development charges exemptions and discounts resulting from recent legislative changes that were otherwise unfunded;

c) the request to fund the 2023 London & Middlesex Community Housing operational deficit of approximately \$33 thousand BE APPROVED (see Appendix "B" of the staff report for Letter of Request).

Note: The reported year-end position is subject to completion of the 2023 financial statement audit;

it being further noted that the Corporate Services Committee received a communication dated April 11, 2024 from C. Butler with respect to this matter.

Yeas: (5): H. McAlister, P. Cuddy, C. Rahman, P. Van Meerbergen, and Mayor J. Morgan

Nays: (1): S. Stevenson

Motion Passed (5 to 1)

2.3 2023 Year-End Capital Budget Monitoring Report

Moved by: H. McAlister

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2023 Year-End Capital Budget Monitoring Report:

a) the 2023 Year-End Capital Budget Monitoring Report BE RECEIVED for information, it being noted that the life-to-date capital budget represents \$3.5 billion with \$1.9 billion committed and \$1.6 billion uncommitted; it being further noted that the City Treasurer, or designate, will undertake the housekeeping budget adjustments identified in the report, in accordance with the Multi-Year Budget Policy adopted by amending by-law No. CPOL.-45(c)-209;

b) the capital budget adjustments in section 2.4 BE APPROVED to transfer available surplus funding to projects requiring additional funding:

i) \$650 thousand from EW384222 – Lead and Copper Water Service Replacement Program to EW1103 - Outer Drive Reservoir Demolition;

ii) \$600 thousand from EW384222 – Lead and Copper Water Service Replacement Program to EW110423 – Southeast Pumping Station Optimization and Renewal;

iii) \$428 thousand from EW383321 – Watermain Construction and Repairs to EW110423 – Southeast Pumping Station Optimization and Renewal;

c) the status updates of active 2020 life-to-date capital budgets (2020 and prior) having no future budget requests, as appended to the staff report as Appendix “B”, BE RECEIVED for information;

d) the following actions be taken with respect to the completed capital projects identified in Appendix “C” as appended to the staff report, which have a total of \$2.3 million of net surplus funding:

i) the capital projects included in Appendix “C” BE CLOSED;

ii) the following actions be taken with respect to the funding associated with the capital projects approved for closure in d) i), above:

Rate Supported

A) pay-as-you-go funding of \$58 thousand BE TRANSFERRED from capital receipts;

B) authorized but unissued debt financing of \$113 thousand BE RELEASED from the capital budget;

C) uncommitted reserve fund drawdowns of \$1.3 million BE RELEASED back into the reserve funds which originally funded the projects;

Non-Rate Supported

D) uncommitted reserve fund drawdowns of \$746 thousand BE RELEASED back into the reserve funds which originally funded the projects; and

E) other net non-rate supported funding sources of \$281 thousand BE ADJUSTED in order to facilitate project closings.

Yeas: (5): H. McAlister, P. Cuddy, S. Stevenson, C. Rahman, and P. Van Meerbergen

Motion Passed (5 to 0)

3. Scheduled Items

None.

4. Items for Direction

Moved by: P. Cuddy

Seconded by: C. Rahman

That items for direction 4.1 to 4.2 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 - London Run for Ovarian Cancer Week

Moved by: P. Cuddy

Seconded by: C. Rahman

That based on the application from London Run for Ovarian Cancer, May 6 - 12, 2024 BE PROCLAIMED London Run for Ovarian Cancer Week.

Motion Passed

4.2 Application - Issuance of Proclamation - 32nd Falun Dafa Day Anniversary Celebrations

Moved by: P. Cuddy

Seconded by: C. Rahman

That based on the application dated April 4, 2024 from Falun Dafa Association Canada, May 13, 2024 BE PROCLAIMED 32nd Falun Dafa Day Anniversary Celebrations.

Motion Passed

5. Deferred Matters/Additional Business

None.

6. Confidential

None.

7. Adjournment

Moved by: P. Cuddy

Seconded by: H. McAlister

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 2:51 PM.

Civic Works Committee

Report

The 6th Meeting of the Civic Works Committee
April 9, 2024

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

ALSO PRESENT: G. Dales, D. Escobar, D. MacRae, K. Oudekerk, A. Rammeloo, A. Rozentals, J. Stanford and J. Bunn (Committee Clerk)

Remote Attendance: E. Hunt, E. Skalski and S. Tatavarti

The meeting was called to order at 9:31 AM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Franke

Seconded by: D. Ferreira

That Items 2.1 to 2.6 BE APPROVED.

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

Motion Passed (5 to 0)

2.1 4th Report of the Integrated Transportation Community Advisory Committee

Moved by: S. Franke

Seconded by: D. Ferreira

That the following actions be taken with respect to the 4th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on March 20, 2024:

a) permission BE GRANTED by Municipal Council for the members of the Integrated Transportation Community Advisory Committee to tour the Transportation Management Centre; and,

b) clauses 1.1, 2.1, 3.1 and 6.1 BE RECEIVED.

Motion Passed

2.2 Contract Award RFT-2024-022 - Springbank Reservoir 2 Replacement and Expansion

Moved by: S. Franke

Seconded by: D. Ferreira

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated April 9, 2024, related to Contract Award RFT-2024-022 Springbank Reservoir 2 Replacement and Expansion:

- a) the bid submitted by Stone Town Construction Limited at its tendered price of \$43,032,902.00 (excluding HST) BE ACCEPTED; it being noted that the bid submitted by Stone Town Construction Limited was the lowest of two bids received and meets the City's specifications and requirements in all areas;
- b) Aecom Canada Ltd., BE AUTHORIZED to carry out the resident inspection and contract administration for the Springbank Reservoir 2 Replacement and Expansion project in accordance with the estimate, on file, at an upset amount of \$3,769,075.00, 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-2024-022); 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-F18)

Motion Passed

2.3 Appointment of Consulting Engineers for the Infrastructure Renewal Program

Moved by: S. Franke

Seconded by: D. Ferreira

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated April 9, 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(e) of the City of London's Procurement of Goods and Services Policy:
 - i) Spriet Associates London Limited BE APPOINTED consulting engineers to complete the pre-design, and detailed design of Contract 5 – Craig Street from Ridout Street to Wortley Road, reconstruction, in the total amount of \$182,579.10, including contingency, (excluding HST);
 - ii) GM BluePlan Engineering Limited BE APPOINTED consulting engineers to complete the pre-design, and detailed design of Contract 6 – Evangeline Street from Second Street to Third Street, and Third Street from Dundas Street to Culver Drive, reconstruction, in the total amount of \$380,677.00, including contingency, (excluding HST);
 - iii) Archibald, Gray & McKay Engineering Ltd. BE APPOINTED consulting engineers to complete the pre-design and detailed design of Contract 8 – Central Avenue, from Elizabeth Street to Ontario Street, reconstruction, in the total amount of \$292,600.00, including contingency, (excluding HST);
 - iv) Dillon Consulting Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of Contract 9 – Rectory

Street, from Little Simcoe Street to Florence Street, reconstruction, in the total amount of \$249,689.55, including contingency, (excluding HST);

- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-F18)

Motion Passed

2.4 Single Source - Adelaide Wastewater Treatment Plant Clarifier Drive Replacement

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated April 9, 2024, related to a Single Source for the Adelaide Wastewater Treatment Plant Clarifier Drive Replacement:

- a) the contract for supply and delivery BE AWARDED to Evoqua Water Technologies in the amount of \$60,000.00 (excluding HST) as a single source award in accordance with Article 14.4.d 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-F18)

Motion Passed

2.5 Adelaide Street North Bridge over the Thames River Rehabilitation - Detail Design and Tendering Appointment of Consultant Engineer

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated April 9, 2024, related to the Adelaide Street North Bridge over the Thames River Rehabilitation Detail Design and Tendering Appointment of Consulting Engineer:

- a) Dillon Consulting Limited BE AUTHORIZED to carry out the detailed design and tendering in the amount of \$250,350 (excluding HST) in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;

- b) the financing for this contract amendment BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this contract; 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

2.6 Holtby Municipal Drain Petition and Request for Maintenance and Consultant Appointment

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

That on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated April 9, 2024, related to the Holtby Municipal Drain Petition and Request for Maintenance and Consultant Appointment:

- a) the petition for a New Branch and a Request for a Major Improvement to the Holtby Municipal Drain located in the area of Highbury and Glanworth Drive to benefit the drainage of 1510 Glanworth Drive, Township of Westminster BE ACCEPTED by the Council of The Corporation of the City of London under section 4 and 78 of the Drainage Act, and,
- b) Spriet Associates London Limited BE APPOINTED under section 4 and 78 of the Drainage Act. (2024-E09)

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

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

That the Civic Works Committee Deferred Matters List, as at March 15, 2024, BE RECEIVED.

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

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 9:58 AM.

Strategic Priorities and Policy Committee Report

8th Meeting of the Strategic Priorities and Policy Committee
April 16, 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. Peloza, D. Ferreira, S. Hillier, Mayor J. Morgan

ALSO PRESENT: A. Barbon, S. Corman, K. Dickins, D. Escobar, T. MacBeth, S. Mathers, H. McNeely, J. Paradis, T. Pollitt, K. Scherr, M. Schulthess, C. Smith

Remote Attendance: E. Hunt, J. Ireland

The meeting is called to order at 1:01 PM; it being noted that Councillors 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.

2. Consent

Moved by: P. Cuddy

Seconded by: S. Franke

That Consent item 2.3 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. Peloza, D. Ferreira, S. Hillier, and J. Morgan

Motion Passed (15 to 0)

2.3 Kettle Creek Conservation Authority (KCCA) Appointment - Ministry of Natural Resources and Forestry

Moved by: P. Cuddy

Seconded by: S. Franke

That, with respect to the appointment of one non-elected member to the Kettle Creek Conservation Authority (KCCA), the following actions be taken:

- a) the communication dated April 5, 2024, from the Honourable Graydon Smith, Minister of Natural Resources and Forestry, granting an exception under the Conservation Authorities Act (CAA) from the requirement in subsection 14 (1.1) for at least 70 percent of municipal appointments to a conservation authority to be selected from among members of municipal council BE RECEIVED;
- b) the Civic Administration BE DIRECTED to include applications on a future agenda of the Strategic Priorities and Policy Committee, for consideration and recommendation of appointment of one member of the public to the KCCA;

it being noted that advertisement for the position be in the usual manner, including the City's social media channels.

Motion Passed

2.1 Whole of Community System Response - Quarterly Update April

Moved by: S. Franke

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Social and Health Development, the report dated April 16, 2024, regarding Whole of Community System Response – Quarterly Report, BE RECEIVED for information.

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)

ADDITIONAL VOTES:

Moved by: S. Stevenson

Seconded by: J. Pribil

That pursuant to section 31.6 of the Council Procedure By-law, Councillor S. Stevenson BE PERMITTED to speak an additional 3 minutes with respect to this matter.

Yeas: (9): P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Hillier, and J. Morgan

Nays: (6): S. Lewis, H. McAlister, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Motion Passed (9 to 6)

2.2 9th Report of the Governance Working Group

Moved by: S. Franke

Seconded by: P. Cuddy

That the following actions be taken with respect to the 9th Report of the Governance Working Group from its meeting held on March 25, 2024:

a) the following actions be taken with respect to the staff report dated March 25, 2024 related to Council Members' Expense Account Policy - Further Updates;

i) the Civic Administration BE DIRECTED to maintain status quo and fund ward meeting and engagement expenses from the Councillor expense account with Ward Option #1, as indicated in the above noted report; and
ii) the staff report dated March 25, 2024 related to Council Members' Expense Account Policy - Further Updates BE RECEIVED;

b) the following actions be taken with respect to the report dated March 25, 2024 related to the General Policy for Community Advisory Committees:

i) the updated General Policy for Community Advisory Committees BE REFERRED to a future meeting of the Governance Working Group;
ii) the Civic Administration BE DIRECTED to amend the following sections

of the proposed policy;

- A) section 4.3 with regard to reasonable timelines for advertising a mid-term vacancy on a Community Advisory Committee;
- B) section 4.5 to schedule the presentation of applications for appointment to Community Advisory Committees at the end of Q1 after a new term of Council takes office;
- C) section 4.19 to provide the City Clerk discretion with respect to placing a Community Advisory Committee agenda item(s) on an alternate Standing Committee agenda;
- D) section 4.23 to provide for an alternate mechanism to process, resolve, and report complaints about members of Community Advisory Committees;
- E) include language to clarify that Community Advisory Committees are permitted to invite members of the public to observe or participate as a guest speaker at Community Advisory Committee meetings; and
- F) include language to state that where the General Policy for Community Advisory Committees or the proposed Simplified Procedures for Community Advisory Committees is silent, questions of procedure be deferred to the Council Procedure By-law:

iii) the Civic Administration BE DIRECTED to conduct an environmental scan and report back to the Governance Working Group with respect to the utilization of working groups and/or task forces; and

iv) the Civic Administration BE DIRECTED to report back to the Governance Working Group with attendance metrics for the City of London's Community Advisory Committee meetings;

c) clauses 1.1 and 4.1 BE RECEIVED.

ADDITIONAL VOTES:

Moved by: S. Franke

Seconded by: P. Cuddy

That part a) i) BE APPROVED.

Yeas: (3): S. Stevenson, A. Hopkins, and D. Ferreira

Nays: (12): S. Lewis, H. McAlister, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, E. Pelozza, S. Hillier, and J. Morgan

Motion Failed (3 to 12)

Moved by: S. Franke

Seconded by: P. Cuddy

That the balance of the motion 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)

3. Scheduled Items

Moved by: C. Rahman

Seconded by: A. Hopkins

That, pursuant to section 27.6 of the Council Procedure By-law, a change in order of the SPPC Committee Agenda BE APPROVED, to provide for Item 5.1 in

Stage 5, Deferred Matters/Additional Business to be considered after Stage 3, Scheduled Items.

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. Peloza, D. Ferreira, S. Hillier, and J. Morgan

Motion Passed (15 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) Secondary School Student Transit Pass Pilot Project - Deputy Mayor S. Lewis and Councillor P. Cuddy

Moved by: P. Cuddy

Seconded by: E. Peloza

That the following actions be taken with respect to establishing a secondary school student transit pass pilot project:

a) the Civic Administration in collaboration with the London Transit Commission BE DIRECTED to initiate the development of a Memorandum of Understanding (MOU) with the Thames Valley District School Board (TVDSB), for the purpose of partnering to deliver a pilot project to provide annual transit passes to secondary school students at Clarke Road Secondary School, including the following:

i) the pilot project BE LIMITED to school years beginning September 2024 for all Grade 9 students and September 2025 for all Grade 9 and 10 students attending Clarke Road Secondary School;

ii) the current post-secondary student annual transit pass agreements between the City of London, Western University and Fanshawe College and the current Children Under 12 Ride Free program BE CONSIDERED as templates to establish the framework for this pilot program; and

b) the Civic Administration BE DIRECTED to report back to Council with the MOU, an appropriate source of financing, and metrics reporting for the pilot program;

it being noted that the TVDSB has written the Minister of Education to ask for consideration for provincial funding support for a bussing pilot.

Additionally, continuing the program beyond the pilot project would require a permanent source of ongoing operating funding from a variety of sources, including reallocation of funding or funding from senior levels of government that would need to be investigated;

it being further noted that the Strategic Priorities and Policy Committee heard delegations from the following individuals with respect to this matter:

- L. Pizzolato, Trustee, Wards 1, 11, 12 and 14 and C. Lynd, Superintendent, Thames Valley District School Board; and
- D. Hendry, Get on the Bus - Co-Founder & Project Director.

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

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

Motion Passed (13 to 2)

ADDITIONAL VOTES:

Moved by: P. Cuddy
Seconded by: H. McAlister

That the delegation requests from L. Pizzolato, C. Lynd and D. Hendry BE APPROVED to be heard at this time.

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: C. Rahman

That the following actions be taken with respect to a secondary school student transit pass pilot project:

a) that the motion from Deputy Mayor S. Lewis and Councillor P. Cuddy BE REFERRED to the next meeting of Strategic Priorities and Policy Committee on May 7, 2024; and

b) that Civic Administration BE DIRECTED to extend an invitation to the London Transit Committee to attend the meeting.

it being noted that a communication from Deputy Mayor S. Lewis and Councillor P. Cuddy with respect to this matter was received.

Yeas: (4): S. Stevenson, J. Pribil, S. Trosow, and C. Rahman

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

Motion Failed (4 to 11)

4. Items for Direction

4.1 Targeted Actions to Increase London's Housing Supply: Supporting Council's Pledge for 47,000 Units by 2031

Moved by: J. Morgan
Seconded by: S. Lehman

That on the recommendation of the Director of Planning and Development, the following actions are proposed regarding the Targeted Actions to Increase London's Housing Supply:

a) the report entitled "Targeted Actions to Increase London's Housing Supply: Supporting Council's Pledge for 47,000 Units by 2031," as appended to the staff report as Appendix "A," BE APPROVED;

b) the staff report dated April 16, 2024, BE RECEIVED;

c) the Civic Administration BE REQUESTED to invite the Upper Thames River Conservation Authority to participate in the work of the Customer Service and Process Improvement Reference Group;

it being noted that the Strategic Priorities and Policy Committee heard delegations from M. Wallace, Executive Director, London Development Institute and J. Zaifman, CEO, London Home Builders' Association with respect to this matter.

ADDITIONAL VOTES:

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

That the delegation requests for M. Wallace, London Development Institute and J. Zaifman, London Home Builders' Association BE APPROVED to be heard at this time.

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. Franke
Seconded by: H. McAlister

That the motion be amended to include a new part c) to read as follows:

c) the Civic Administration BE REQUESTED to invite the Upper Thames River Conservation Authority to participate in the work of the Customer Service and Process Improvement Reference Group.

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, E. Pelozza, D. Ferreira, and J. Morgan

Nays: (1): S. Hillier

Motion Passed (14 to 1)

Moved by: J. Morgan
Seconded by: S. Lehman

That item 4.1, as amended, 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)

4.2 3rd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

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

That the following actions be taken with respect to the 3rd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on March 14, 2024:

- a) the Committee Clerk BE DIRECTED to place the following matters on the next agenda:
 - i) application requirements for the Diversity, Inclusion and Anti-Oppression Community Advisory Committee;
 - ii) potential interviews for top candidates; and,
 - iii) reviewing the Terms of Reference for the Diversity, Inclusion and Anti-Oppression Community Advisory Committee;

it being noted that the Diversity, Inclusion and Anti-Oppression Community Advisory Committee held a general discussion with respect to the above-noted matters;

b) clauses 1.1, 2.1, 2.2, 4.1 and 6.1 BE RECEIVED.

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 Request for a Shareholder's Meeting - London Hydro Inc.

Moved by: C. Rahman

Seconded by: S. Lehman

That the following actions be taken with respect to the 2023 Annual General Meeting of the Shareholder for London Hydro Inc.:

a) the 2023 Annual General Meeting of the Shareholder for London Hydro Inc. BE HELD at a meeting of the Strategic Priorities and Policy Committee on May 28, 2024, for the purpose of receiving the report from the Board of Directors of London Hydro Inc. in accordance with the Shareholder Declaration and the *Business Corporations Act*, R.S.O. 1990, c. B.16; and

b) the City Clerk BE DIRECTED to provide notice of the 2023 Annual Meeting to the Board of Directors for London Hydro Inc. and to invite the Chair of the Board and the Chief Executive Officer of London Hydro Inc. to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 28, 2024, from C. Graham, Chair, Board of Directors, London Hydro Inc., 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)

6. Confidential

None.

7. Adjournment

Moved by: P. Van Meerbergen

Seconded by: S. Franke

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 4:14 PM.

Bill No. 124
2024

By-law No. A.-_____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 23rd 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 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

Bill No. 125
2024

By-law No. A.-8447()-____

A by-law to amend By-law No. A.-8447-15 being “A by-law to appoint deputies to the City Clerk” to appoint Pamela Lupa as a Deputy Clerk.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 228(1) of the *Municipal Act, 2001*, as amended (the “Act”) requires a municipality to appoint a clerk;

AND WHEREAS subsection 228(2) of the Act, permits a municipality to appoint a deputy clerk(s) who shall have all the powers and duties of the clerk under this Act or any other Act;

AND WHEREAS subsection 228(4) of the Act, permits the clerk to delegate, in writing, any of the clerk’s powers and duties under this and any other Act;

AND WHEREAS subsection 228(5) of the Act, the clerk may continue to exercise the delegated powers and duties, despite the delegation;

AND WHEREAS the Municipal Council of the The Corporation of the City of London enacted By-law No. A.-8447-15 being “A by-law to appoint deputies to the City Clerk” on January 23, 2024 and deems it appropriate to amend this by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law No. A.-8447-15 being “A by-law to appoint deputies to the City Clerk” is hereby amended by adding the following new part:

“Pamela Lupa is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.”

2. 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 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

Bill No. 127
2024

By-law No. A.-__

A by-law setting tax ratios for property classes
in 2024.

WHEREAS section 308 of the *Municipal Act, 2001*, as amended, provides that the council of every single tier municipality in each year shall pass a by-law in each year to establish the tax ratios for that year for the municipality;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

2024 MUNICIPAL TAX RATIO BY-LAW

1. The tax ratios as set out in column 3 of Schedule “A” of this by-law are hereby established for 2024 taxation.

Definitions - Realty Tax Classes and Realty Tax Qualifiers

2. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule “B” of this by-law and are indicated in the first two characters of the codes in column 2 of Schedule “A” of this by-law. Where there is more than one code in column 2 of Schedule “A” the codes are separated by a comma.

Administration of By-law

3. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

4. 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 23, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

SCHEDULE "A"
By-law No. A.-_____

MUNICIPAL TAX RATIOS

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2024 TAX RATIOS
com taxable farmland 1	c1n, c0n	0.750000
com taxable farmland 2	c4n	1.910000
Commercial small scale on farm	C7n	1.910000
commercial taxable – hydro	chn	1.910000
commercial taxable vacant - hydro	cjn	1.910000
commercial taxable - excess - hydro	ckn	1.910000
commercial taxable tenant of Province	cpn	1.910000
com taxable	ctn	1.910000
com taxable excess land	cun	1.910000
com taxable vacant land	cxn	1.910000
office bldg taxable – hydro	dhn	1.910000
office bldg taxable	dtn	1.910000
office bldg taxable excess land	dun	1.910000
farmland taxable fp	ffp	0.102820
farmland taxable fs	ffs	0.102820
farmland taxable no support	Ftn	0.102820
farmland taxable ep	ftep	0.102820
farmland taxable es	ftes	0.102820
parking lot taxable	Gtn	1.910000
industrial taxable farmland 1	i1n	0.750000
industrial taxable farmland 2	i4n	1.910000
industrial taxable – hydro	ihn, isn	1.910000
industrial taxable-hydro- excess land	ikn	1.910000
industrial taxable	itn	1.910000
industrial taxable excess land	iun	1.910000
industrial taxable vacant land	ixn	1.910000
large industrial taxable	Ltn	1.910000
large industrial excess land	Lun	1.910000
multi-res taxable farmland 1 ns	m1n	0.750000
multi-res taxable farmland 1 ep	m1ep	0.750000
multi-res taxable farmland 1 es	m1es	0.750000
multi-res taxable farmland 1 fp	m1fp	0.750000
multi-res taxable farmland 1 fs	m1fs	0.750000
multi-res taxable farmland 2 ep	m4ep	1.709600
multi-res taxable fp	mtfp	1.703743
multi-res taxable fs	mtfs	1.703743
multi-res taxable ep	mtep	1.703743
multi-res taxable es	mtes	1.703743
multi-res taxable n	mtn	1.703743
pipeline taxable	ptn	1.713000
res/farm taxable 1 fp	r1fp	0.750000
res/farm taxable 1 fs	r1fs	0.750000
res/farm taxable farmland 1 ep	r1ep	0.750000
res/farm taxable farmland 1 es	r1es	0.750000
res/farm taxable farmland 2 ep	r4ep	1.000000
res/farm taxable -hydro fp	rhfp	1.000000
res/farm taxable-hydro fs	rhfs	1.000000
res/farm taxable-hydro ep	rhep	1.000000
res/farm taxable-hydro es	rhes	1.000000
res/farm taxable fp	rtfp	1.000000

SCHEDULE "A" CONTINUED
By-law No. A.- _____
MUNICIPAL TAX RATIOS

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2024 TAX RATIOS
res/farm taxable fs	rdfs	1.000000
res/farm taxable ns	rtn	1.000000
res/farm taxable ep	rtep	1.000000
res/farm taxable es	rtes	1.000000
shopping centre taxable	stn	1.910000
shopping centre excess land	sun	1.910000
managed forest taxable fp	tftp	0.250000
managed forest taxable fs	tdfs	0.250000
managed forest taxable ep	ttep	0.250000
managed forest taxable es	ttes	0.250000
Landfill taxable	ht	3.425937
New multi-residential taxable	nt	1.000000

SCHEDULE "B"
By-law No. A.- ____ - ____

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C	Commercial	B	Taxable: General Excess Land
D	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Shared Payment-in-Lieu
I	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
H	Landfill	0, 1	Taxable: Farmland 1
		2	Payment-In-Lieu: Full, Farmland 1
		3	Payment-In-Lieu: General, Farmland 1
		4	Taxable: Farmland II
		5	Payment-In-Lieu: Full, Farmland II
		6	Payment-In-Lieu: General, Farmland II
		7	Taxable commercial small scale on farm

Note that each RTC will be applied in combination with an appropriate RTQ.

All Realty Tax Classes and Realty Tax Qualifiers are letters or numbers.

Where there is more than one Realty Tax Class or Realty Tax Qualifier in a column they are separated by a comma.

Bill No.
2024

By-law No.

A by-law levying tax rates for property classes
in 2024.

WHEREAS subsection 291(1) of the Municipal Act, 2001 provides that a municipality may prepare and adopt a budget covering a period of two to five years in the first year to which the budget applies or in the year immediately preceding the first year to which the budget applies;

AND WHEREAS subsection 284.16(1) of the Municipal Act, 2001 provides that the powers and duties of a municipality with respect to proposing and adopting a budget are assigned to the head of council of the municipality;

AND WHEREAS the Mayor prepared a proposed multi-year budget for the years 2024-2027 for The Corporation of the City of London on January 31, 2024 and presented it to members of Council, the Clerk and made it available for the public;

AND WHEREAS the proposed budget was deemed adopted by the municipality on March 1, 2024;

AND WHEREAS the budget for 2024 provided that \$812,742,626 would be raised on all rateable property in the local municipality by its general local municipality levy;

AND WHEREAS subsection 312(2) of the Municipal Act, 2001 provides that for the purposes of raising the general local municipality levy, a local municipality shall, each year pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS subsection 307(1) of the Municipal Act, 2001 provides that all taxes shall, unless expressly provided otherwise, be levied upon the whole of the assessment for real property or other assessments made under the Assessment Act according to the amounts assessed and not upon one or more kinds of property or assessment or in different proportions;

AND WHEREAS the Municipal Council has deemed it appropriate to establish a Multi-Year Budget for The Corporation of the City of London for the period 2024 to 2027;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. In accordance with section 312(2) of the *Municipal Act, 2001*, the Municipal Council of The Corporation of the City of London enacts a general local municipality levy for 2024 in the amount of \$812,742,626.

2024 Tax Rates

2. The tax rates set out in column 4 of Schedule "A" of this by-law are hereby levied in 2024 for the 2024 general local municipality levy on all of the assessment.

Definitions- Realty Tax Classes and Tax Qualifiers

3. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in

Schedule “B” of this by-law and are indicated in the first two characters of the codes in column 2 of Schedule “A” of this by-law. Where there is more than one code in column 2 of Schedule “A” the codes are separated by a comma.

Tax on Certain Institutions

4. A tax or other amount payable on the 1st day of July, 2024, is hereby levied upon every university, college, institution, school, hospital or other facility described in section 323 of the Municipal Act, 2001, as amended, at the maximum rate for each student, place or bed, as the case may be, under that section.

Administration of By-law

5. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

6. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the Municipal Act, 2001.

PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

SCHEDULE "A"

By-law No.

Municipal Tax Rates

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2024 TAX RATIOS	YEAR 2024 GENERAL TAX RATE
com taxable farmland 1	c1n	0.750000	1.065095%
com taxable farmland 2	c4n	1.910000	2.712441%
commercial small scale on farm business	c7n, c0n	1.910000	2.712441%
commercial taxable - hydro	chn	1.910000	2.712441%
commercial taxable vacant -hydro	cjn	1.910000	2.712441%
commercial taxable - excess - hydro	ckn	1.910000	2.712441%
commercial taxable tenant of Province	cpn	1.910000	2.712441%
commercial taxable	ctn	1.910000	2.712441%
commercial taxable excess land	cun	1.910000	2.712441%
commercial taxable vacant land	cxn	1.910000	2.712441%
office bldg taxable - hydro	dhn	1.910000	2.712441%
office bldg taxable	dtn	1.910000	2.712441%
office bldg taxable excess land	dun	1.910000	2.712441%
farmland taxable fp	fffp	0.102820	0.146017%
farmland taxable fs	fffs	0.102820	0.146017%
farmland taxable no support	ftn	0.102820	0.146017%
farmland taxable ep	ftep	0.102820	0.146017%
farmland taxable es	ftes	0.102820	0.146017%
parking lot taxable	gtn	1.910000	2.712441%
industrial taxable farmland 1	i1n	0.750000	1.065095%
industrial taxable farmland 2	i4n	1.910000	2.712441%
industrial taxable - hydro	ihn	1.910000	2.712441%
industrial generating station	isn	1.910000	2.712441%
industrial taxable - hydro- el	ikn	1.910000	2.712441%
industrial taxable	itn	1.910000	2.712441%
industrial taxable excess land	iun	1.910000	2.712441%
industrial taxable vacant land	ixn	1.910000	2.712441%
large industrial taxable	Ltn	1.910000	2.712441%
large industrial excess land	Lun	1.910000	2.712441%
multi-res taxable farmland 1 ns	m1n	0.750000	1.065095%
multi-res taxable farmland 1 ep	m1ep	0.750000	1.065095%
multi-res taxable farmland 1 es	m1es	0.750000	1.065095%
multi-res taxable farmland 1 fp	m1fp	0.750000	1.065095%
multi-res taxable farmland 1 fs	m1fs	0.750000	1.065095%
multi-res taxable farmland 2 ep	m4ep	1.703743	2.419530%
multi-res taxable fp	mtfp	1.703743	2.419530%
muti-res taxable fs	mtfs	1.703743	2.419530%
multi-res taxable ep	mtep	1.703743	2.419530%
multi-res taxable es	mtes	1.703743	2.419530%
multi-res taxable n	mtn	1.703743	2.419530%
new multi-res taxable ntfp	ntfp	1.000000	1.420126%
new multi-res taxable ntfs	ntfs	1.000000	1.420126%
new multi-res taxable ntep	ntep	1.000000	1.420126%
new multi-res taxable ntes	ntes	1.000000	1.420126%
new multi-res taxable ntn	ntn	1.000000	1.420126%
pipeline taxable	ptn	1.713000	2.432676%
res/farm taxable 1 fp	r1fp	0.750000	1.065095%
res/farm taxable 1 fs	r1fs	0.750000	1.065095%
res/farm taxable farmland 1 ep	r1ep	0.750000	1.065095%
res/farm taxable farmland 1 es	r1es	0.750000	1.065095%

**SCHEDULE "A" Cont'd
By-law No.**

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2024 TAX RATIOS	YEAR 2024 GENERAL TAX RATE
res/farm taxable farmland 2 ep	r4ep	1.000000	1.420126%
res/farm taxable-hydro fp	rhfp	1.000000	1.420126%
res/farm taxable-hydro fs	rhfs	1.000000	1.420126%
res/farm taxable-hydro ep	rhep	1.000000	1.420126%
res/farm taxable-hydro es	rhes	1.000000	1.420126%
res/farm taxable fp	rftp	1.000000	1.420126%
res/farm taxable fs	rtfs	1.000000	1.420126%
res/farm taxable ns	rtn	1.000000	1.420126%
res/farm taxable ep	rtep	1.000000	1.420126%
res/farm taxable es	rtes	1.000000	1.420126%
shopping centre taxable	stn	1.910000	2.712441%
shopping centre excess land	sun	1.910000	2.712441%
managed forest taxable fp	tftp	0.250000	0.355032%
managed forest taxable fs	ttfs	0.250000	0.355032%
managed forest taxable ep	ttep	0.250000	0.355032%
managed forest taxable es	ttes	0.250000	0.355032%
landfill taxable	ht	3.425937	4.865262%

**SCHEDULE “B”
By-law No.**

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C	Commercial	B	Taxable: General Excess Land
D	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Shared Payment-in-Lieu
I	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
H	Landfill	0, 1	Taxable: Farmland 1
		2	Payment-In-Lieu: Full, Farmland 1
		3	Payment-In-Lieu: General, Farmland 1
		4	Taxable: Farmland II
		5	Payment-In-Lieu: Full, Farmland II
		6	Payment-In-Lieu: General, Farmland II
		7	Taxable commercial small scale on farm

Note that each RTC will be applied in combination with an appropriate RTQ.

All Realty Tax Classes and Realty Tax Qualifiers are letters or numbers.

Where there is more than one Realty Tax Class or Realty Tax Qualifier in a column they are separated by a comma.

Bill No. 129
2024

By-law No. A.- ____ - ____

A by-law levying rates for 2024 for school purposes in the City of London.

WHEREAS by section 257.7 of the *Education Act*, the Municipal Council is required to levy and collect upon all the residential property and business property in the City of London the tax rates prescribed under section 257.12 of the said *Act* for school purposes;

THEREFORE the Municipal Council of the Corporation of the City of London enacts as follows:

2024 SCHOOL RATE BY-LAW

School Rates

1. The rates set out in column 3 of Schedule “A” of this by-law are hereby levied for 2024 upon all the property rateable for school purposes in the City of London.

Definitions - Realty Tax Classes and Realty Tax Qualifiers

2. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule “B” of this by-law and are indicated in the first two characters of column 2 of Schedule “A” of this by-law. Where there is more than one code in column 2 of Schedule “A” the codes are separated by a comma.

Administration of By-law

3. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

4. 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 23, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First reading – April 23, 2024
Second reading – April 23, 2024
Third reading – April 23, 2024

SCHEDULE "A"
By-law No.

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2024 EDUCATION TAX RATE
com taxable farmland 1	c1n, c0n	0.114750%
com taxable farmland 2	c4n	0.880000%
commercial small scale on farm business	c7n	0.220000%
commercial taxable - hydro	chn	1.250000%
commercial taxable vacant -hydro	cjn	1.250000%
commercial taxable - excess - hydro	ckn	1.250000%
commercial taxable tenant of Province	cpn	0.880000%
commmercial taxable	ctn	0.880000%
commercial taxable excess land	cun	0.880000%
commercial taxable vacant land	cxn	0.880000%
office bldg taxable - hydro	dhn	1.250000%
office bldg taxable	dtn	0.880000%
office bldg taxable excess land	dun	0.880000%
farmland taxable fp	fffp	0.038250%
farmland taxable fs	fffs	0.038250%
farmland taxable no support	ftn	0.038250%
farmland taxable ep	ftep	0.038250%
farmland taxable es	ftes	0.038250%
parking lot taxable	gtn	0.880000%
industrial taxable farmland 1	i1n	0.114750%
industrial taxable farmland 2	i4n	0.880000%
industrial taxable - hydro	ihn	1.250000%
industrial generating station	isn	1.250000%
industrial taxable - hydro- el	ikn	1.250000%
industrial taxable	itn	0.880000%
industrial taxable excess land	iun	0.880000%
industrial taxable vacant land	ixn	0.880000%
large industrial taxable	Ltn	0.880000%
large industrial excess land	Lun	0.880000%
multi-res taxable farmland 1 ns	m1n	0.114750%
multi-res taxable farmland 1 ep	m1ep	0.114750%
multi-res taxable farmland 1 es	m1es	0.114750%
multi-res taxable farmland 1 fp	m1fp	0.114750%
multi-res taxable farmland 1 fs	m1fs	0.114750%
multi-res taxable farmland 2 ep	m4ep	0.153000%
multi-res taxable fp	mtfp	0.153000%
muti-res taxable fs	mtfs	0.153000%
multi-res taxable ep	mtep	0.153000%
multi-res taxable es	mtes	0.153000%
multi-res taxable n	mtn	0.153000%
new multi-res taxable ntfp	ntfp	0.153000%
new multi-res taxable ntfs	ntfs	0.153000%
new multi-res taxable ntep	ntep	0.153000%
new multi-res taxable ntes	ntes	0.153000%
new multi-res taxable ntn	ntn	0.153000%
pipeline taxable	ptn	0.880000%
res/farm taxable 1 fp	r1fp	0.114750%
res/farm taxable 1 fs	r1fs	0.114750%
res/farm taxable farmland 1 ep	r1ep	0.114750%
res/farm taxable farmland 1 es	r1es	0.114750%
res/farm taxable farmland 2 ep	r4ep	0.153000%
res/farm taxable -hydro fp	rhfp	0.153000%
res/farm taxable-hydro fs	rhfs	0.153000%
res/farm taxable-hydro ep	rhep	0.153000%
res/farm taxable-hydro es	rhes	0.153000%

SCHEDULE "A" cont'd
By-law No.

COLUMN 1	COLUMN 2	COLUMN 3
ABBREVIATED RATEABLE PROPERTY DESCRIPTION	CODE	YEAR 2024 EDUCATION TAX RATE
res/farm taxable fp	rtfp	0.153000%
res/farm taxable fs	rtfs	0.153000%
res/farm taxable ns	rtn	0.153000%
res/farm taxable ep	rtep	0.153000%
res/farm taxable es	rtes	0.153000%
shopping centre taxable	stn	0.880000%
shopping centre excess land	sun	0.880000%
managed forest taxable fp	tftp	0.038250%
managed forest taxable fs	tfts	0.038250%
managed forest taxable ep	ttep	0.038250%
managed forest taxable es	ttes	0.038250%
landfill taxable	ht	0.880000%

SCHEDULE “B”

By-law No.

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

Realty Tax Class (RTC)	Description	Realty Tax Qualifier (RTQ)	Description
A	Theatre	A	Taxable: General Vacant Land
C	Commercial	B	Taxable
D	Office Building	D	Taxable: Education Only
E	Exempt	F	Payment-In-Lieu: Full
F	Farm	G	Payment-In-Lieu: General
G	Parking Lot	H	Taxable: Full, Shared Payment-in-Lieu
I	Industrial	J	Taxable: Vacant Land, Shared Payment-in-Lieu
L	Large Industrial	K	Taxable: Excess Land, Shared Payment-in-Lieu
M	Multi-Residential	M	Taxable: General
N	New Multi-Residential	P	Taxable Tenant of Province
O	Other	Q	Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province
P	Pipeline	T	Taxable: Full
Q	Professional Sports Facility	U	Taxable: Excess Land
R	Residential	V	Payment-in-Lieu: Full Excess Land
S	Shopping Centre	W	Payment-In-Lieu: General Excess Land
T	Managed Forest	X	Taxable: Vacant Land
U	Utility Transmission / Distribution	Y	Payment-In-Lieu: Full Vacant Land
W	Railway Right-of-Way	Z	Payment-In-Lieu: General Vacant Land
H	Landfill	1	Taxable: Farmland Awaiting Development Phase I
		2	Payment-In-Lieu: Full, Farmland 1
		3	Payment-In-Lieu: General, Farmland 1
		4	Taxable: Farmland Awaiting Development Phase II
		5	Payment-In-Lieu: Full, Farmland II
		6	Payment-In-Lieu: General, Farmland II

Note that each RTC will be applied in combination with an appropriate RTQ.

Bill No. 130
2024

By-law No. A.- _____ - _____

A by-law to approve the Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding under the Court Security and Prisoner Transportation Program; and to authorize the Mayor and City Clerk to execute the Agreement.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 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 subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting, among other things: (i) economic, social, and environmental well-being of the municipality; and ii) health, safety and well-being of persons;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding under the Court Security and Prisoner Transportation Program (“Agreement”), attached hereto as Schedule “1” to this bylaw, is hereby authorized and approved.
2. The Mayor and City Clerk are authorized to execute the Agreement approved under section 1 of this by-law.
3. The Deputy City Manager, Finance Supports is authorized to approve any future amending agreements between His Majesty the King in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program (CPST).
4. The Mayor and Clerk are authorized to execute any future amending agreements between His Majesty the King in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program (CPST) approved by the Deputy City Manager, Finance Supports.
5. The Deputy City Manager, Finance Supports, or their designate, is authorized to execute any report required under the Agreement authorized under section 1 of this bylaw.
6. The Deputy City Manager, Finance Supports is authorized to approve and execute an agreement between The Corporation of the City of London and the London

Police Services Board regarding its obligations in respect of the funds and the obligations in connection with the Agreement.

7. 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 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

ONTARIO TRANSFER PAYMENT AGREEMENT

THE AGREEMENT is effective as of the 1st day of January, 2024

B E T W E E N :

**His Majesty the King in right of Ontario
as represented by the Solicitor General**

(the “Province”)

- and -

The Corporation of the City of London

(the “Recipient”)

BACKGROUND

- A. The Province implemented the Court Security and Prisoner Transportation (CSPT) Program (the “Program”) in 2012 to assist municipalities in offsetting their costs of providing CSPT services in their jurisdictions;
- B. The Province will upload CSPT costs from municipalities to a maximum of \$125 million in 2024;
- C. Pursuant to subsection 10(1) of the *Community Safety and Policing Act* the London Police Services Board is required to provide adequate and effective police services in accordance with the *Community Safety and Policing Act*.
- D. Pursuant to subsection 243(1) of the *Community Safety and Policing Act*, the London Police Services Board has the following responsibilities, with respect to premises where court proceedings are conducted in the City of London:
 - 1. Ensuring the security of judges and other judicial officers and of persons taking part in or attending proceedings;
 - 1. During the hours when judges, other judicial officers and members of the public are normally present, ensuring the security of the premises;
 - 2. Ensuring the secure custody of persons in custody who are on or about the premises, including persons taken into custody at proceedings;
 - 3. Determining appropriate levels of security for the purposes of paragraph 1, 2, and 3 in accordance with the regulations, if any.
- E. Pursuant to subsection 50(2) of the *Community Safety and Policing Act*, the London Police Services Board submits the operating and capital estimates to the Recipient and upon reviewing the estimates, the council for the Recipient establishes an overall budget for the London Police Services Board.

- F. The cost of court security and prisoner transportation provided by the London Police Services Board are included in the estimates provided by the London Police Services Board and funded by the Recipient.
- G. The Ministry has agreed to provide funding to the Recipient to be used to fund the costs of court security and prisoner transportation provided by the London Police Services Board in accordance with its obligations under subsection 50(2) of the *Community Safety and Policing Act*.
- H. The Recipient has provided its 2022 CSPT costs, as confirmed in the 2022 Annual Financial Report submitted by the Recipient;
- I. Funding is allocated based on the Recipient's relative share of the total 2022 provincial CSPT cost.

CONSIDERATION

In consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Province and the Recipient agree as follows:

1.0 ENTIRE AGREEMENT

1.1 The agreement, together with:

- Schedule "A" - General Terms and Conditions
- Schedule "B" - Project Specific Information and Additional Provisions
- Schedule "C" - Project
- Schedule "D" - Performance Measurement Framework
- Schedule "E" - Payment Plan and Reporting Schedule
- Schedule "F" - Court Security and Prisoner Transportation Services and Activities Eligible for Funding
- Schedule "G" - Template for 2024 Annual Financial and Performance Measurement Report, and

any amending agreement entered into as provided for in section 4.1,

constitutes the entire agreement between the Parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.

2.0 CONFLICT OR INCONSISTENCY

2.1 **Conflict or Inconsistency.** In the event of a conflict or inconsistency between the Additional Provisions and the provisions in Schedule "A", the following rules will apply:

- (a) the Parties will interpret any Additional Provisions in so far as possible, in a way that preserves the intention of the Parties as expressed in Schedule “A”; and
- (b) where it is not possible to interpret the Additional Provisions in a way that is consistent with the provisions in Schedule “A”, the Additional Provisions will prevail over the provisions in Schedule “A” to the extent of the inconsistency.

3.0 COUNTERPARTS

- 3.1 The Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

4.0 AMENDING THE AGREEMENT

- 4.1 The Agreement may only be amended by a written agreement duly executed by the Parties.

5.0 ACKNOWLEDGEMENT

- 5.1 The Recipient acknowledges that:
 - (a) by receiving Funds, it may become subject to legislation applicable to organizations that receive funding from the Government of Ontario, including the *Broader Public Sector Accountability Act, 2010* (Ontario), the *Public Sector Salary Disclosure Act, 1996* (Ontario), and the *Auditor General Act* (Ontario);
 - (b) His Majesty the King in right of Ontario has issued expenses, perquisites, and procurement directives and guidelines pursuant to the *Broader Public Sector Accountability Act, 2010* (Ontario);
 - (c) the Funds are:
 - (i) to assist the Recipient to carry out the Project and not to provide goods or services to the Province;
 - (ii) funding for the purposes of the *Public Sector Salary Disclosure Act, 1996* (Ontario);
 - (d) the Province is not responsible for carrying out the Project; and
 - (e) the Province is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the Province in connection with the Project or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act.

5.2 The Province acknowledges that the Recipient is bound by the *Municipal Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the Recipient in connection with the Project or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act.

- SIGNATURE PAGE FOLLOWS -

The Parties have executed the Agreement on the dates set out below.

**HIS MAJESTY THE KING IN RIGHT OF ONTARIO
as represented by the Solicitor General**

Date

Name: Mario Di Tommaso
Title: Deputy Solicitor General, Community Safety

The Corporation of the City of London

Date

Name:
Title:

**SCHEDULE “A”
GENERAL TERMS AND CONDITIONS**

A1.0 INTERPRETATION AND DEFINITIONS

A1.1 **Interpretation.** For the purposes of interpretation:

- (a) words in the singular include the plural and vice-versa;
- (b) words in one gender include all genders;
- (c) the headings do not form part of the Agreement; they are for reference only and will not affect the interpretation of the Agreement;
- (d) any reference to dollars or currency will be in Canadian dollars and currency; and
- (e) “include”, “includes” and “including” denote that the subsequent list is not exhaustive.

A1.2 **Definitions.** In the Agreement, the following terms will have the following meanings:

“Additional Provisions” means the terms and conditions set out in Schedule “B”.

“Agreement” means this agreement entered into between the Province and the Recipient, all of the schedules listed in section 1.1, and any amending agreement entered into pursuant to section 4.1.

“Business Day” means any working day, Monday to Friday inclusive, excluding statutory and other holidays, namely: New Year’s Day; Family Day; Good Friday; Easter Monday; Victoria Day; Canada Day; Civic Holiday; Labour Day; Thanksgiving Day; Remembrance Day; Christmas Day; Boxing Day and any other day on which the Province has elected to be closed for business.

“Effective Date” means the date set out at the top of the Agreement.

“Event of Default” has the meaning ascribed to it in section A13.1.

“Expiry Date” means the expiry date set out in Schedule “B”.

“Funding Year” means the period commencing on the Effective Date and ending on December 31 of the same calendar year as the Effective Date.

“Funds” means the money the Province provides to the Recipient pursuant to the Agreement.

“Indemnified Parties” means His Majesty the King in right of Ontario, His

ministers, agents, appointees, and employees.

“**Maximum Funds**” means the maximum Funds set out in Schedule “B”.

“**Notice**” means any communication given or required to be given pursuant to the Agreement.

“**Notice Period**” means the period of time within which the Recipient is required to remedy an Event of Default pursuant to section A13.3(b), and includes any such period or periods of time by which the Province extends that time in accordance with section A13.4.

“**Parties**” means the Province and the Recipient.

“**Party**” means either the Province or the Recipient.

“**Project**” means the undertaking described in Schedule “C”.

“**Reports**” means the reports described in Schedules “D” and “E” and the report template established in Schedule “G”.

“**Services**” means the court security and prisoner transportation services and activities as set out in Schedule “F” eligible for the funding, as set out in Schedule “B” as provided by the London Police Services Board in accordance with subsection 137(1) of the *Police Services Act*.

A2.0 REPRESENTATIONS, WARRANTIES, AND COVENANTS

A2.1 General. The Recipient represents, warrants, and covenants that:

- (a) it is, and will continue to be, a validly existing legal entity with full power to fulfill its obligations under the Agreement;
- (b) it has, and will continue to have, the experience and expertise necessary to carry out the Project;
- (c) it is in compliance with, and will continue to comply with, all federal and provincial laws and regulations, all municipal by-laws, and any other orders, rules, and by-laws related to any aspect of the Project, the Funds, or both; and
- (d) unless otherwise provided for in the Agreement, any information the Recipient provided to the Province in support of its request for funds (including information relating to any eligibility requirements) was true and complete at the time the Recipient provided it and will continue to be true and complete.

A2.2 Execution of Agreement. The Recipient represents and warrants that it has:

- (a) the full power and authority to enter into the Agreement; and
- (b) taken all necessary actions to authorize the execution of the Agreement.

A2.3 **Governance.** The Recipient represents, warrants, and covenants that it has, will maintain in writing, and will follow:

- (a) a code of conduct and ethical responsibilities for all persons at all levels of the Recipient's organization;
- (b) procedures to enable the Recipient's ongoing effective functioning;
- (c) decision-making mechanisms for the Recipient;
- (d) procedures to enable the Recipient to manage Funds prudently and effectively;
- (e) procedures to enable the preparation and submission of all Reports required pursuant to Article A7.0; and
- (f) procedures to enable the Recipient to address such other matters as the Recipient considers necessary to enable the Recipient to carry out its obligations under the Agreement.

A2.4 **Supporting Proof.** Upon the request of the Province, the Recipient will provide the Province with proof of the matters referred to in Article A2.0.

A3.0 TERM OF THE AGREEMENT

A3.1 **Term.** The term of the Agreement will commence on the Effective Date and will expire on the Expiry Date unless terminated earlier pursuant to Article A11.0, Article A12.0, or Article A13.0.

A4.0 FUNDS AND CARRYING OUT THE PROJECT

A4.1 **Funds Provided.** The Province will:

- (a) provide the Recipient up to the Maximum Funds for the purpose of carrying out the Project;
- (b) provide the Funds to the Recipient in accordance with the payment plan attached to the Agreement as Schedule "E"; and
- (c) deposit the Funds into an account designated by the Recipient provided that the account:
 - (i) resides at a Canadian financial institution; and

(ii) is in the name of the Recipient.

A4.2 Limitation on Payment of Funds. Despite section A4.1:

- (a) the Province is not obligated to provide any Funds to the Recipient until the Recipient provides the certificates of insurance or other proof as the Province may request pursuant to section A10.2;
- (b) the Province is not obligated to provide instalments of Funds until it is satisfied with the progress of the Project;
- (c) the Province may adjust the amount of Funds it provides to the Recipient in any Funding Year based upon the Province's assessment of the information the Recipient provides to the Province pursuant to section A7.1; or
- (d) if, pursuant to the *Financial Administration Act* (Ontario), the Province does not receive the necessary appropriation from the Ontario Legislature for payment under the Agreement, the Province is not obligated to make any such payment, and, as a consequence, the Province may:
 - (i) reduce the amount of Funds and, in consultation with the Recipient, change the Project; or
 - (ii) terminate the Agreement pursuant to section A12.1.

A4.3 Use of Funds and Carry Out the Project. The Recipient will do all of the following:

- (a) carry out the Project in accordance with the Agreement;
- (b) use the Funds only for the purpose of carrying out the Project;
- (c) spend the Funds only in accordance with the Court Security and Prisoner Transportation Services set out in Schedule "F";
- (d) not use the Funds to cover any cost that has or will be funded or reimbursed by one or more of any third party, ministry, agency, or organization of the Government of Ontario.

A4.4 Interest Bearing Account. If the Province provides Funds before the Recipient's immediate need for the Funds, the Recipient will place the Funds in an interest bearing account in the name of the Recipient at a Canadian financial institution.

A4.5 Interest. If the Recipient earns any interest on the Funds, the Province may:

- (a) deduct an amount equal to the interest from any further instalments of Funds; or

- (b) demand from the Recipient the payment of an amount equal to the interest.

A4.6 **Rebates, Credits, and Refunds.** The Ministry will calculate Funds based on the actual costs to the Recipient to carry out the Project, less any costs (including taxes) for which the Recipient has received, will receive, or is eligible to receive, a rebate, credit, or refund.

A5.0 RECIPIENT'S ACQUISITION OF GOODS OR SERVICES, AND DISPOSAL OF ASSETS

A5.1 **Acquisition.** If the Recipient acquires goods, services, or both with the Funds, it will:

- (a) do so through a process that promotes the best value for money.

A5.2 **Disposal.** The Recipient will not, without the Province's prior written consent, sell, lease, or otherwise dispose of any asset purchased or created with the Funds or for which Funds were provided, the cost of which exceeded the amount as provided for in Schedule "B" at the time of purchase.

A6.0 CONFLICT OF INTEREST

A6.1 **No Conflict of Interest.** The Recipient will carry out the Project and use the Funds without an actual, potential, or perceived conflict of interest.

A6.2 **Conflict of Interest Includes.** For the purposes of Article A6.0, a conflict of interest includes any circumstances where:

- (a) the Recipient; or
- (b) any person who has the capacity to influence the Recipient's decisions,

has outside commitments, relationships, or financial interests that could, or could be seen to, interfere with the Recipient's objective, unbiased, and impartial judgment relating to the Project, the use of the Funds, or both.

A6.3 **Disclosure to Province.** The Recipient will:

- (a) disclose to the Province, without delay, any situation that a reasonable person would interpret as an actual, potential, or perceived conflict of interest; and
- (b) comply with any terms and conditions that the Province may prescribe as a result of the disclosure.

A7.0 REPORTS, ACCOUNTING, AND REVIEW

A7.1 Preparation and Submission. The Recipient will:

- (a) submit to the Province at the address referred to in section A17.1, all Reports in accordance with the timelines and content requirements as provided for in Schedule “F”, or in a form as specified by the Province from time to time;
- (b) submit to the Province at the address referred to in section A17.1, any other reports as may be requested by the Province in accordance with the timelines and content requirements specified by the Province;
- (c) ensure that all Reports and other reports are completed to the satisfaction of the Province; and
- (d) ensure that all Reports and other reports are signed on behalf of the Recipient by an authorized signing officer.

A7.2 Record Maintenance. The Recipient will keep and maintain:

- (a) all financial records (including invoices) relating to the Funds or otherwise to the Project in a manner consistent with generally accepted accounting principles; and
- (b) all non-financial documents and records relating to the Funds or otherwise to the Project.

A7.3 Inspection. The Province, any authorized representative, or any independent auditor identified by the Province may, at the Province’s expense, upon twenty-four hours’ Notice to the Recipient and during normal business hours, enter upon the Recipient’s premises to review the progress of the Project and the Recipient’s allocation and expenditure of the Funds and, for these purposes, the Province, any authorized representative, or any independent auditor identified by the Province may take one or more of the following actions:

- (a) inspect and copy the records and documents referred to in section A7.2;
- (b) remove any copies made pursuant to section A7.3(a) from the Recipient’s premises; and
- (c) conduct an audit or investigation of the Recipient in respect of the expenditure of the Funds, the Project, or both.

A7.4 Disclosure. To assist in respect of the rights provided for in section A7.3, the Recipient will disclose any information requested by the Province, any authorized representatives, or any independent auditor identified by the Province, and will do so in the form requested by the Province, any authorized representative, or any independent auditor identified by the Province, as the case may be.

A7.5 **No Control of Records.** No provision of the Agreement will be construed so as to give the Province any control whatsoever over the Recipient's records.

A7.6 **Auditor General.** The Province's rights under Article A7.0 are in addition to any rights provided to the Auditor General pursuant to section 9.1 of the *Auditor General Act* (Ontario).

A8.0 COMMUNICATIONS REQUIREMENTS

A8.1 **Acknowledge Support.** Unless otherwise directed by the Province, the Recipient will:

- (a) acknowledge the support of the Province for the Project; and
- (b) ensure that the acknowledgement referred to in section A8.1(a) is in a form and manner as directed by the Province.

A8.2 **Publication.** The Recipient will indicate, in any of its Project-related publications, whether written, oral, or visual, that the views expressed in the publication are the views of the Recipient and do not necessarily reflect those of the Province.

A9.0 INDEMNITY

A9.1 **Indemnification.** The Recipient will indemnify and hold harmless the Indemnified Parties from and against any and all liability, loss, costs, damages, and expenses (including legal, expert and consultant fees), causes of action, actions, claims, demands, lawsuits, or other proceedings, by whomever made, sustained, incurred, brought, or prosecuted, in any way arising out of or in connection with the Project or otherwise in connection with the Agreement, unless solely caused by the negligence or wilful misconduct of the Indemnified Parties.

A10.0 INSURANCE

A10.1 **Recipient's Insurance.** The Recipient represents, warrants, and covenants that it has, and will maintain for the Term of the Agreement, at its own cost and expense, with insurers having a secure A.M. Best rating of B+ or greater, or the equivalent, all the necessary and appropriate insurance that a prudent person carrying out obligations similar to the obligations of the Recipient under this Agreement would maintain, including commercial general liability insurance on an occurrence basis for third party bodily injury, personal injury, and property damage, to an inclusive limit of not less than the amount provided for in Schedule "B" per occurrence. The insurance policy will include the following:

- (a) the Indemnified Parties as additional insureds with respect to liability arising in the course of performance of the Recipient's obligations under, or otherwise in connection with, the Agreement;

- (b) a cross-liability clause;
- (c) contractual liability coverage; and
- (d) a 30-day written notice of cancellation.

A10.2 **Proof of Insurance.** The Recipient will:

- (a) provide to the Province, either:
 - (i) certificates of insurance that confirm the insurance coverage as provided for in section A10.1; or
 - (ii) other proof that confirms the insurance coverage as provided for in section A10.1; and
- (b) upon the request of the Province, provide to the Province a copy of any insurance policy.

A11.0 TERMINATION ON NOTICE

A11.1 **Termination on Notice.** The Province may terminate the Agreement at any time without liability, penalty, or costs upon giving at least 30 days' Notice to the Recipient.

A11.2 **Consequences of Termination on Notice by the Province.** If the Province terminates the Agreement pursuant to section A11.1, the Province may take one or more of the following actions:

- (a) cancel further instalments of Funds;
- (b) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient; and
- (c) determine the reasonable costs for the Recipient to wind down the Project, and do either or both of the following:
 - (i) permit the Recipient to offset such costs against the amount the Recipient owes pursuant to section A11.2(b); and
 - (ii) subject to section A4.1(a), provide Funds to the Recipient to cover such costs.

A12.0 TERMINATION WHERE NO APPROPRIATION

A12.1 **Termination Where No Appropriation.** If, as provided for in section A4.2(d), the Province does not receive the necessary appropriation from the Ontario Legislature for any payment the Province is to make pursuant to the Agreement, the Province may terminate the Agreement immediately without liability, penalty, or costs by giving Notice to the Recipient.

A12.2 Consequences of Termination Where No Appropriation. If the Province terminates the Agreement pursuant to section A12.1, the Province may take one or more of the following actions:

- (a) cancel further instalments of Funds;
- (b) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient; and
- (c) determine the reasonable costs for the Recipient to fund the Services until the date of termination and permit the Recipient to offset such costs against the amount owing pursuant to section A12.2(b).

A12.3 No Additional Funds. If, pursuant to section A12.2(c), the Province determines that the costs to wind down the Project exceed the Funds remaining in the possession or under the control of the Recipient, the Province will not provide additional Funds to the Recipient.

A13.0 EVENT OF DEFAULT, CORRECTIVE ACTION, AND TERMINATION FOR DEFAULT

A13.1 Events of Default. Each of the following events will constitute an Event of Default:

- (a) in the opinion of the Province, the Recipient breaches any representation, warranty, covenant, or other material term of the Agreement, including failing to do any of the following in accordance with the terms and conditions of the Agreement:
 - (i) carry out the Project;
 - (ii) use or spend Funds; or
 - (iii) provide, in accordance with section A7.1, Reports or such other reports as may have been requested pursuant to section A7.1(b);
- (b) the Recipient's operations, its financial condition, or its organizational structure, changes such that it no longer meets one or more of the eligibility requirements of the program under which the Province provides the Funds;
- (c) the Recipient makes an assignment, proposal, compromise, or arrangement for the benefit of creditors, or a creditor makes an application for an order adjudging the Recipient bankrupt, or applies for the appointment of a receiver; or
- (d) the Recipient ceases to operate.

A13.2 **Consequences of Events of Default and Corrective Action.** If an Event of Default occurs, the Province may, at any time, take one or more of the following actions:

- (a) initiate any action the Province considers necessary in order to facilitate the successful application of the Funds for the Services;
- (b) provide the Recipient with an opportunity to remedy the Event of Default;
- (c) suspend the payment of Funds for such period as the Province determines appropriate;
- (d) reduce the amount of the Funds;
- (e) cancel further instalments of Funds;
- (f) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient;
- (g) demand from the Recipient the payment of an amount equal to any Funds the Recipient used, but did not use in accordance with the Agreement;
- (h) demand from the Recipient the payment of an amount equal to any Funds the Province provided to the Recipient; and
- (i) terminate the Agreement at any time, including immediately, without liability, penalty or costs to the Province upon giving Notice to the Recipient.

A13.3 **Opportunity to Remedy.** If, in accordance with section A13.2(b), the Province provides the Recipient with an opportunity to remedy the Event of Default, the Province will give Notice to the Recipient of:

- (a) the particulars of the Event of Default; and
- (b) the Notice Period.

A13.4 **Recipient not Remediating.** If the Province provided the Recipient with an opportunity to remedy the Event of Default pursuant to section A13.2(b), and:

- (a) the Recipient does not remedy the Event of Default within the Notice Period;
- (b) it becomes apparent to the Province that the Recipient cannot completely remedy the Event of Default within the Notice Period; or
- (c) the Recipient is not proceeding to remedy the Event of Default in a way that is satisfactory to the Province,

the Province may extend the Notice Period, or initiate any one or more of the actions provided for in sections A13.2(a), (c), (d), (e), (f), (g), (h), and (i).

A13.5 **When Termination Effective.** Termination under Article will take effect as provided for in the Notice.

A14.0 FUNDS AT THE END OF A FUNDING YEAR

A14.1 **Funds at the End of a Funding Year.** Without limiting any rights of the Province under Article A13.0, if the Recipient has not spent all the Funds allocated for the Funding Year (Maximum Funds), the Province may take one or both of the following actions:

- (a) demand from the Recipient payment of the unspent Funds; and
- (b) adjust the amount of any further instalments of Funds accordingly.

A15.0 FUNDS UPON EXPIRY

A15.1 **Funds Upon Expiry.** The Recipient will, upon expiry of the Agreement, pay to the Province any Funds remaining in its possession or under its control.

A16.0 DEBT DUE AND PAYMENT

A16.1 **Payment of Overpayment.** If at any time the Province provides Funds in excess of the amount to which the Recipient is entitled under the Agreement, the Province may:

- (a) deduct an amount equal to the excess Funds from any further instalments of Funds; or
- (b) demand that the Recipient pay an amount equal to the excess Funds to the Province.

A16.2 **Debt Due.** If, pursuant to the Agreement:

- (a) the Province demands from the Recipient the payment of any Funds or an amount equal to any Funds; or
- (b) the Recipient owes any Funds or an amount equal to any Funds to the Province, whether or not the Province has demanded their payment,

such Funds or other amount will be deemed to be a debt due and owing to the Province by the Recipient, and the Recipient will pay the amount to the Province immediately, unless the Province directs otherwise.

A16.3 **Interest Rate.** The Province may charge the Recipient interest on any money owing by the Recipient at the then current interest rate charged by the Province

of Ontario on accounts receivable.

A16.4 **Payment of Money to Province.** The Recipient will pay any money owing to the Province by cheque payable to the “Ontario Minister of Finance” and delivered to the Province as provided for in Schedule “B”.

A16.5 **Fails to Pay.** Without limiting the application of section 43 of the *Financial Administration Act* (Ontario), if the Recipient fails to pay any amount owing under the Agreement, His Majesty the King in right of Ontario may deduct any unpaid amount from any money payable to the Recipient by His Majesty the King in right of Ontario.

A17.0 NOTICE

A17.1 **Notice in Writing and Addressed.** Notice will be in writing and will be delivered by email, postage-prepaid mail, personal delivery, or fax, and will be addressed to the Province and the Recipient respectively as provided for Schedule “B”, or as either Party later designates to the other by Notice.

A17.2 **Notice Given.** Notice will be deemed to have been given:

- (a) in the case of postage-prepaid mail, five Business Days after the Notice is mailed; or
- (b) in the case of email, personal delivery, or fax, one Business Day after the Notice is delivered.

A17.3 **Postal Disruption.** Despite section A17.2(a), in the event of a postal disruption:

- (a) Notice by postage-prepaid mail will not be deemed to be given; and
- (b) the Party giving Notice will give Notice by email, personal delivery, or fax.

A18.0 CONSENT BY PROVINCE AND COMPLIANCE BY RECIPIENT

A18.1 **Consent.** When the Province provides its consent pursuant to the Agreement, it may impose any terms and conditions on such consent and the Recipient will comply with such terms and conditions.

A19.0 SEVERABILITY OF PROVISIONS

A19.1 **Invalidity or Unenforceability of Any Provision.** The invalidity or unenforceability of any provision of the Agreement will not affect the validity or enforceability of any other provision of the Agreement. Any invalid or unenforceable provision will be deemed to be severed.

A20.0 WAIVER

A20.1 **Waiver Request.** Either Party may, in accordance with the Notice provision set out in Article A17.0, ask the other Party to waive an obligation under the Agreement.

A20.2 **Waiver Applies.** Any waiver a Party grants in response to a request made pursuant to section A20.1 will:

- (a) be valid only if the Party granting the waiver provides it in writing; and
- (b) apply only to the specific obligation referred to in the waiver.

A21.0 INDEPENDENT PARTIES

A21.1 **Parties Independent.** The Recipient is not an agent, joint venturer, partner, or employee of the Province, and the Recipient will not represent itself in any way that might be taken by a reasonable person to suggest that it is, or take any actions that could establish or imply such a relationship.

A22.0 ASSIGNMENT OF AGREEMENT OR FUNDS

A22.1 **No Assignment.** The Recipient will not, without the prior written consent of the Province, assign any of its rights or obligations under the Agreement.

A22.2 **Agreement Binding.** All rights and obligations contained in the Agreement will extend to and be binding on the Parties' respective heirs, executors, administrators, successors, and permitted assigns.

A23.0 GOVERNING LAW

A23.1 **Governing Law.** The Agreement and the rights, obligations, and relations of the Parties will be governed by and construed in accordance with the laws of the Province of Ontario and the applicable federal laws of Canada. Any actions or proceedings arising in connection with the Agreement will be conducted in the courts of Ontario, which will have exclusive jurisdiction over such proceedings.

A24.0 FURTHER ASSURANCES

A24.1 **Agreement into Effect.** The Recipient will provide such further assurances as the Province may request from time to time with respect to any matter to which the Agreement pertains, and will otherwise do or cause to be done all acts or things necessary to implement and carry into effect the terms and conditions of the Agreement to their full extent.

A25.0 JOINT AND SEVERAL LIABILITY

A25.1 **Joint and Several Liability.** Where the Recipient is comprised of more than one entity, all such entities will be jointly and severally liable to the Province for the fulfillment of the obligations of the Recipient under the Agreement.

A26.0 RIGHTS AND REMEDIES CUMULATIVE

A26.1 **Rights and Remedies Cumulative.** The rights and remedies of the Province under the Agreement are cumulative and are in addition to, and not in substitution for, any of its rights and remedies provided by law or in equity.

A27.0 FAILURE TO COMPLY WITH OTHER AGREEMENTS

A27.1 **Other Agreements.** If the Recipient:

- (a) has failed to comply with any term, condition, or obligation under any other agreement with His Majesty the King in right of Ontario or one of His agencies (a “**Failure**”);
- (b) has been provided with notice of such Failure in accordance with the requirements of such other agreement;
- (c) has, if applicable, failed to rectify such Failure in accordance with the requirements of such other agreement; and
- (d) such Failure is continuing,

the Province may suspend the payment of Funds for such period as the Province determines appropriate.

A28.0 SURVIVAL

A28.1 **Survival.** The following Articles and sections, and all applicable cross-referenced sections and schedules, will continue in full force and effect for a period of seven years from the date of expiry or termination of the Agreement: Article 1.0, Article 3.0, Article A1.0 and any other applicable definitions, section A2.1(a), sections A4.2(d), A4.5, section A5.2, section A7.1 (to the extent that the Recipient has not provided the Reports or other reports as may have been requested to the satisfaction of the Province), sections A7.2, A7.3, A7.4, A7.5, A7.6, Article A8.0, Article A9.0, section A11.2, sections A12.2, A12.3, sections A13.1, A13.2(d), (e), (f), (g) and (h), Article A15.0, Article A16.0, Article A17.0, Article A19.0, section A22.2, Article A23.0, Article A25.0, Article A26.0, Article A27.0 and Article A28.0.

- END OF GENERAL TERMS AND CONDITIONS -

SCHEDULE "B"
PROJECT SPECIFIC INFORMATION AND ADDITIONAL PROVISIONS

Maximum Funds	\$3,113,581.00
Expiry Date	December 31, 2024
Insurance	\$5,000,000.00
Contact information for the purposes of Notice to the Province	<p>Name: Ministry of the Solicitor General Public Safety Division, External Relations Branch Program Development Section</p> <p>Address: 25 Grosvenor Street, 12th Floor Toronto, ON M7A 2H3</p> <p>Attention: Rosanna Tamburro, Community Safety Analyst</p> <p>Email: Rosanna.Tamburro@ontario.ca</p>
Contact information for the purposes of Notice to the Recipient and to respond as required to requests from the Province related to the Agreement	<p>Name: The Corporation of the City of London</p> <p>Address: 300 Dufferin Avenue London, ON N6A 4L9</p> <p>Attention: Mr. Ian Collins Director, Financial Services</p> <p>Email: ICollins@London.ca</p>

**SCHEDULE “C”
PROJECT**

The Project is the Recipient receiving the Funds and in turn providing the Funds to the London Police Services Board for the costs of providing security for court premises during hours of court operations and security of persons attending court, and/or the costs of transporting prisoners and custodial minors (i.e., persons between twelve and seventeen years of age) between correctional institutions, custodial facilities and court locations for the purposes of court attendance.

To assist the Recipient, the Province has agreed to provide the Recipient up to the Maximum Funds in accordance with the terms of the Agreement to offset costs for the provision of such court security and prisoner transportation within the Recipient’s jurisdiction.

The Recipient shall ensure the Funds are used only for eligible services and activities as described in Schedule “F”.

**SCHEDULE “D”
PERFORMANCE MEASUREMENT FRAMEWORK**

The Recipient agrees to collect and report back to the Province the information outlined below in the format provided in Schedule “G” for the reporting timeframe covering January 1, 2024 to December 31, 2024, and in accordance with the reporting schedule outlined in Schedule “E”.

2024 Report	
Performance Measure	Indicator
Number of court appearances	Number of in-person court appearances conducted Number of virtual court appearances conducted (if unavailable, please indicate "N/A")
Number of full-time equivalent sworn police officers and special constables that are supporting prisoner transportation and/or court security	Total number of full-time equivalent sworn police officers and special constables assigned to prisoner transportation and court security duties Total number of full-time equivalent sworn police officers and special constables assigned to prisoner transportation duties Total number of full-time equivalent sworn police officers and special constables assigned to court security duties
Number of prisoner transportation trips	Number of prisoner transportation trips between correctional institutions and court locations for the purpose of transporting persons in-custody to attend court

**SCHEDULE “E”
PAYMENT PLAN AND REPORTING SCHEDULE**

The Funds in the amount of **\$3,113,581.00** will be provided to the Recipient according to the following schedule:

- A. First Instalment: **\$778,395.25** will be paid to the Recipient once the Recipient has signed the Agreement and provided adequate proof of insurance to the Province **(due by February 16, 2024)** in accordance with section A10.2 of the Agreement, and the Agreement has then been signed by the Province.

- B. Second Instalment: **\$778,395.25** will be paid to the Recipient, following the Province’s receipt and approval of the 2023 Annual Financial Report **(due by April 12, 2024)**. *Subsequent payments will not be released until the Province has received and approved the 2023 Annual Financial Report.*

- C. Third Instalment: **\$778,395.25** will be paid to the Recipient by the end of September 2024.

- D. Final Instalment: **\$778,395.25** will be paid to the Recipient by the end of December 2024.

- E. The Recipient must submit the 2024 Annual Financial and Performance Measurement Report (Schedule “G”) to the Province **by March 31, 2025**.

**SCHEDULE “F”
COURT SECURITY AND PRISONER TRANSPORTATION
SERVICES AND ACTIVITIES ELIGIBLE FOR FUNDING**

A. COURT SECURITY includes:

1. Facility Perimeter Security

Costs associated with external and/or internal presence of police or other security personnel during regular or non-regular hours to secure the perimeter of the facility, to respond to a specific threat or for high-profile matters.

2. Courtroom Security

Costs associated with the presence of police or other security personnel in the courtroom to ensure the safety and security of the proceedings and attendees.

3. General Courthouse Security Presence

Costs associated with the use of screening stations to screen all public visitors to the courthouse, including the use of magnetometers and x-ray machines, and police or other security personnel assigned to perform roving patrols of the court facility.

4. Prisoner Movement in Courthouse

Costs associated with monitoring the movement of prisoners between holding cells and other areas within the courthouse.

5. Prisoner Guarding in Holding Cells

Costs associated with guarding and monitoring of prisoners brought to court and held in courthouse holding cells (where applicable).

6. Prisoner Feeding

Costs associated with the provision of meals to prisoners required while in the custody of local police services for the purpose of attending court.

B. PRISONER TRANSPORTATION includes:

1. Prisoner Transport

Costs associated with the movement of prisoners between correctional institutions and court locations for the purposes of attending court.

2. Prisoner Transport - Youth

Costs associated with the movement of custodial minors (i.e. 12-17 years old) between correctional and/or custodial facilities and court locations for the purposes of attending court.

*PRISONER includes: Persons being held in custody as a result of provincial or federal offence proceedings, including persons under immigration detention.

C. TRAINING, EQUIPMENT AND RECRUITING includes:

1. Costs associated with training that is relevant to court security and prisoner transportation only.
2. Cost associated with equipment that is unique to the provision of court security and prisoner transportation and does not include equipment that would be utilized for other purposes.
3. Costs associated with recruiting that is relevant to the staffing of court security and prisoner transportation only. Costs may include advertising for applicants, physical fitness and/or psychological testing, applicant screening, interviews or any other related human resources expense.

COURT SECURITY AND PRISONER TRANSPORTATION do NOT include:

Court Administration

Costs associated with performing court administrative duties including the scheduling of staff for daily deployment, the service of legal documents, the preparation/maintenance of Crown Brief materials, the entry of data into court information systems, preparing or swearing/affirming legal documentation, scheduling of court appearances or other duties of a related nature.

Bill No. 131
2024

By-law No. A.- _____ - ____

A by-law to repeal By-law No. S.-2742-482 entitled "A by-law to permit Victoria Hospital Corporation to maintain and use and encroachment upon the road allowance for 364 - 366 - 370 - 372 Hill Street".

The Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law No. S.-2742-482 passed on the 5th day of November, 1984, entitled "A by-law to permit Victoria Hospital Corporation to maintain and use and encroachment upon the road allowance for 364 – 366 – 370 – 372 Hill Street" and registered in the Land Registry Office for the Registry Division of Middlesex East (No. 33) on the 28th day of November 1984, as Instrument Number 679410, is hereby repealed.
2. The agreement between The Corporation of the City of London and Victoria Hospital Corporation, approved and authorized by By-law No. S.-2742-482 with respect to the construction, use and maintenance of a two-way parking gate encroachment, is hereby terminated.
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 23, 2024 subject to the provisions of PART VI.1 fo the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

Bill No. 132
2024

By-law No. C.P.-1512()-____

A by-law to amend The Official Plan for the
City of London, 2016 relating to 735
Wonderland Road North

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 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

**AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to the Specific Policies for the Transit Village Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit one 25-storey mixed-use building to be located on the east side of the property, on the corner of Beaverbrook Avenue and Horizon Drive, subject to the policies for contained in this Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 735 Wonderland Road North in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for a 25-storey mixed-use building to be located on the east side of the property, on the corner of Beaverbrook Avenue and Horizon Drive, with a maximum density of 189 units per hectare (uph). 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 Official Plan, including but not limited to the Key Directions, City Design and Building policies, and will facilitate a built form that contributes to achieving a compact, mixed-use City; The recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development; and the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

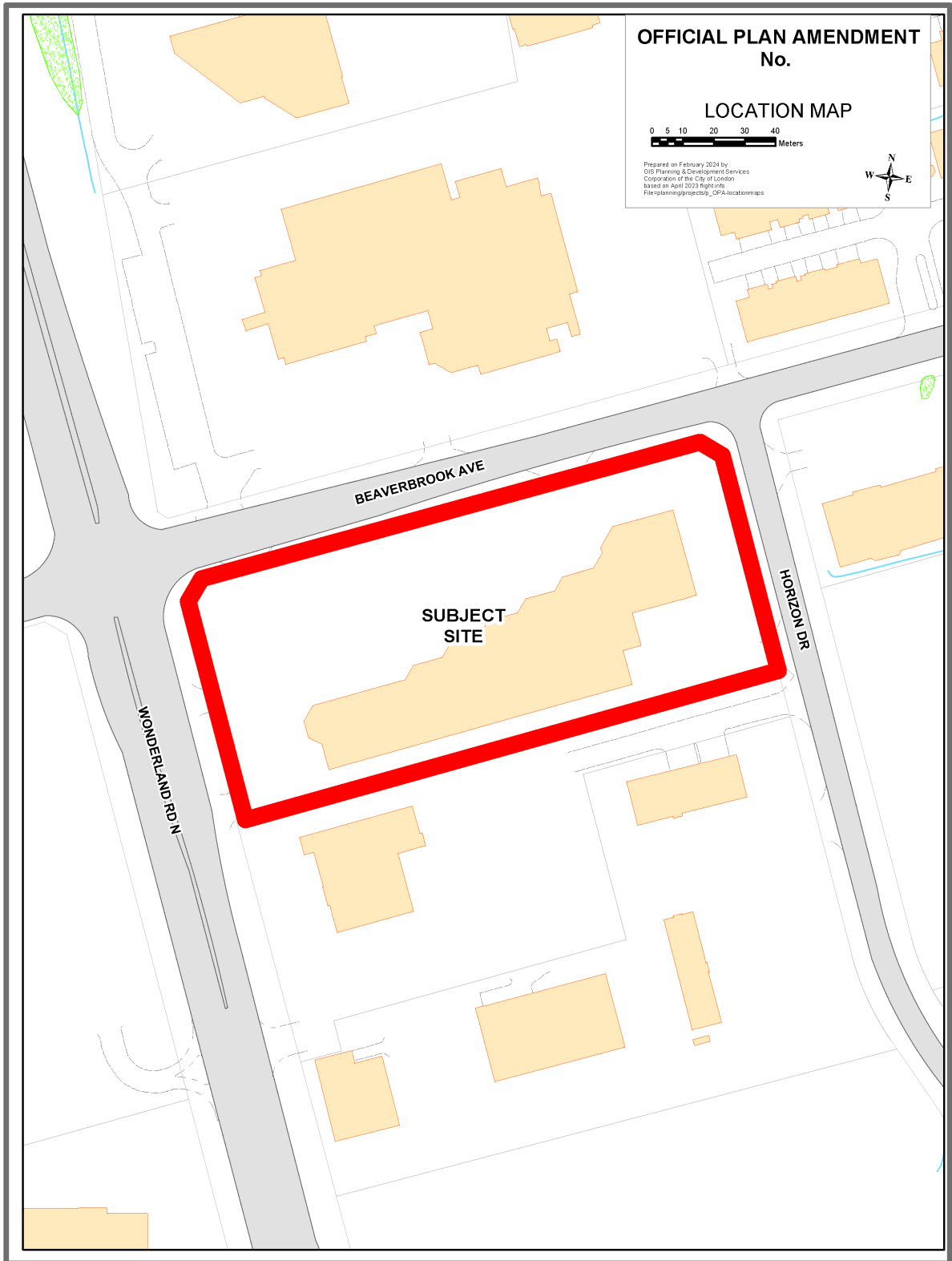
1. Specific Policies for the Transit Village Place Type of The Official Plan for the City of London is amended by adding the following:

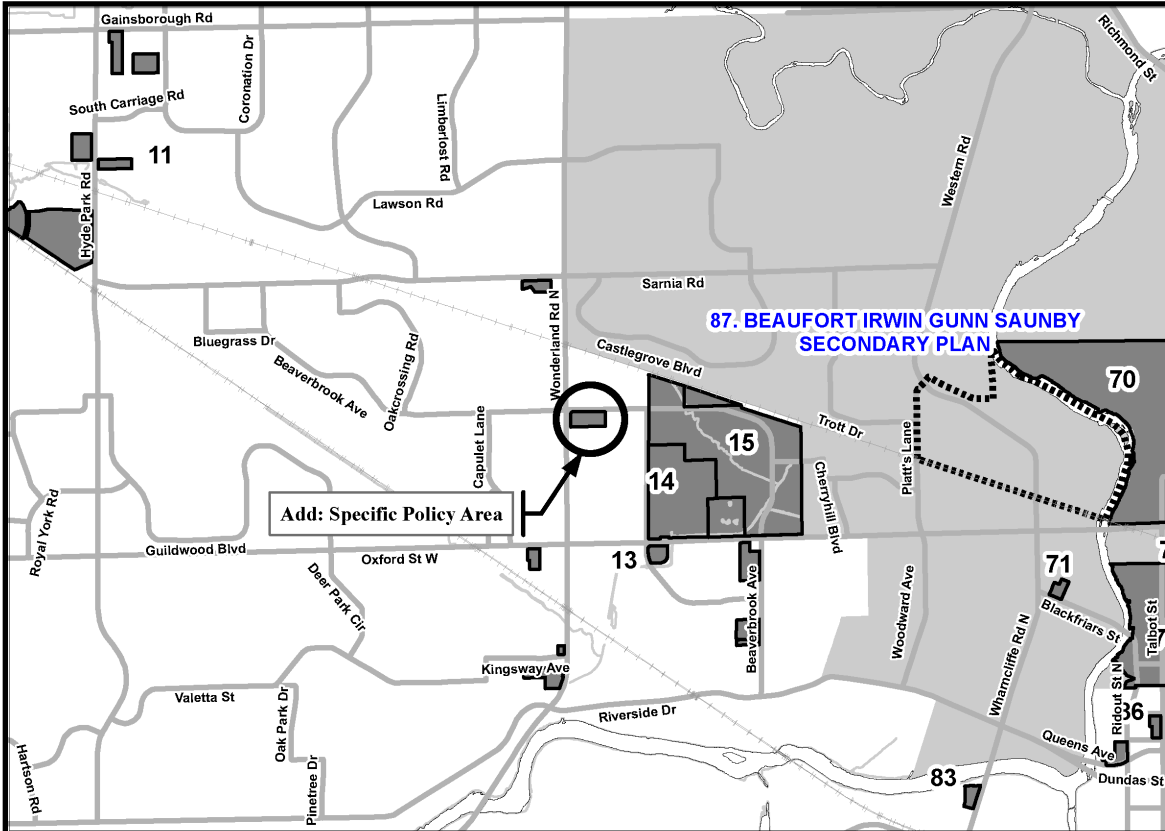
() 735 Wonderland Road North

In the Transit Village Place Type located at 735 Wonderland Road North, one 25-storey mixed-use building to be located on the east side of the property.

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 735 Wonderland Road North in the City of London, as indicated on "Schedule 1" attached hereto.

“Schedule 1”





LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

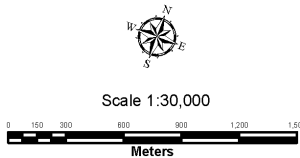
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: OZ-9407
PLANNER: AR
TECHNICIAN: RC
DATE: 2/6/2024

Bill No. 133
2024

By-law No. C.P.-1512()-____

A by-law to amend The Official Plan for the
City of London, 2016 relating to Byron Gravel
Pits Secondary Plan area

The Municipal Council of The Corporation of the City of London enacts as follows:

1. The Byron Gravel Pits Secondary Plan, as contained in Schedule “1” attached hereto and forming part of this by-law, is adopted.
2. 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.
3. 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 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

**AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

- 1) To adopt the “*Byron Gravel Pits Secondary Plan*” as a Secondary Plan under The Official Plan for the City of London, 2016;
- 2) To delete the existing specific policies 1168 in the Future Community Growth Place Type for the Byron Gravel Pits;
- 3) To amend the Byron Gravel Pits and Adjacent Lands Specific Policies 1537 and 1538 for Aggregate Resources to reflect the adoption of the *Byron Gravel Pits Secondary Plan*;
- 4) To add the “*Byron Gravel Pits Secondary Plan*” to the list of Adopted Secondary Plans in Policy 1565 of The Official Plan for the City of London, 2016;
- 5) To amend Map 1 – Place Types by redesignating the *Byron Gravel Pits Secondary Plan* Area from Future Community Growth, Neighbourhoods, and Environmental Review Place Types to reflect the land use designations in the *Byron Gravel Pits Secondary Plan*;
- 6) To amend Map 3 – Street Classification by modifying the alignment of Civic Boulevard (Commissioners Road West) to reflect the alignment approved through the Commissioners Road West Realignment Municipal Class EA;
- 7) To amend Map 4 – Active Mobility Network by updating the Cycling and Walking Routes within the *Byron Gravel Pits Secondary Plan* Area to reflect the multi-use pathways and promenade shown in the Byron Gravel Pits Secondary Plan;
- 8) To amend Map 7 – Specific Policy Areas and add the *Byron Gravel Pits Secondary Plan* Area, and merge Specific Policy Area 66 into Specific Policy Area 67;
- 9) AMEND Schedule 1 from 18 storeys with an upper maximum of 22 storeys; and,
- 10) AMEND Schedule 1 from 25% affordable housing to 10% to 15% affordable housing;

B. LOCATION OF THIS AMENDMENT

The *Secondary Plan* Area is located on the east side of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West, west of the existing development along Crestwood Drive, and north of the existing development and natural heritage features along Longworth Drive.

C. BASIS OF THE AMENDMENT

The Byron Gravel Pits and the adjacent lands are identified in *The Official Plan* as an area for Future Community Growth requiring a secondary plan to be prepared to determine the appropriate place type(s), and to guide the long-term management and approval of growth on the lands.

Specific Policies within the Future Community Growth Place Type identify that it is anticipated that the long-term land use of this area will be a mix of mid-rise

housing types and recreational uses based on a comprehensive plan for the rehabilitation and development of the gravel pit and adjacent lands.

The *Secondary Plan* establishes a vision, principles and policies for the future development of the area that is unique to the City. The *Secondary Plan* encourages a compact development form with a broad range of uses that are integrated with surrounding land uses, planning for new parks and connections, and protecting the natural environment to ensure a balanced community.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and interested parties input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The Official Plan*, and used in the creation and finalization of the *Secondary Plan*.

The *Secondary Plan* will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

- 1) Adopt the *Byron Gravel Pits Secondary Plan*, attached as Schedule “1”;
- 2) Specific Policies for the Future Community Growth Place Type are amended by deleting Policy 1168 in its entirety and the heading “Byron Gravel Pits”.
- 3) Specific Policies for Aggregate Resources are amended as follows:

Policy 1537 be revised and replaced by the policy below:

1537_ Within the *Byron Gravel Pits Secondary Plan* Area east of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West, as identified on Map 7 and the adjacent within the Future Community Growth Place Type, it is anticipated that the long-term land use of this area will be a mix of mid-rise housing types and recreational uses. Redevelopment of this area will be based on a comprehensive rehabilitation and development plan consistent with the *Byron Gravel Pits Secondary Plan*. Expansion of the existing licensed aggregate area and the realignment of Colonel Talbot Road may be considered if it can be demonstrated that this will assist in the rehabilitation of the existing gravel pits and that compatibility with surrounding land uses can be achieved.

Policy 1538 be revised and replaced by the policy below:

1538_ Aggregate resource areas adjacent to the Byron Gravel Pits are identified on Map 6. It is recognized that extraction of these resources may occur during the life of this Plan as a means of assisting in the overall rehabilitation of the Byron Gravel Pits. Consideration of the long-term development for the lands identified on Map 6 as aggregate resource areas adjacent to the Byron Gravel Pits will be incorporated and form a part of the studies being undertaken to achieve a comprehensive extraction, rehabilitation, and development plan for the lands in the *Byron Gravel Pits Secondary Plan* area shown on Map 7.

- 4) Policy 1565 be revised by adding the following:
10. Byron Gravel Pits Secondary Plan
- 5) Map 1 – Place Types is amended by redesignating the *Byron Gravel Pits Secondary Plan* Area from Future Community Growth, Neighbourhoods,

Environmental Review, and Green Space Place Types to Neighbourhoods, Green Space and Environmental Review Place Types as indicated on Schedule “2” attached hereto;

- 6) Map 3 – Street Classification is amended by modifying the Civic Boulevard (Commissioners Road West) within the *Byron Gravel Pits Secondary Plan* area to as indicated on Schedule “3” attached hereto;
- 7) Map 4 – Active Mobility Network is amended by adding and modifying the Cycling and Walking Routes within the *Byron Gravel Pits Secondary Plan Area* to as indicated on Schedule “4” attached hereto; and
- 8) Map 7 – Specific Policy Areas is amended by adding the boundary of the *Byron Gravel Pits Secondary Plan Area* and merging Specific Policy Area 66 into Specific Policy Area 67 as indicated on Schedule “5” attached hereto.



Byron Gravel Pits

Secondary Plan

March 2024





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1.0 Introduction

1.1 Background

The Byron Gravel Pits is a unique area within the City of London. The site contains an unusually deep glacial deposit that has been used to produce sand and gravel products to supply the London and the surrounding area construction market for over 75 years. At a depth of over 60 metres, this deposit was one of the most productive aggregate resource areas in Ontario. Decades of gravel extraction have created the area's dramatic topography and central pond.

The City of London began the process of exploring the long-term planning for the gravel pits and future use of this area in the early 1990's. This work led to the development of the South-East Byron Area Plan which was approved in 1992.

As the aggregate reserves have been depleted and the extractive industrial operations are ending, there is a renewed focus on the future use of the gravel pit lands. In addition to the large scale, coordinated aggregate rehabilitation project, there is an opportunity to develop a unique community that integrates both the large open space and recreational lands with the surrounding potential future residential and mixed-use lands.

Consideration of potential future uses while progressive pit rehabilitation is underway allows for a coordination of restoration efforts to achieve a specific purpose, including making the shape of the pond more suitable for recreation activities, and introducing certain design elements and planting regimes for better habitat creation.

The process of developing a *Secondary Plan* for this area was initiated in 2016 and was in part prompted by a development proposal. At the same time, work was underway to complete an Environmental Assessment (EA) for the Commissioners Road West Realignment. The EA was completed in 2019, which identified the approved realignment of Commissioners Road West through the *Secondary Plan*. Following the completion of the EA, the City continued work on the *Secondary Plan*.



1.2 Location

The Byron Gravel Pits are located on the east side of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West. The property lies within the Westmount Neighbourhood, immediately adjacent to the Byron Neighbourhood. The study area is comprised of 14 separate parcels, with some of the properties under similar ownership. There is one parcel, located in the northwest corner of the Study Area that is owned by the City of London. The remainder of the lands within the *Byron Gravel Pits Secondary Plan Area* are privately owned.





Figure 1 – Plan Boundary

The majority of this area has been licensed under the *Aggregate Resources Act* for sand and gravel extraction. In total, there were six (6) separate licenses within the area, each with a set of Site Plans which directed the operations and rehabilitation of the gravel pits. The aggregate licenses are under the jurisdiction of the Ministry of Natural Resources and Forestry, and the Ministry oversees compliance with operating conditions and rehabilitation of these sites.

In some cases, the land holdings have been leased by an operator to undertake the extraction of the aggregate. The complexity of ownerships and interests in the area requires a significant level of cooperation and coordination as the individual licensed areas are mined and rehabilitated. Over the years, considerable time and effort has been undertaken on a variety of studies and development proposals prepared by the private and public sectors dealing with the extraction, rehabilitation and after-use of the pits and the development of adjacent lands in this Area. On October 26, 2016, Council approved the Terms of Reference for the *Byron Gravel Pits Secondary Plan*, thereby directing Staff to undertake the development of a secondary plan to guide future development.

1.3 Purpose, Use and Interpretation

The purpose of the *Secondary Plan* is to establish a vision, principles, and detailed policies for the unique area of the *Byron Gravel Pits Secondary Plan* that provide a consistent framework to evaluate future development, that could occur along the perimeter of the former gravel pit operations, and public realm creation within the center, open space area. The intent of the policies is to provide direction and guidance to ensure the *Byron Gravel Pits Secondary Plan* Area evolves into a vibrant, connected, and mixed-use community that incorporates elements of sustainability, natural heritage, mixed-use development, walkability, passive and active recreation, and high-quality urban design.

The policies in this *Secondary Plan* apply to all properties in the boundary of the *Byron Gravel Pits Secondary Plan*. The development limits for the *Secondary Plan* shall be limited to the extent of the area that is serviceable by the existing gravity servicing elevations, which vary across the site. In general, only the perimeter of the *Byron Gravel Pits Secondary Plan* Area is suitable for residential and mixed-used development. As the ongoing rehabilitation of the site will determine the final grading, exact development limits will be subject to refinement at the time of any *Planning Act* applications.

The policies of this *Secondary Plan* provide a greater level of detail than the policies of the Official Plan, *The London Plan*. Where the policies of the Official Plan provide sufficient guidance to implement the vision of this *Secondary Plan*, these policies are not repeated. As such, the policies of this *Secondary Plan* should be read in conjunction with the Official Plan and any other applicable policy documents. If an instance arises where the Official Plan and this *Secondary Plan* appear to be inconsistent, consideration will be given to the additional specificity of the *Secondary Plan*, and the *Secondary Plan* shall prevail.

The schedules that form part of this *Secondary Plan* have policy status, whereas other figures and photographs included in the *Secondary Plan* are provided for graphic reference, illustration, and information. The policies of this *Secondary Plan* that use the words “will” or “shall” express a mandatory course of action. Where the word “should” is used, suitable alternative approaches that meet the intent of the policy may be considered.

The policies of this *Secondary Plan* will be implemented through mechanisms set out in this *Secondary Plan*, public investments in infrastructure and public realm improvements, as well as other tools available to the City including the Zoning By-law and Site Plan Control By-law. Planning and development applications will be evaluated based on the Planning and Development Application policies in the Our Tools section of *The London Plan* and this *Secondary Plan* to ensure that the permitted range of uses and intensities is appropriate within the surrounding context.



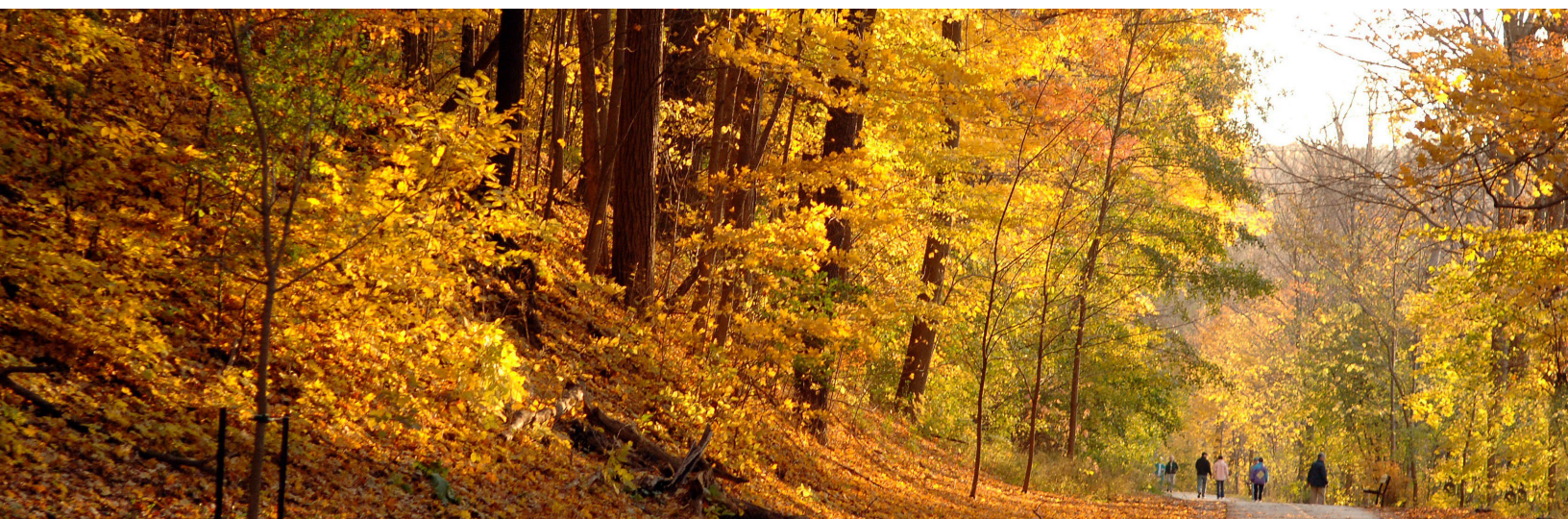
1.4 Vision, Principles and Objectives

1.4.1 Vision

The *Byron Gravel Pits Secondary Plan* area will be an exceptionally designed, mixed-use urban neighbourhood which takes advantage of the unique physical characteristics of the site to provide for: a range of different recreational activities, both active and passive; an opportunity to maintain and grow our natural heritage system; and, create new and unique housing forms with varying levels of intensity. This Area will be an exciting complete community balanced with places to live, shop and recreate while complimenting, and linking, existing and proposed facilities and amenities.

1.4.2 Principles

The preparation of this *Secondary Plan* has been guided by a series of principles and objectives that are described below. Any amendments to this *Secondary Plan* shall be consistent with these principles.



1.4.2.1 Promote Unique Opportunities for Recreation

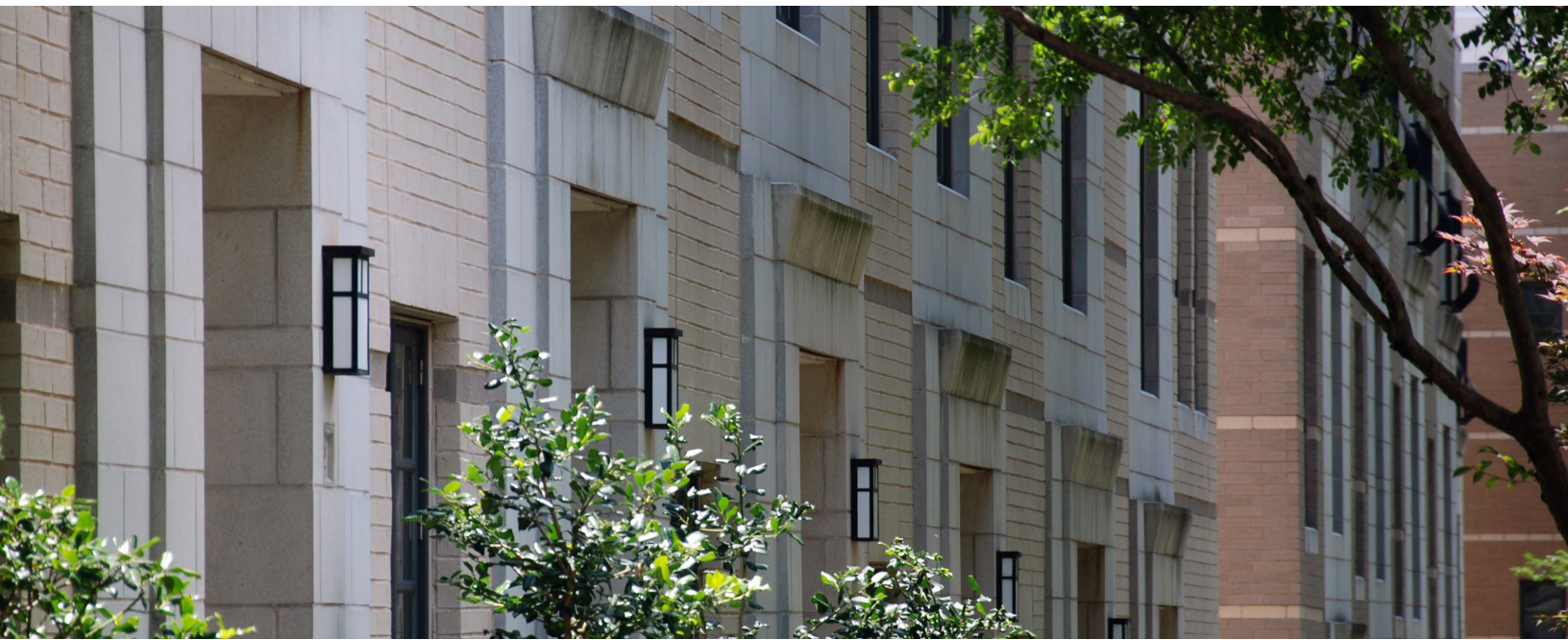
The *Byron Gravel Pits Secondary Plan Area* is unlike any other area in the City of London, shaped by years of aggregate extraction. The area is characterized by unique topography that features a central pond, tablelands, and steep side slopes.

The majority of the Area fronts on roads classified as Civic Boulevards (i.e., Byron Baseline Road, Colonel Talbot Road and Commissioners Road West). The policies will focus on creating a central Green Space for a range of unique recreational uses of regional significance, complemented and supported by a range of residential uses. The predominant open space and recreational uses should be augmented and balanced with residential, and cultural uses, promote season-long and year-round enjoyment and appreciation of the natural heritage features in and around the Area. A Master Park Plan will be prepared and adopted by the City to guide the future design and investment of recreational activities and facilities within the Central Pond and Green Space Policy Area.

Connections to Springbank Park, the Arboretum, Reservoir Park, and other nearby trail systems and natural features and area, are to be encouraged and supported.

Objectives:

- i) Promote the use of the site for public and/ or private recreational uses that are unique in London and the Region;
- ii) Optimize use of the unique features of the area including the central pond, high side slopes, viewsheds and topography;
- iii) Organize development and locate buildings within the landscape to maintain and enhance public access to important views. Development will not obstruct significant views and vistas from the public right-of- way;
- iv) Maintain a balance of active and passive recreational uses:
- v) Provide opportunities for public access for trails and recreational uses;
- vi) Consider opportunities for public acquisition of park and open space lands;
- vii) Enhance and compliment other recreational opportunities in the vicinity and it the broader region; and,
- viii) Design parks and recreational facilities to promote a strong sense of identity and place and to serve as a meeting place with appropriate infrastructure to attract and be accessible that supports neighbourhood residents of all ages and demographics.



1.4.2.2 Create a Unique Community that Supports a Mix of Uses and Housing Types

The *Byron Gravel Pits Secondary Plan Area* is intended to be an inclusive, accessible, attractive, mixed-use and connected community with a range of housing and services for local residents integrated with a unique recreational area in the City.

Objectives:

- i) Ensure that a range and mix of housing types is provided within the limits of the *Secondary Plan* to achieve a balanced and inclusive residential community;
- ii) Achieve an urban form which makes effective use of land, services, recreational facilities, and related infrastructure;
- iii) Provide a mix of high-quality residential buildings that cater to the needs of all ages, stages of life and income groups;
- iv) Provide complementary, small-scale convenience commercial, community and commercial recreation uses within mixed-use buildings that are appropriate in a residential environment to serve the needs of local residents; and, placement, street pattern, and location of trails and lookouts.

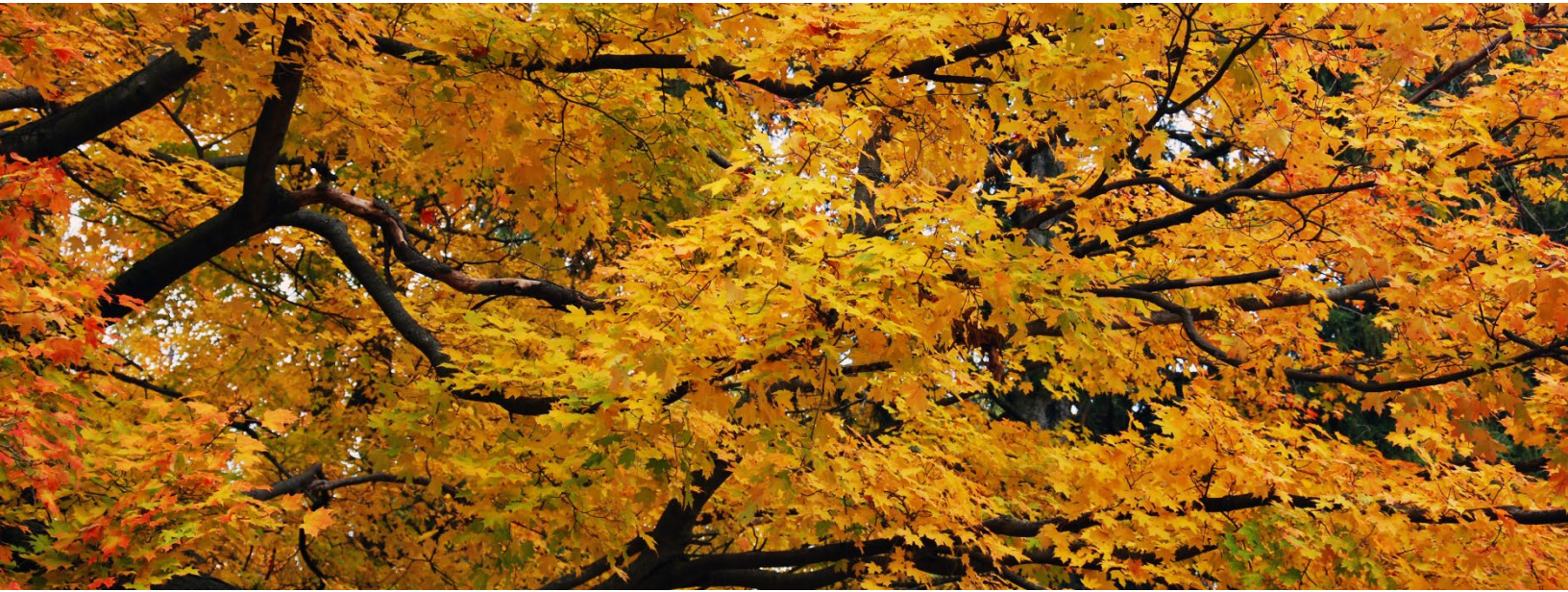
- v) Create an exceptional built form that incorporates the unique topography and physical landscape.

1.4.2.3 Create an Exceptional Community

The *Byron Gravel Pits Secondary Plan Area* is intended to integrate a range of uses that supports urban development, the natural heritage system, and unique active and passive recreational opportunities.

Objectives:

- i) Provide for a range of land uses including residential, small-scale commercial, open space, and recreational and leisure facilities;
- ii) Connect and integrate the new community to surrounding neighbourhoods through parks and natural areas, multi-use trails, pedestrian connections, and the street network;
- iii) Enhance recreational opportunities throughout the neighbourhoods by identifying opportunities for places and spaces that foster community identity and highlight the unique topography and habitats of this Area; and,
- iv) Showcase existing views and vistas throughout the Gravel Pit and further enhancement through building



1.4.2.4 Create a Diverse and Resilient Natural Environment

Integrate the unique topography and natural features and areas in a sensitively designed built setting to distinguish the *Byron Gravel Pits Secondary Plan Area* as a high quality, master planned community and recreational destination in a unique and enhanced natural setting.

Objectives:

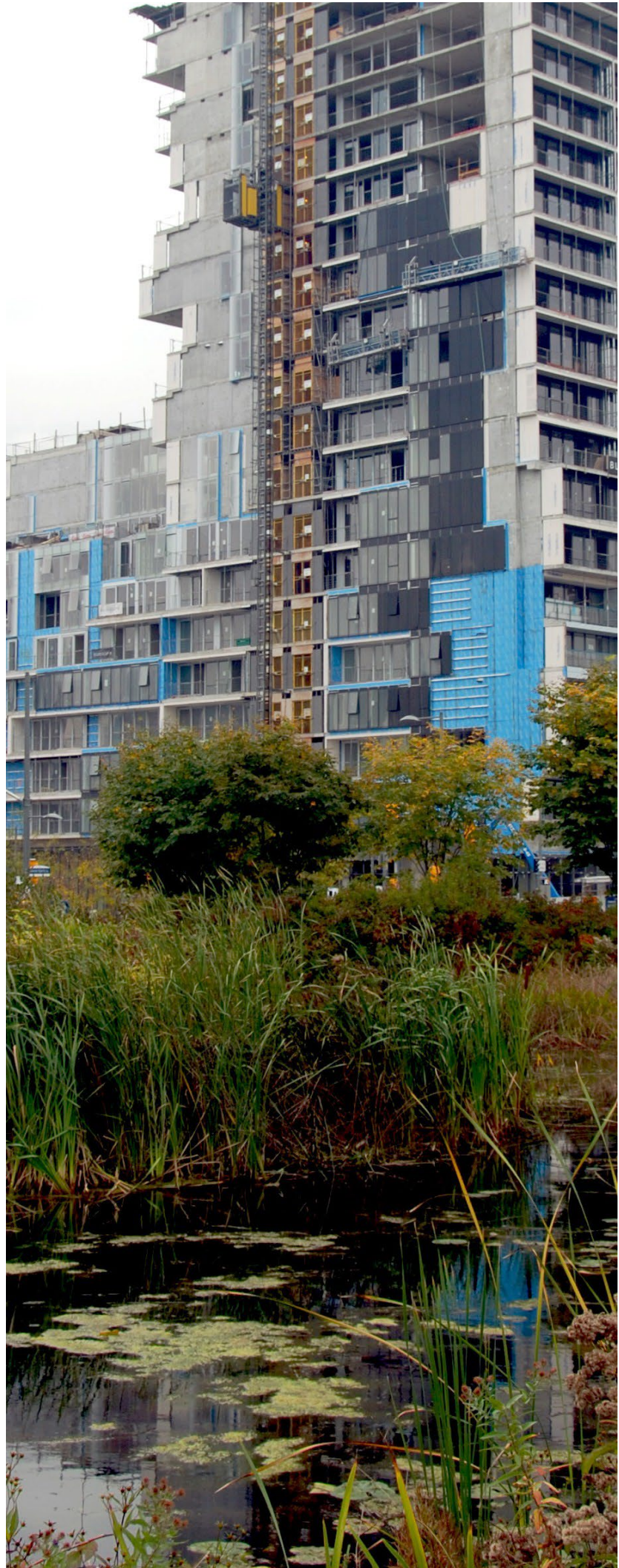
- i) Ensure appropriate environmental protection and mitigation through environmental studies to assess and confirm the status and significance of natural heritage features and areas as part of development applications;
- ii) Integrate parks, walking trails and multi-use trails appropriately with the natural environment to create a network of recreational and active transportation opportunities;
- iii) Enhance livable neighbourhood values using public green spaces and urban squares/parkettes as significant design features and by designing walkable and accessible neighbourhoods;
- iv) Support development patterns that provide visual and physical connectivity to natural feature areas, within and around the *Byron Gravel Pits Secondary Plan Area*, in ways that are compatible with the protection of the Natural Heritage System;
- v) Integrate protection, naturalization and restoration of a diversity of habitats suited to this Area;
- vi) Integrate strategic plantings of large statured, non-invasive trees to provide cooling, improve air quality and support outdoor activities in a context of climate change;
- vii) Support integration of appropriate on-site infiltration measures to achieve water balances and as part of stormwater management strategies in a context of climate change;
- viii) Provide Pathway Entrances designed as gathering places for residents of the surrounding neighbourhood and region, located at key access points along the multi-use pathway system at central and accessible locations connecting existing and growing neighbourhoods; and,
- ix) Encourage a built form, uses and site design that are attractive and supportive of alternative modes of transportation consistent with the City's Transportation Master Plan (latest version).

1.4.2.5 Sustainable Growth Management

Build sustainability into all aspects of the *Byron Gravel Pits Secondary Plan Area's* growth in an efficient and financially responsible manner.

Objectives:

- i) Establish a high degree of connectivity between residential, open space, commercial and institutional uses within and between existing and new neighbourhoods. Encourage a high standard of design, construction, and landscaping;
- ii) Promote green infrastructure and green building standards. Provide sustainable design strategies, in accordance with City standards, and optimum conditions for the use of passive and solar strategies;
- iii) Integrate publicly accessible networks of sidewalks, trails and multi-use paths with the surrounding trail system, and in particular, encourage connections to Springbank Park and nearby Green Space Place Types;
- iv) Plant native trees, non-native trees and vegetation to enhance biodiversity and resilience to climate change;
- v) Work with the Province to ensure compliance with the *Endangered Species Act* as it relates to confirmed habitat for Species at Risk in the Area; and,
- vi) Ensure the use of housing densities and efficient development patterns that minimize land consumption and servicing costs.







2.0 Community Structure

2.1 Introduction

The Community Structure Plan is illustrated in Schedule 2 of this *Secondary Plan* and sets out the overall framework for the physical and structural elements of the *Byron Gravel Pits Secondary Plan Area*. The elements described in this section are intended to assist with implementing the Vision and Principles for how the area will grow and develop relating to built form, servicing, the public realm, open space and recreation.

All Planning Applications proposing development within the *Byron Gravel Pits Secondary Plan Area* shall address the following key community structure objectives:

- i) Provide a range of housing types and choices that meet the needs of current and future residents within the limits of the *Secondary Plan*;
- ii) Direct medium and high-rise residential uses to the northern portion of the *Byron Gravel Pits Secondary Plan Area*;
- iii) Accommodate an interconnected multi-use pathway system as a defining feature of the *Byron Gravel Pits Secondary Plan Area*, linking natural heritage features and areas, parks, lookout points, stormwater management areas (including landscaped low impact development measures) and key community destination features;
- iv) Provide opportunities for focal points, such as lookout areas, seating areas, public art, and landscape features;
- v) Integrate access and visibility to privately-owned open spaces from adjacent streets and parks;
- vi) Integrate significant natural heritage features and areas with linkages to the broader open space system; and,
- vii) Provide residents with physical and visual opportunities that are accessible to everyone to enjoy nature in proximity to where they live, work and play.

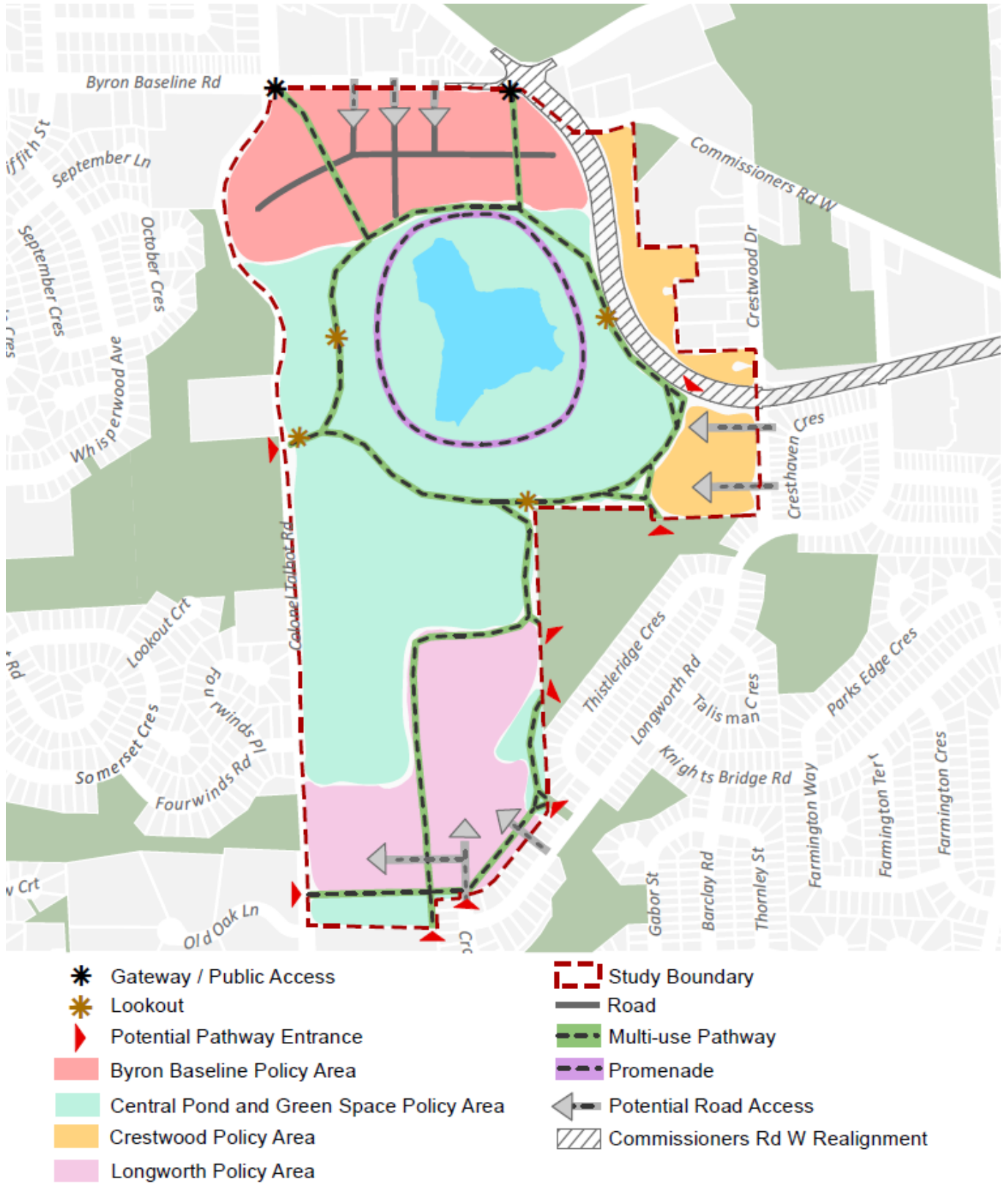


Figure 2: Community Structure Plan

2.2 Policy Areas

The area subject to the *Byron Gravel Pits Secondary Plan* has been divided into four Policy Areas. Some of the policies in the *Secondary Plan* apply to the entire area, while others are specific to the individual Policy Areas.

The *Secondary Plan* includes the following Place Types as shown on Schedule 6:

- i) Neighbourhoods: includes the Byron Baseline, Crestwood, and Longworth Policy Areas;
- ii) Green Space: includes the central pond and natural heritage features; and,
- iii) Environmental Review: includes wooded and successional natural areas remaining in the Study Area after the completion of the aggregate extraction activities (including the area west of Cresthaven Woods), consistent with the Place Type Schedule in *The London Plan*.

The boundaries and unique characteristics of each Policy Area are described in the following sections.

2.2.1 Byron Baseline Policy Area

The Byron Baseline Policy Area is located in the northern portion of the *Secondary Plan*, and includes the frontage along Byron Baseline Road together with a portion of the existing alignment of Commissioners Road West and Colonel Talbot Road. This Policy Area is intended to provide for the development of a mid- to high-rise, mixed-used district that is pedestrian-oriented; a focal point for the neighbourhood level services and civic functions; and, a gateway to the Byron Gravel Pit neighbourhood and natural areas.





2.2.2 Crestwood Policy Area

This area is intended to provide low to medium density residential development that will integrate with, and extend, the existing neighbourhood along Crestwood Drive. The Crestwood Policy Area is located in the eastern portion of the *Secondary Plan*. The adjacent areas are characterized by single detached residential developments, as well as a senior's residence. This Area is adjacent to Cresthaven Woods, a significant woodland, and in proximity to the Cresthaven Park. Realignment of Commissioners Road West, currently planned for 2035, constrains development within this Policy Area.

2.2.3 Longworth Policy Area

The Longworth Policy Area is located in the southern portion of the *Secondary Plan*. This Area is bounded by the top of the steep slopes created by the former aggregate extraction activities, some of which support habitat for Species at Risk. This Area is intended to provide low to medium density residential development that will integrate with, and extend, the existing neighbourhood along Longworth Road and Cranbrook Road.

Single detached residential development surrounds this Policy Area to the east, south and west. The Buttonbush Wetland, a Provincially Significant Wetland (PSW), is located nearby this Policy Area in the Longworth Neighbourhood, north of Southdale Road West. This Policy Area is constrained by the steep slopes around the central pond and it is anticipated that this Policy Area will be integrated with the existing residential neighbourhood to the southeast of the *Secondary Plan*.

2.2.4 Central Pond and Green Space Policy Area

The Central Pond and Green Space Policy Area includes the side slopes and a pond in the central portion of the site, also by-products of the former aggregate extraction activities, and natural areas not appropriate for development.

At the date of this Plan, the majority of this area remains privately owned. However, the City plans to explore opportunities to bring some or all of these central lands into public ownership to support the provision of passive and active recreational opportunities that take advantage of the area's unique topography and location.



2.3 Views and Connectivity

The *Byron Gravel Pits Secondary Plan* is located within the Westmount Neighbourhood, immediately adjacent to the Byron Neighbourhood. Within these established neighbourhoods, the residential street pattern consists of cul-de-sacs, dead-end streets, or crescent-shaped streets which impacts the ability of the future development within the *Byron Gravel Pits Secondary Plan* area to connect with the existing street network. The limited developable lands and topography present an additional challenge for connectivity between the site and surrounding neighbourhoods. Through development, however, landowners are encouraged to create opportunities for connectivity within and outside the site, where possible, in a manner consistent with the adjacent developments.

Decades of aggregate extraction have created a unique topography with dynamic viewpoints and vistas. These visual and physical connections serve to link, or frame, significant elements of the natural, built and open space environments to each other, and are seen as important organizing community structure elements that are integral to the overall vision of the *Secondary Plan*. Creating a pedestrian and active transportation network will enhance these organizing elements and connect areas of residential development within the Gravel Pit Area. The Community Structure Plan identifies opportunities for the preservation, enhancement and creation of these visual and physical linkages. These opportunities are identified on the Community Structure Plan as Lookouts, Gateways/Public Access and Potential Pathway Entrances.





3.0 General Policies

The intent of this *Secondary Plan* is to provide a policy framework to guide future development and public projects in the *Byron Gravel Pits Secondary Plan Area*. Policies in this *Secondary Plan* support the vision by providing guidance on land use, open space and recreation, view corridors, connections, public realm design, servicing, and natural heritage.

3.1 Mobility and Public Realm

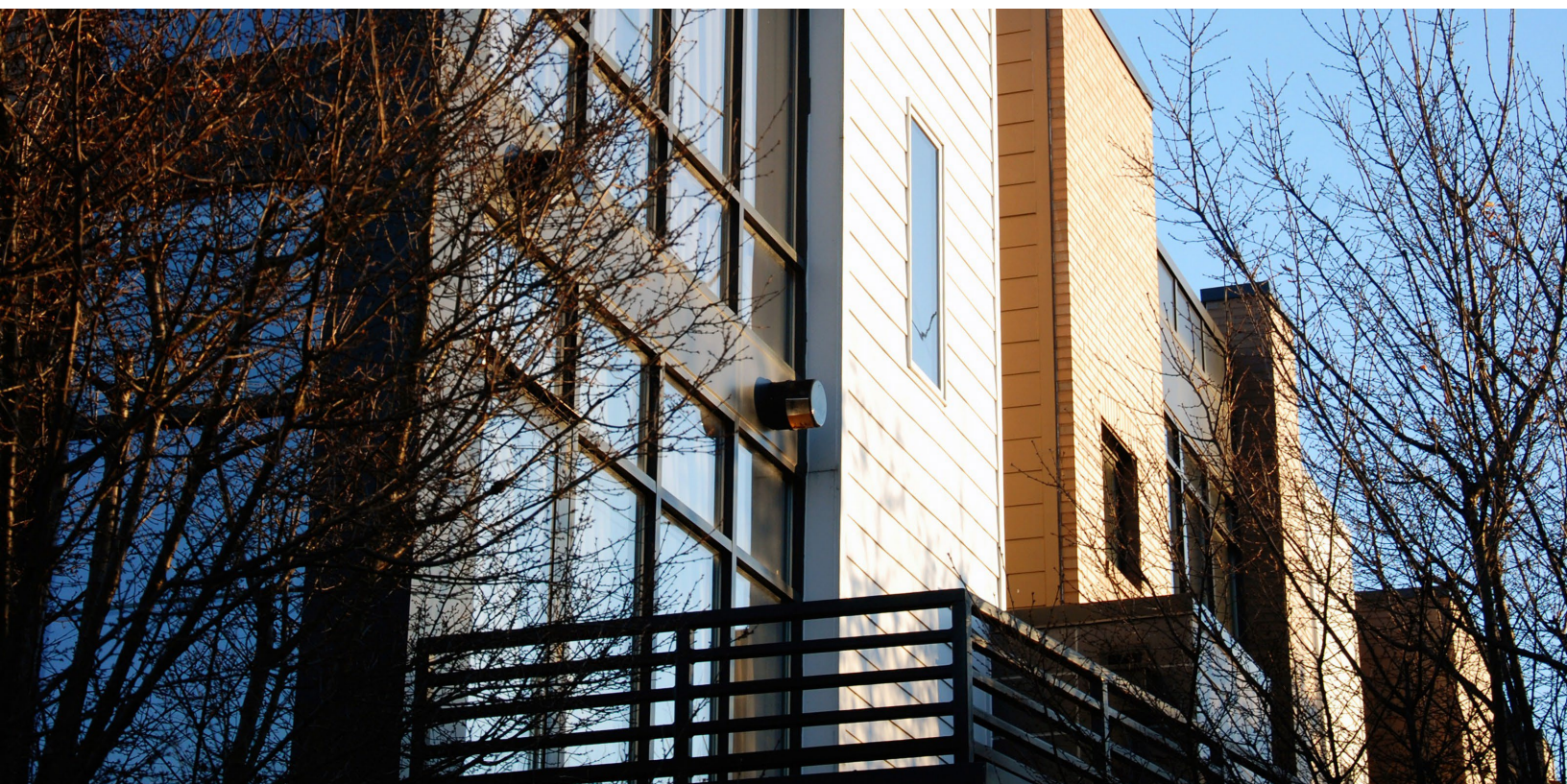
3.1.1 Linkages and Connections

Connections between the Central Pond and Green Space Policy Area and the surrounding pathway system, together with a strong multi-use pathway linkages to Springbank Park and the Arboretum, are priorities for the future development within the *Byron Gravel Pits Secondary Plan Area*. Recreational multi-use pathways with well-designed areas for viewing, gathering, and resting will provide unique recreational amenities and connectivity to surrounding neighbourhoods and the City-wide recreational pathway and park system.

The multi-use pathway network is shown on Schedule 4. These multi-use pathways are intended as recreational facilities for a variety of users, including but not limited to pedestrians, in-line skating, and cyclists with speed limitations, located within a park environment. They are typically asphalt surfaced and shall be designed in accordance with City standards. Lands required for this recreational pathway network may be acquired by the City in accordance with the municipal land dedication requirements of the *Planning Act* or through purchase, donation, bequest and/or expropriation, or any other means authorized by law:



- i) Site design shall incorporate and provide connections of linear pathway/trail and park systems within residential neighbourhoods and between neighbourhoods where possible, and provide significant exposure of the open space feature to the residential community;
 - ii) Multi-use pathway development will be focused along the top of stable slopes between the existing street network, new development, and the lower areas of the rehabilitated pit for optimal recreational experience, accessibility, and delineation of public and private spaces;
 - iii) Multi-use pathways are to be designed with generous safety and operational buffer areas to slopes, adjacent properties, streets, and other uses in accordance with City standards and good design practices including clear sight lines, generous turning radii, and operational considerations such as grading, drainage, and materials; designed in accordance with City standards.
 - iv) The alignment of multi-use pathways and trails within or adjacent to natural heritage features shall be consistent with the Trails in ESA Design Standards - City of London; and,
 - v) Natural heritage linkage will be established through the planning approvals process relating to applications for subdivision, land severance, site plan, and condominium.
- 3.1.1.1 Corridor Width
- The width of the multi-use pathway corridor will vary, but in all relevant cases will be adequate to meet the following functions:
- i) To serve as a natural heritage corridor linking natural heritage features both on private and public property;
 - ii) Pathway Gateway features along Byron Baseline Road, as identified on Schedules 2 and 4, will have a minimum frontage of 30 metres; and,
 - iii) To allow for a landscaped recreational pathway facility, a minimum corridor width of 15 metres is required,

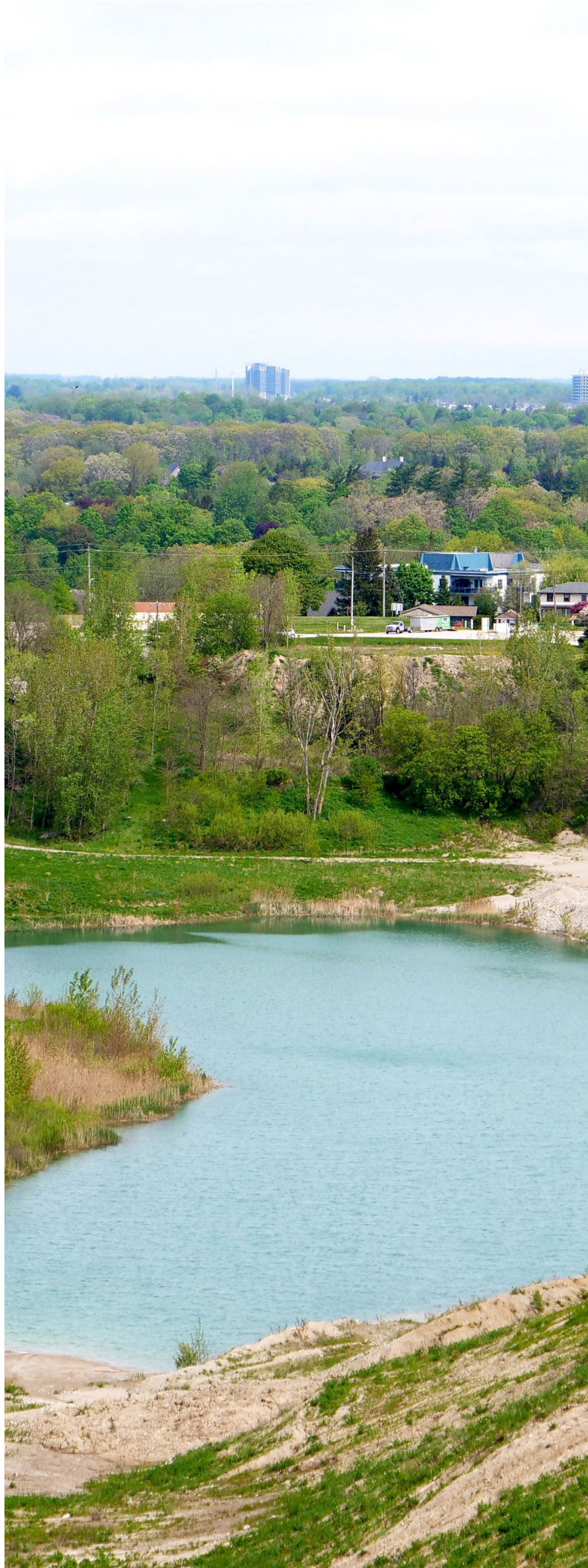


3.1.2 Promenade

A promenade is to surround the pond feature as shown on Schedule 4. The promenade is intended to function as an enhanced multi-use facility that is designed to serve the needs of residential, commercial, and emergency access, and achieve a high standard of urban design for the pedestrian realm to foster a shared space.

The development of the promenade and adjacent lands shall:

- i) Include an enhanced pedestrian promenade surrounding the pond feature as a multi-use pathway with landscaping, tree planting and site furnishings;
- ii) Adjacent development shall respond to the context of achieving an animated, activated and pedestrian-oriented amenity that is envisioned for the promenade;
- iii) Develop the portion of the promenade abutting the residential development as a shared use space that provides opportunities for small scale commercial uses that support the recreational use and activation of the pond area and to provide for access to both private development as well as the promenade;
- iv) Develop the promenade as a transition from the balance of the recreational and natural areas surrounding the pond to the neighbourhood; and,
- v) Develop the promenade to include a series of small vista parks and/ or platforms located along the pond to allow viewing and gathering opportunities.



3.1.3 View Corridors and View Screening

This area has an important history of aggregate extraction. The required visual screening of the sand and gravel operations resulted in the creation of berms and tree screens around the perimeter of the site. In some cases, the topography of the site also creates a visual screen, as is the case along Colonel Talbot Road. As the gravel pit area is restored and transformed, the views into the gravel pit should be reopened to invite the public into the central part of the site.

The creation of view corridors to establish a connection between the Central Pond and Green Space Area, and surrounding neighbourhoods, is encouraged. Any development application within the *Byron Gravel Pits Secondary Plan Area* will evaluate:

- i) View corridors from Byron Baseline Road and Commissioners Road West to the Gravel Pit area, as well as corridors and lookouts from the Crestwood and Longworth Policy Areas;
- ii) Maintain the existing view corridor along Colonel Talbot Road;
- iii) Screening, to the extent possible, of medium and high density residential and mixed-use development within the *Byron Gravel Pits Secondary Plan Area* from the residential area located west of Colonel Talbot Road; and,
- iv) Provide an Urban Design Brief that will be required to demonstrate how view corridors will be established or maintained.

3.2 Natural Heritage

3.2.1 Natural Heritage System

In accordance with the Environmental Policies of *The London Plan*, the diversity and connectivity of natural features and areas, and the long-term ecological function and biodiversity of the Natural Heritage System within the *Byron Gravel Pits Secondary Plan Area* will be identified, protected, enhanced and managed, including recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features.

It is important to recognize that there has been extensive alteration of the landscape within the *Byron Gravel Pits Secondary Plan Area*, through decades of aggregate extraction. For example, the Central Pond and dramatic slopes in the area have been created through the extraction and rehabilitation process.

There are also some wooded and successional areas around the perimeter of the former aggregate extraction areas, some of which are associated with the steep slopes which have also been recently documented as supporting habitat for Species at Risk. The Unevaluated Wetland and Unevaluated Vegetation Patches identified in Schedule 3 are to be subject to environmental review in accordance with the applicable environmental policies of *The London Plan* prior to any proposed re-development of the area:

- i) New development or site alteration will require a Subject Lands Status Report (SLSR) and an Environmental Impact Study (EIS), either as standalone or consolidated report, as set out in *The London Plan*, to:
 - a) Assess the extent and significance of the remnant natural features and areas in the *Secondary Plan Area*;
 - b) Identify linkages within and between these features and areas;
 - c) Confirm or refine the boundaries of components of the local Natural Heritage System with regards for the natural features and areas as well as open spaces in the adjacent lands;
 - d) Evaluate the anticipated impacts of any proposed development or site alteration on the Natural Heritage System in the *Secondary Plan Area* or in the adjacent lands; and,
 - e) Identify mechanisms to avoid impacts or, where impacts are unavoidable, measures to mitigate these impacts in accordance with the applicable policies and regulations.
- ii) Where non-provincially significant wetlands are identified, there shall be no net loss of the wetlands' features or functions. For these features, the City (in consultation with the local conservation authority, if applicable), may consider the replacement of wetlands rather than

in situ protection in accordance with the applicable policies in *The London Plan*.

- a) Wetland naturalization and/or creation around the margins of the Central Pond may be considered where appropriate.
- iii) Recognizing the long history of disturbance in the *Secondary Plan Area* and the importance of sustaining and enhancing the local urban forest for its ecological functions as well as its contributions to building community resilience to climate change, there shall be a no net loss of natural wooded areas, including successional tree and/or thicket habitats, and opportunities to enhance and expand these features in the *Secondary Plan Area* shall be explored through the development process.
 - a) Development and site alteration shall not be permitted in significant woodlands, and appropriate buffers to these features are to be identified and implemented; and,
 - b) For significant woodlands that are relatively small and/or very disturbed and in poor condition, replacement rather than in situ protection may be considered where the feature(s) and function(s) can be provided elsewhere in the *Byron Gravel Pits Secondary Plan Area* and are demonstrated, through an EIS, to provide a net gain to the Natural Heritage System, including consideration of buffers to adjacent land uses.
- iv) Recognizing the long history of disturbance in the *Secondary Plan Area* has created some types of significant wildlife habitat not previously documented, opportunities to protect and enhance these features in the Study Area shall be identified through the development process.
 - a) For significant wildlife habitat, replacement rather than in situ protection may be considered where the feature(s) and function(s) can be provided elsewhere in the *Byron Gravel Pits Secondary Plan Area* and are demonstrated, through an EIS, to provide a net gain to the Natural Heritage System, including consideration of buffers to adjacent land uses.
 - b) Significant wildlife habitat protection and/or creation may overlap with other protected and/or created natural heritage features and areas (e.g., wetlands and/or woodlands).
 - c) Assessments shall also consider local scale upland corridors that support plant and wildlife movement within the Study Area and to natural features and areas outside the *Secondary Plan Area*.



- v) Opportunities to enhance, restore and, where appropriate, expand the Natural Heritage System through Potential Naturalization Areas in locations aligned with the City's objectives for this *Byron Gravel Pits Secondary Plan Area* have been identified on Schedule 3. These opportunities may overlap and/or align with required replacement of wetlands, significant woodlands, woodlands and/or significant wildlife habitat elsewhere in the *Byron Gravel Pits Secondary Plan area*.
- vi) The City is supportive of exploring opportunities to protect existing and / or create new habitat for extant endangered and/or threatened species in the context of this *Byron Gravel Pits Secondary Plan Area*, in accordance with any applicable the *Endangered Species Act* and *Aggregate Resources Act* policies, and in consultation with the appropriate provincial agency(ies).

3.2.2 Protection of Significant Natural Features

Portions of the *Byron Gravel Pits Secondary Plan Area* meet the City's criteria for significant woodlands:

- i) Any development or site alteration proposal located adjacent to natural heritage features will be subject to all of the Environmental Policies of *The London Plan* and the *Provincial Policy Statement 2020*.
- ii) Naturalization, restoration and /or habitat creation is to integrate native and non-invasive species appropriate for the site and the target habitat(s).
- iii) Protection and enhancement of natural features should be detailed as part of any future landscape and park plans associated with future development applications.

3.3 Green Development

The *Byron Gravel Pits Secondary Plan* is based on a design in which one of the goals is to maximize the potential for sustainable development. This is achieved through such features as enhanced connectivity, mixed-use development, and an inter-connected open space system.

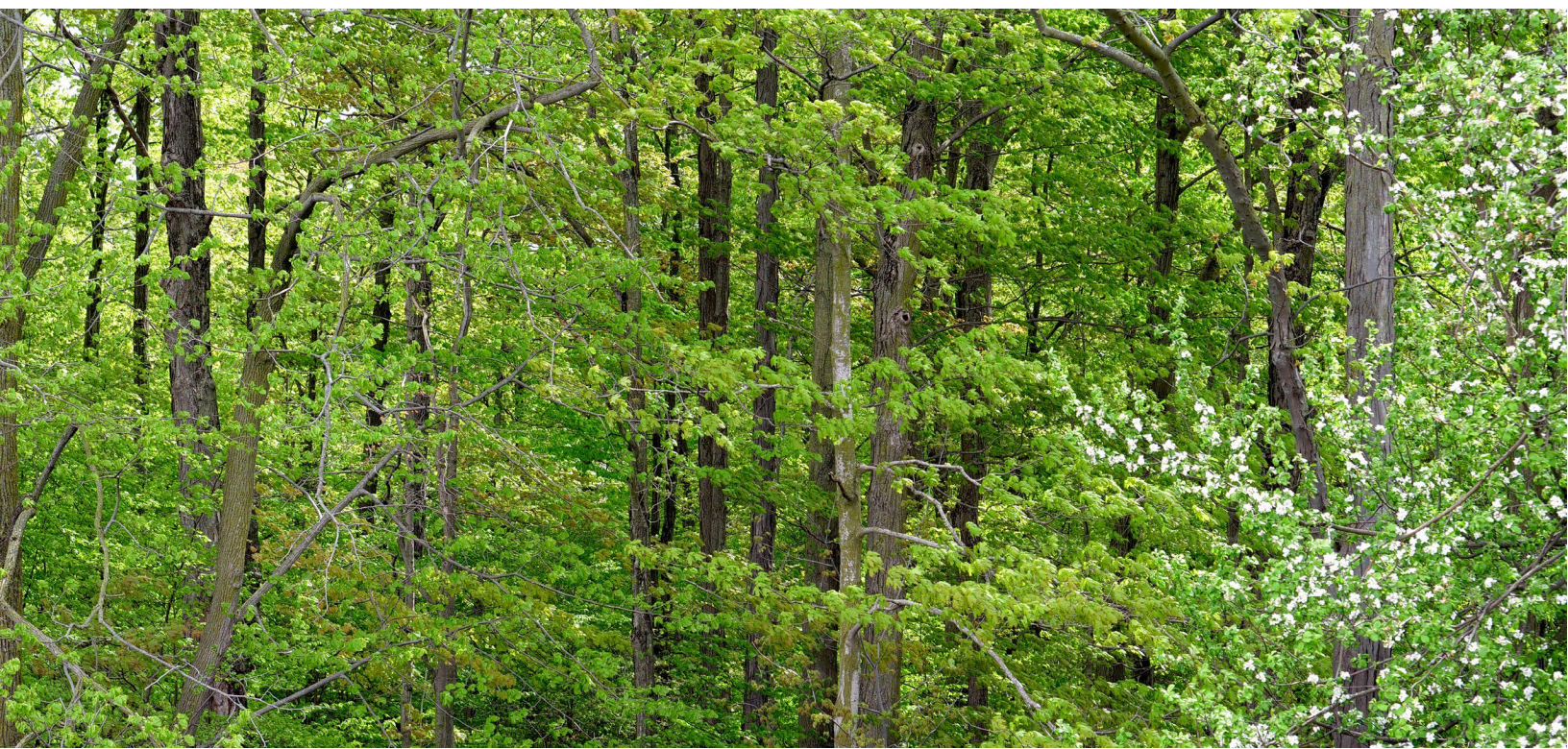
Through development applications, including site design and layout, proponents are encouraged to design and construct development to:

- i) Reduce the consumption of energy, land and other non-renewable resources;
- ii) Minimize the waste of materials, water and other limited resources;
- iii) Create livable, healthy and inclusive environments;
- iv) Maximize opportunities to incorporate green infrastructure;
- v) Reduce greenhouse gases;
- vi) Encourage pedestrian, transit and bike network access, as well as bike parking and storage.

3.3.1 Green Development Requirements for New Development Applications

As part of a complete application for development within the *Byron Gravel Pits Secondary Plan Area*, the applicant will demonstrate how the following are incorporated into the design of the proposed development:

- i) Green technologies consistent with the policies and objectives in the Green and Healthy City section of *The London Plan*;
- ii) LEED Neighbourhood Development principles or comparable green standard;
- iii) A range of residential dwelling types that support life-cycle housing, housing choice and affordability, and provide opportunities to age-in-place within the limits of the *Byron Gravel Pits Secondary Plan Area*;
- iv) Implement landscape design and plantings on private development sites which reduces the urban heat-island effect, improves air quality, moderates sun and wind, and improves ground water recharge;
- v) Retention of existing mature trees, including appropriate measures to maintain the health and integrity of these trees in conformance with a Tree Management Strategy completed by a certified arborist; and,
- vi) Quality materials for buildings that are durable and have high levels of energy conservation.



3.4 Habitat for Endangered and Threatened Species

Habitat for a provincially threatened bird species has been confirmed within the *Byron Gravel Pits Secondary Plan Area*. It is possible that habitat for other endangered and/or threatened species may be identified or confirmed through further environmental studies. Due to the Study Area's status as a gravel pit undergoing rehabilitation, application of both the Province's *Endangered Species Act* and *Aggregate Resources Act* must be considered together as long as the aggregate license remains active. As such, the following special policies apply:

- i) Ecological Studies to screen for, confirm and delineate habitat for endangered and /or threatened species shall be completed prior to any proposed re-development within the *Secondary Plan Area*;
- ii) Where habitat for a provincially endangered or threatened species is confirmed, the proponent (whether it be a private landowner, the City, or other) shall work with the Province of Ontario to ensure compliance with the *Endangered Species Act* and

Aggregate Resources Act, if applicable;

- iii) The City is supportive of exploring opportunities to protect existing and/or create new habitat for extant endangered and/or threatened species in the context of this *Byron Gravel Pits Secondary Plan Area*;
- iv) The City is willing to work with other landowners in the Study Area to help protect existing and/or create new habitat for extant endangered and/or threatened species on lands under its ownership within the *Secondary Plan Area* where opportunities exist, in consultation with the Province and in accordance with the applicable legislation; and,
- v) The City is willing to collaborate with other landowners and other interested parties to help protect and monitor existing and/ or created habitat for endangered and/ or threatened species in the Study Area, in consultation with the Province and in accordance with the applicable legislation.

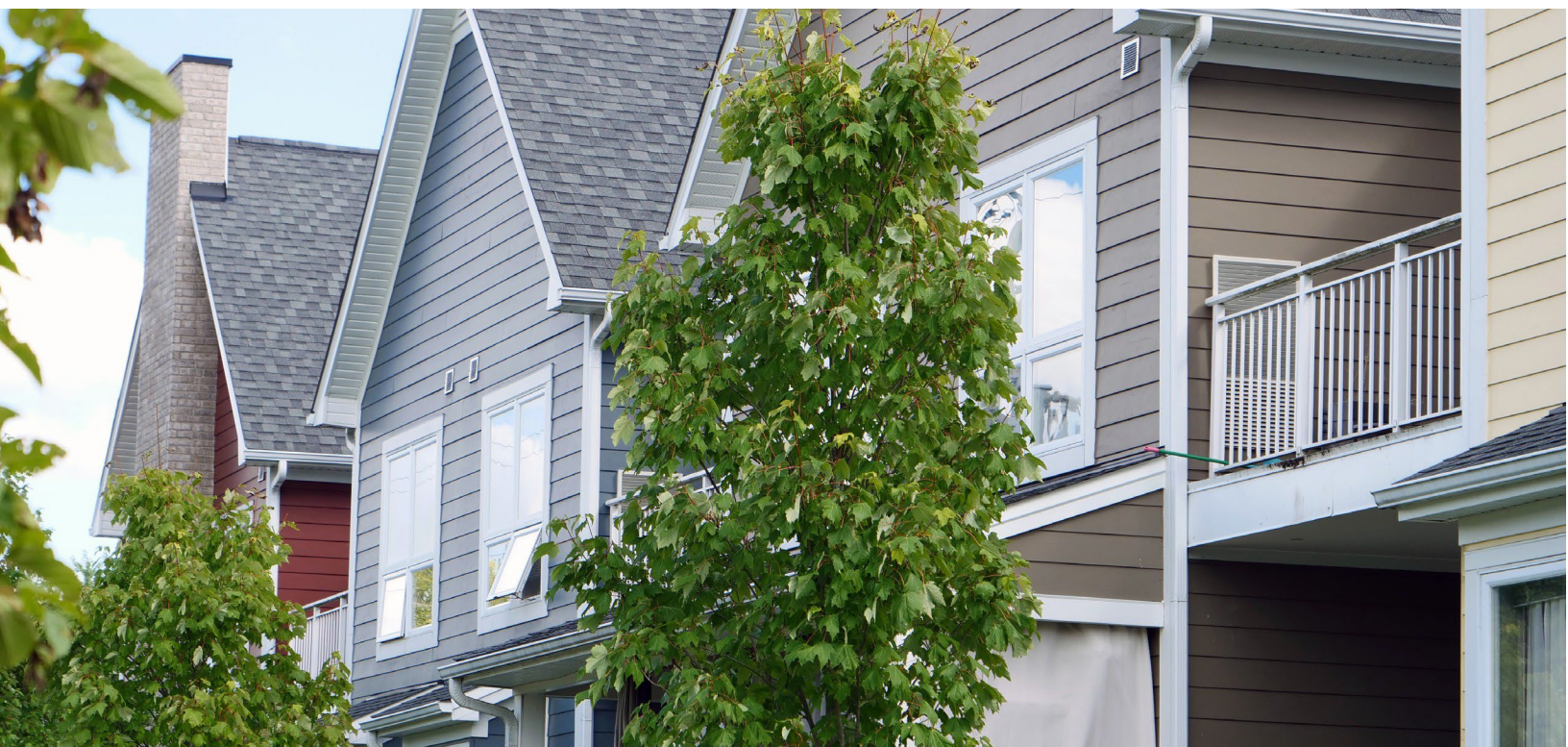
3.5 Built Form

The *Byron Gravel Pits Secondary Plan Area* will contain a mix of low- to high-rise development. The vision contemplates a variety of building typologies, including singles, townhouses, apartments, and multi-storey mixed-use buildings.

The following general policies apply:

- i) Adequate setbacks shall be provided to allow for future infrastructure maintenance within the right-of-way. Maximum setback requirement may be established in the Zoning by-law;
- ii) Buildings and structures located at the termination of vistas/ view corridors shall incorporate architectural design elements and massing that enhances the terminal view;
- iii) Garage entrances shall be oriented such that they do not terminate a vista/view corridor;
- iv) Buildings and structures located adjacent to natural heritage features should incorporate architectural element and massing that is compatible with the feature, and should be oriented to take advantage of their location adjacent to the natural heritage feature; and,
- v) To minimize private property interfaces with significant natural heritage features, planning and design measures will be integrated, which may include, where appropriate, features such as: window streets, and public parkland and/ or public access adjacent to natural heritage features are encouraged..





3.6 Affordable Housing

The development of the Byron Gravel Pit *Secondary Plan* will provide an opportunity to contribute to the supply of affordable housing and may assist the City in meeting its target for the provision of affordable housing. The following policies shall apply to the *Byron Gravel Pits Secondary Plan Area*:

- i) A 10% to 15% affordable housing component at a minimum of 80% the average market rate for a period of 25 years should be encouraged within the limits of *Byron Gravel Pits Secondary Plan Area* through a mix of housing types and sizes;
- ii) Opportunities for affordable housing shall be integrated into neighbourhoods and developments that provide an opportunity for a balanced mix of tenure and housing prices;
- iii) A variety of unit and housing types, including bachelor, 1, 2, and/or 3-bedroom units, should be included in new development applications to allow a diverse range of families to reside in

the area while also providing homes that are inherently more affordable;

- iv) Provide people with the opportunity to live and work near present or prospective jobs in the *Byron Gravel Pits Secondary Plan Area*;
- v) Innovative design elements, building techniques, or other tenure arrangements for residential developments shall be encouraged in order to increase the provision of affordable housing;
- vi) Additional Residential Units to support housing choice are encouraged, in accordance with the policies of *The London Plan*; and,
- vii) Each proposal for site-specific development will be assessed on its ability to contribute to a range of housing alternatives options and supportive amenities.



3.7 Servicing

3.7.1 General

Municipal infrastructure is located within proximity to the *Byron Gravel Pits Secondary Plan Area*. Available capacity and any required upgrades to the existing infrastructure will be assessed through future development applications, primarily Draft Plan of Subdivision and Site Plan Applications, in accordance with City standards.

In accordance with established policies, municipal infrastructure will be designed and constructed to the satisfaction of the City and all applicable approval agencies having jurisdiction, according to the accepted infrastructure servicing strategies.

The development limits for the *Secondary Plan* shall be limited to the extent of the area that is serviceable by the existing gravity servicing elevations, which vary across the site.

3.7.2 Stormwater Management

- i) In considering options for stormwater management, the following principles will apply:
 - a) Stormwater Management (SWM) measures will be designed to provide stormwater quality, quantity, erosion and water balance control targets identified for each policy area;
 - b) The SWM Strategy and associated control targets (e.g., water balance, are to be developed in accordance with the requirements of the natural heritage system to ensure environmental and ecological integrity, and to ensure functionalities are preserved and maintained). Appropriate water balance objectives and mitigation measures should also ensure any groundwater/surface water interactions are maintained across the *Byron Gravel Pits Secondary Plan Area*;
 - c) Low Impact Development (LID) principles and practices will be promoted, including the use of rain gardens/bioretention, green roof systems, or infiltration systems. The approval of these measures will be subject to the presence of adequate geotechnical conditions and land development within the Plan Area;



- d) Development may be accommodated by available stormwater outlets and required control targets. A municipal stormwater management strategy would be required to service the Municipal Right-of-Way and new development. Permanent Private Systems (PPS) may provide the required stormwater targets for development blocks. Where existing SWM measures exist and are to service future developments (e.g. Longworth Policy Area), the development area will be designed to meet development conditions accommodated by the existing infrastructure or include PPS strategies supported by existing infrastructure. The SWM outlet for the Crestwood Policy Area is anticipated to be provided by the future Commissioner's Road West.
- e) Stormwater management systems shall be designed to contribute to the aesthetic components of the greenlands system and support natural heritage features or cultural heritage landscapes at any time in the land development process.
- ii) In accordance with established policies, stormwater management infrastructure will be designed to the satisfaction of the City and all applicable approval agencies having jurisdiction, according to the accepted Stormwater Management Strategy for each Policy Area. Where permitted, Permanent Private Systems (PPS) will provide the water quality and, in some cases, quantity control for storm-drainage.
- iii) The implementation of SWM Best Management Practices (BMPs) is encouraged by the City. The approval of these measures will be subject to the presence of adequate geotechnical

conditions and land development within the Plan Area.

- iv) Stormwater management strategies shall be incorporated into all parking and other hard surface development.

3.7.3 Utilities and Telecommunications

- i) All local power and telephone lines and other cable services serving the *Byron Gravel Pits Secondary Plan Area* shall, where possible, be located underground and be grouped into a single utility conduit.
- ii) Utility services shall be permitted in all land use designations.
- iii) The City will support the provision of electronic communications technology involving high-capacity fiber optics to enhance telecommunications services within the *Byron Gravel Pits Secondary Plan Area*.
- iv) Utilities are to be located to provide for a landscaped growing area that supports tree longevity.
- v) Recognizing the importance of creating great streetscapes, to which street trees and street furnishings are vital, existing standard utility locations may be revised in order to accommodate these elements.







4.0 Policy Areas

The following character areas form place types unique to the *Byron Gravel Pits Secondary Plan* as shown on Schedule 5. These areas have separate identified character elements, which are defined in the character area policies. The character area policies and general policies of this Plan work together to fulfill the purposes of this *Secondary Plan*.

4.1 All Policy Areas

The *Byron Gravel Pits Secondary Plan Area* is envisioned as a dynamic mixed-use community providing for a range of uses and housing forms, centered around the pond and natural features within the Pit. The Intent, Character, Permitted Uses and Built Form and Intensity for each Policy Area are outlined in the following sections. The four policy areas and their general intent are:

- i) The Byron Baseline Policy Area forms the mid- to high-rise, mixed-use portion of the *Byron Gravel Pits Secondary Plan* and is to be pedestrian oriented. This area will further serve as a gateway to the community and including the Central Pond and Green Space Area.
- ii) The Crestwood Policy Area will provide a range of residential housing forms along the realignment of Commissioners Road West and will be integrated with residential areas to the east of the *Byron Gravel Pits Secondary Plan Area*.
- iii) The Longworth Policy Area will provide a range of residential housing forms in the southern portion of the *Byron Gravel Pits Secondary Plan Area* which will be integrated with the residential neighbourhood to the south-east of the *Byron Gravel Pits Secondary Plan Area*.
- iv) The Central Pond and Green Space Policy Area is to provide passive recreational opportunities within the neighbourhood.

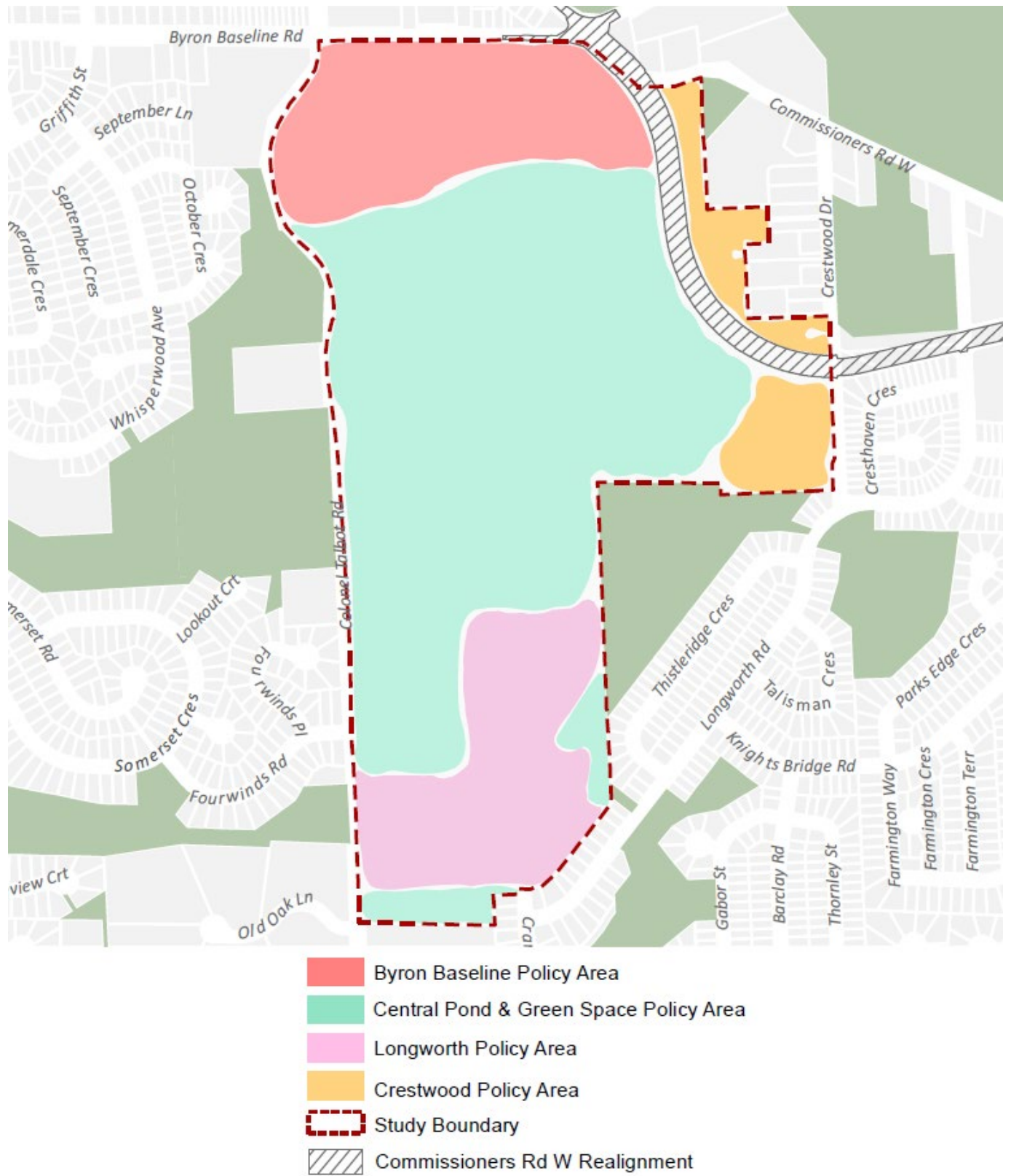


Figure 3: Character Policy Areas



4.1.1 Permitted Uses

Permitted uses in this *Secondary Plan* are specific to the Policy Area and will be outlined below.

4.1.2 Extent of Policy Area

The exact limit of the developable area within the Byron Baseline, Crestwood and Longworth Policy Areas shall be determined through future development applications. Development applications will be required to submit the appropriate technical reports, including a Geotechnical Report (outlining the stability of the slope), and studies that assess the feasibility of providing access and municipal services. Appropriate and safe setbacks shall be determined prior to any rezoning of the lands within the *Byron Gravel Pits Secondary Plan Area*.

4.2 Byron Baseline Policy Area

4.2.1 Intent

The Byron Baseline Policy Area fronts onto Byron Baseline Road between Colonel Talbot Road and Commissioners Road West as shown on Schedule 5. Multi-use pathways will connect the Gravel Pit to the intersections of Byron Baseline Road with Colonel Talbot Road and Commissioners Road West and to the parks and pathway system, including Springbank Park and the Arboretum. This Policy Area is intended to provide for the development of a mid- to high-rise, mixed- used district that is pedestrian-oriented, a focal point for the neighbourhood level services and civic functions, and a gateway to the Byron Gravel Pit neighbourhood and natural areas, including the Central Pond and Green Space Policy Area.

There are constraints on development within this area due to the steep slopes and Commissioners Road West Realignment. There are suitable areas for mid- to high-rise development in the northwest, near the intersection of Byron Baseline Road and Colonel Talbot Road, and northeast, near the intersection of Byron Baseline Road and Commissioners Road West. Vehicular access to development will be from connections to Byron Baseline Road given there is no available, direct access to Colonel Talbot Road or Commissioners Road West.

4.2.2 Character

The Byron Baseline Policy Area is planned to be a walkable and accessible urban mixed-use “main street” at a pedestrian scale. Buildings will be oriented to the street to create a vibrant human-scale streetscape that supports transit services and mobility options. Minimum and maximum setbacks, building heights and other regulations may be implemented in the Zoning By-law to achieve the desired built form and shall be assessed relative to the average grade of the centreline of Byron Baseline Road. Buildings located on corner lots or adjacent to the Central Green Space will be oriented to provide a primary face on both street frontages, and/or the Central Pond and Green Space. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape.

In addition to requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Establish a human scale along Byron Baseline Road, Colonel Talbot Road and Commissioners Road West using streetscaping that prioritizes pedestrians and active transportation through the provision features, such as wide sidewalks, bicycle paths, street furniture, trees, landscaping, lighting, and other streetscape elements.
- ii) Site and orient buildings to address Byron Baseline Road and the intersections with the future road accesses and Commissioners Road West.
- iii) Animate the streetscape along Byron Baseline Road, Colonel Talbot Road and Commissioners Road West with active ground floor uses, including small-scale commercial, offices and residential within mixed-use buildings.

- iv) Incorporate a variation in building heights to establish visual interest in the skylines and establish views to the Central Pond and Green Space.
- v) Create multi-use pathway corridors which connect to the intersections of Byron Baseline Road with Colonel Talbot Road and Commissioners Road West to the Central Pond and Green Space.
- vi) Maintain and enhance a view corridor into the site from Byron Baseline Road.
- vii) Develop a Promenade laneway adjacent to the pond with barrier-free access points.



4.2.3 Permitted Uses

A range of residential and commercial uses are permitted and encouraged within the Byron Baseline Policy Area

4.2.3.1 Residential Uses

Residential uses shall be permitted within standalone or mixed-use buildings. A residential component shall be required as part of any mixed-use development in this designation. In order to achieve the focal point function of the Byron Baseline Policy Area, residential uses within mixed-use buildings shall be located primarily on the second floor or above and non-residential secondary permitted uses shall be located primarily to the ground floor of mixed-use buildings. Non-residential secondary uses may also be located on the ground floor of any residential unit within a live-work built form.

Residential units located on the ground floor should encourage street level activity through features such as pedestrian entrances and porches. Permitted residential uses include:

- i) Apartments;
- ii) Townhouses; and,
- iii) Stacked Townhouses.

4.2.3.2 Commercial and Community Uses

Permitted small-scale convenience commercial, office, community and commercial recreation uses include those which are appropriate in a residential environment, provide a service to local residents, and which do not adversely impact neighbouring residential uses. These uses will only be permitted within mixed-use buildings with a residential component and in a small-scale format, up to a maximum Gross Floor Area of 300 square metres per use. These uses could include, but may not be limited to:

- i) Office uses including medical/dental offices, located on the second floor and above in residential mixed-used buildings;
- ii) Retail stores;
- iii) Restaurants;
- iv) Personal service establishments;
- v) Private and commercial schools;
- vi) Convenience stores;
- vii) Day care centers;
- viii) Specialty food stores;
- ix) Studios and galleries;
- x) Fitness and wellness establishments; and,
- xi) Financial institutions.

4.2.4 Built Form and Intensity

In addition to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) The heights of buildings along Byron Baseline Road shall transition downward from a maximum height at the Road Access Points and will decrease towards the intersections with Commissioners Road West and Colonel Talbot Road.
- ii) Building height will also transition inwards towards the center of the Gravel Pit with the greatest heights being located adjacent to the Central Pond and Green Space Policy Area.
- iii) Buildings in the Byron Baseline Policy Area shall have a minimum height of 2 storeys.
- iv) The standard maximum building height in the Byron Baseline Policy Area along the Byron Baseline Road frontage shall be 4 storeys, with an upper maximum of 6 storeys. At the future intersection of the road access points and Byron Baseline, the maximum height is 9 storeys and the upper maximum is 12 storeys. There shall be a transition to the interior of the Policy Area where buildings shall have a standard maximum height of 12 storeys with an upper maximum of 22 storeys for lands fronting onto the Central Pond and Green Space Policy Area. Applications to exceed the standard maximum will be reviewed according to the Our Tools part of *The London Plan*. Applications exceeding the upper maximum heights will not be permitted without an amendment to this Plan in accordance with the Our Tools part of *The London Plan*.
- v) Buildings will be oriented to Byron Baseline Road and the Central Pond to create a vibrant human-scale streetscape that supports transit services.
- vi) Buildings located adjacent in proximity to parks and open spaces will provide opportunities to overlook into the open space.
- vii) Buildings should be designed to accommodate for permitted non-residential uses with residential uses located above.
- viii) The ground floor height of all buildings shall be greater than the height of any upper storey.
- ix) Windows and overhead pedestrian sheltering, taking into account Bird Friendly Design, are encouraged to be incorporated into the building ground level, especially facing streets. Ensure the weather protection reflects the building's architecture.
- x) All parking, storage and loading areas should be located in the interior and rear yard and shall be appropriately screened, landscaped and buffered from all adjacent land uses and road rights-of-way.
- xi) The massing, siting and scale of buildings located adjacent to Byron Baseline Road, or along the edge of the Central Pond and Green Space Policy Area will orient their principal elevations/ entrances to these frontages and be designed to reinforce an animated and pedestrian oriented public space. "Back-of-house" activities such as garbage storage, utilities boxes, etc. are specifically not permitted along the Byron Baseline Road or the Central Pond and Green Space Policy Area.



- xii) Siting and massing of buildings will contribute to the comfort, safety and amenity of the public roads and the Gateway/Public Access on Byron Baseline Road.
- xiii) Provide direct lines of sight from windows and balconies to the sidewalk and adjacent to the Central Pond Area.
- xiv) The ground floor elevation of buildings should step down along sloped frontages to reduce the exposure of foundations and avoid the need for ramps and retaining walls.
- xv) Development and its associated ground disturbance and grading shall provide for adequate buffer to the existing natural features.
- xvi) The implementing Zoning By-law shall include details with respect to front and exterior side yards for the various anticipated development forms and types to achieve the desired built form.
- xvii) Building setbacks adjacent to Byron Baseline Road will be based on defining a pedestrian oriented streetscape, while allowing for the preservation of existing significant trees and the planting of new trees, and will be located close to the property line adjoining the public road.
- xviii) Where a rear or exterior lot line or the rear or side building façade abuts a public road, public open space and/or a residential lot, special landscaping/ building treatments shall be required to ensure that building facades and servicing areas are attractive and/or appropriately screened from view.



- xix) Parking structures should be integrated into the design of buildings to ensure the public realm is not negatively affected. Structured parking will be screened from the Gateway/Public Access and the Central Pond.
 - xxii) reflects the General Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
- xx) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement;
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development; and,
 - d) Not exceed 200 metres in length, to facilitate pedestrian connectivity.
- xxi) Each development block will:
 - a) Have frontage on a public road or Central Pond and Green Space Policy Area; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that
 - xxiii) Vehicular access to the Byron Baseline Policy Area from the surrounding street network will only be provided from Byron Baseline Road. No access to the realigned Commissioners Road West and Colonel Talbot Road shall be available to the Policy Area.
 - xxiii) Site design will provide mid-block pedestrian connections, as identified on Schedule 2 to facilitate access and views to the Central Pond and Green Space Policy Area.

4.3 Crestwood Policy Area

4.3.1 Intent

The Crestwood Policy Area is located on the eastern extent of the *Byron Gravel Pits Secondary Plan* Area on the northeast and south sides of the Commissioners Road West realignment as shown on Schedule 5. The intent of this area is to support a range of housing types in a low-rise form. Existing single-detached residential development is located adjacent to this Policy Area, and new development should be sensitive to these existing uses. No direct access to Commissioners Road West is permitted, so development will not be permitted unless a connection is provided to the surrounding road network via Crestwood Drive and integrated with development to the east of the *Secondary Plan*.

4.3.2 Character

The Crestwood Policy Area will be urban residential in nature and will not allow for the identified range and size of non-residential uses anticipated in the Byron Baseline Policy Area. Development shall be street-oriented with the principal entrances facing the street. For corner lots, buildings will be oriented to provide a primary face on both street frontages. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape. Low- to mid-rise building forms will minimize problems of shadowing, view obstruction and loss of privacy.

In addition to the requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Ensure compatibility and integration with existing neighbourhoods to the east of the *Byron Gravel Pits Secondary Plan* Area;
- ii) Protect woodland areas, consistent with *The London Plan*;
- iii) Encourage pedestrian and active transportation links that include cycling pathways;
- iv) Evaluate impact on environmental features for new developments; and,
- v) Provide a lookout along the publicly accessible trail system.



4.3.3 Permitted Uses

Permitted uses in the Crestwood Policy Area include single detached, semi-detached, duplex, street townhouses, converted dwellings and cluster housing. Street townhouses, stacked townhouses, triplexes and fourplexes are permitted where appropriate based on *The London Plan* policies.

4.3.4 Built Form and Intensity

In addition to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) Primarily, the residential areas will develop as traditional urban residential neighbourhoods with characteristics similar to those found in the adjacent areas to the east, reflecting compact development, a diversity of building massing and types, and walkable amenities to enhance the day-to-day living experience. This Policy Area will have a variety of setbacks, depending on the built form and level of intensity.
- ii) Building heights in the Crestwood Policy Area shall be a minimum of two storeys, up to a standard maximum of four storeys, and an upper maximum of six storeys. Applications to exceed the standard maximum will be reviewed according to the Our Tools part of *The London Plan*. Applications exceeding the upper maximum height will not be permitted without an amendment to this plan in accordance with the Our Tools part of *The London Plan*.
- iii) All development will address the road, and garage door/service facilities shall not dominate the view of the streetscape.

- iv) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement; and,
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development.
- v) Each development block should:
 - a) Have frontage on a public road; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that reflects the General Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
- vi) To support public transit and for reasons of public safety and convenience, primary building entrances shall be clearly visible and located on a public road or onto public spaces. Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade.
- vii) The implementing Zoning By-law shall include details with respect to front and exterior side yard setbacks for the various anticipated development forms and types to achieve the desired built form.





- viii) The following measures shall be undertaken to promote safety and security in public places, including roads, parks, trails and open spaces, schools, public transit routes and the public activity areas of buildings:
 - a) The design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, and the Central Pond Area;
 - b) Clear, unobstructed views to the Central Pond Area shall be provided from the street; and,
 - c) Appropriate lighting, visibility and opportunities for informal surveillance shall be provided for in all walkways, parking lots, garages and outdoor amenity areas.
- ix) Garages on townhouses shall not project beyond the front wall of the dwelling (Front porches do not constitute the front wall).
- x) Townhouse units are encouraged to provide design elements that support activity in the front setback.
- xi) Built form that is three storeys or greater and is not a townhouse unit located at a corner site shall provide for a building entrance, massing, articulation and height that pronounces the corner.
- xii) Buildings located at corner sites shall not have blank walls and shall incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- xiii) Conceptual road networks are provided on Schedule 4 and will be reviewed through future development applications.
- xiv) Development will not be permitted unless it can be demonstrated that vehicular access to the Crestwood Policy Area can be provided from Crestwood Drive. No access to the realigned Commissioners Road West shall be available to the Policy Area.

4.4 Longworth Policy Area

4.4.1 Intent

The Longworth Policy Area is located on the southern extent of the *Byron Gravel Pits Secondary Plan Area* on the east side of Colonel Talbot Road as shown on Schedule 5. The intent of this area is to support a range of housing types in a low-rise form.

Existing single-detached residential development is located adjacent to this Policy Area, and new development should be sensitive to and integrated with these existing uses.

4.4.2 Character

The Longworth Policy Area will be urban residential in nature and will not allow for the range and size of non-residential uses anticipated in the other Policy Areas of the *Secondary Plan*. Development shall be street-oriented with the principal entrances facing the street. For corner lots, buildings will be oriented to provide a primary face on both street frontages. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape. Low- to mid-rise building forms will minimize problems of shadowing, view obstruction and loss of privacy.

In addition to the requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Ensure compatibility with existing neighbourhoods;
- ii) Protect woodland areas, consistent with *The London Plan*;
- iii) Encourage pedestrian and active transportation links that include cycling pathways;
- iv) Evaluate impact on environmental features for new developments; and,
- v) Provide a lookout along the publicly accessible trail system.

4.4.3 Permitted Uses

Permitted uses in the Longworth Policy Area include single detached, semi-detached, street townhouses duplex, and converted dwellings with the exception of cluster housing. Street townhouses and stacked townhouses are permitted where appropriate based on *The London Plan* policies.



4.4.4 Built Form and Intensity

In addition to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) Primarily, the residential areas will develop as traditional urban neighbourhoods with characteristics similar to those found in the adjacent areas to the east, reflecting compact development, a diversity of building massing and types, and walkable amenities to enhance the day-to-day living experience. This designation will have a variety of setbacks, depending on the built form and level of intensity.
- ii) Building heights in the Longworth Policy Area shall be a minimum of one storey, a standard maximum of three storeys, and an upper maximum of four storeys. Applications to exceed the standard maximum will be reviewed according to the Our Tools Section of *The London Plan*. Applications exceeding the upper maximum height will not be permitted without an amendment to this plan in accordance with the Our Tools part of *The London Plan*.
- iii) All development will address the road, and garage door/service facilities shall not dominate the view of the streetscape.
- iv) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement; and,
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development.



- v) Each development block will:
 - a) Have frontage on a public road; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that reflects the General Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
- vi) Notwithstanding the provisions of this *Secondary Plan*, a lot that does not have frontage on a public road may be permitted, provided that the front lot line adjoins public open space fronting a public road, and the rear lot line adjoins, and has access from a public rear lane.
- vii) Garages on townhouses shall not project beyond the front wall of the dwelling (Front porches do not constitute the front wall).
- viii) Townhouse units and ground level apartments are encouraged to provide design elements that support activity in the front setback. These may include, but are not limited to, front porches.
- ix) Townhouses located at corner sites are to incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- x) Single detached dwellings and townhouses, located at corner sites shall not have blank walls and shall incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- xi) Conceptual road networks are provided on Schedule 4 and will be reviewed through future development applications.
- xii) Vehicular access to the Longworth Policy Area from the surrounding street network should be provided from Cranbrook Road and Longworth Road.



4.5 Central Pond and Green Space Policy Area

4.5.1 Intent

The Central Pond and Green Space Policy Area identified in this *Secondary Plan* is meant to provide for high quality, regional-level recreational amenities and facilities at this unique and unprecedented site within the City of London.

Lands within this Policy Area encapsulate opportunities for a wide range of active and passive recreational activities at a regional scale, along with enhancement of ecological features. The Central Pond and Green Space Policy Area will be applied to natural and open space areas throughout the *Byron Gravel Pits Secondary Plan Area* which are recommended for preservation and recreational use.

These natural lands will allow for the protection and enhancement of existing ecological features and wildlife habitat integrated with active recreational uses including a multi-use pathway system. Development shall be directed to areas outside of the Central Pond and Green Space Policy Area.

4.5.2 Character

The Central Pond and Green Space Policy Area is characterized by unique topography within the City of London that features a central pond and steep slopes on all sides, as well as connections to surrounding areas. High quality recreational amenities and infrastructure within the Central Pond and Green Space Policy Area will be designed to ensure that the unique features of the pond, topography, natural features, and wildlife habitat will be enhanced and enjoyed by everyone.



4.5.3 Permitted Uses

This Policy Area encompasses the following distinct open space functions:

- i) High Quality Regional Recreational Activities and Facilities;
- ii) Open Space Active and Passive Recreational Uses;
- iii) Habitat for Threatened and Endangered Species;
- iv) Significant Natural Heritage Features;
- v) Natural Hazards and Slopes; and,
- vi) Water Resource System

Recreational Activities and Facilities may include, but not be limited to:

- i) Multi-use pathways;
- ii) An enhanced promenade around the central pond;
- iii) Formal and informal gathering places;
- iv) Viewpoints and lookouts;
- v) Connections between the Central Pond and park system outside the *Secondary Plan*; and,
- vi) Other active and passive recreational facilities and uses designed at a regional level.

4.5.4 Policies

The following policies apply:

- i) The City will endeavour to acquire all non-developable lands within the gravel pit through parkland dedication, land acquisition, dedication, or compensation provided for under the *Planning Act* and *The London Plan*.
- ii) A Master Park Plan will be prepared and adopted to guide the future design and investment of recreational activities and facilities within the Central Pond and Green Space Policy Area. This Master Park Plan will be founded on public engagement and City-wide needs.
- iii) Natural Heritage Lands are meant to protect existing ecological features and wildlife habitat. The provision of well-designed and sustainable public access to these lands will limit uncontrolled access that would otherwise be detrimental to these ecological features. Carefully designed public access and amenities will also minimize safety concerns near natural hazards.
- iv) Facilities and structures associated with future recreational uses may include kiosks, pavilions, washrooms, cantina, waterside café and accessory buildings.
- v) Multi-use, pedestrian pathways and bicycle pathways will be incorporated into subdivision designs.







5.0 Implementation

5.1 Implementation of the Plan

The *Byron Gravel Pits Secondary Plan* shall be implemented through the following implementation mechanisms:

- i) This *Secondary Plan* shall be implemented according to the provisions of the *Planning Act*, the *Provincial Policy Statement*, other applicable Provincial legislation, and the provisions of *The London Plan*, the City of London's Official Plan.
- ii) All municipal related works shall conform with the policies of this *Secondary Plan*.
- iii) All planning and development applications shall be consistent with the policies of this *Secondary Plan*.
- iv) Where applicable, approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of any required road and transportation facilities. These works will be provided for in subdivision and development agreements. Phasing of the development, based on the completion of the external road works, may be required by the City of London.
- v) Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required storm water management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and development agreements. Phasing of development, based on the completion

of external sewer and water services, may be implemented if required by the City of London.

5.2 Interpretation

The following policies are intended to provide guidance in the interpretation and understanding of the policies, objectives, principles and schedules of this *Secondary Plan*.

- i) It is intended that the interpretation of the policies of the *Byron Gavel Pit Secondary Plan* should allow for a limited degree of flexibility according to the following provisions:
 - a) The boundaries between land use areas as shown on the schedules of this *Secondary Plan* are not intended to be rigid, except where they coincide with physical features such as public streets. The exact determination of boundaries that do not coincide with physical features will be the responsibility of Council. Council may permit minor departures from such boundaries if it is of the opinion that the general intent of this *Secondary Plan* is maintained and that departure is advisable and reasonable. Where boundaries between land use designations do not coincide with physical features, any major departure from the boundary will require an Official Plan Amendment to this plan;
 - b) Minor variations from numerical requirements in this *Secondary Plan* may be permitted by Council without an amendment to the Official Plan, provided that the general intent and objectives of this *Secondary Plan* and Official Plan are maintained; and,
 - c) Where lists or examples of permitted uses are provided in the policies related to specific land use designations, they are intended to indicate the possible range and types of uses to be considered. Specific uses which are not listed in this *Secondary Plan*, but which are considered by Council to be similar in nature to the listed uses and to conform to the general intent and objectives of the applicable land use designation, may be recognized as permitted uses in the Zoning By-law.

5.3 Municipal Works

Municipal works shall be consistent with the policies of the *Byron Gravel Pits Secondary Plan*. Such works could include:

- i) Sewer, water and wastewater infrastructure
- ii) Road development;
- iii) Public facilities
- iv) Parks; and,
- v) Pedestrian pathways and bridges.

5.4 Official Plan

- i) Any amendments to the text or schedules of this *Secondary Plan* represents an Official Plan Amendment. Furthermore, amendments to the schedules of this Plan may require amendments to the associated maps of the Official Plan.
- ii) Any applications to amend this *Secondary Plan* shall be subject to all of the applicable policies of this *Secondary Plan*, as well as all of the applicable policies of *The London Plan*, the City of London *Official Plan*.

5.5 Plans of Subdivision, Plans of Condominium and Consent to Sever

Any applications for subdivision, condominium, or consent to sever shall be subject to the policies of *Byron Gravel Pits Secondary Plan* and applicable policies of *The London Plan*, the City of London *Official Plan*.

5.6 Zoning By-law

- i) Any applications for amendments to the City of London Zoning By-law shall be subject to the policies of this *Secondary Plan* and applicable policies of *The London Plan*, the City of London *Official Plan*.
- ii) Consideration of other land uses through a Zoning By-law Amendment shall be subject to a Planning Impact Analysis as described in the Our Tools part of *The London Plan*, the City of London *Official Plan*. The Zoning By-law may restrict the use or size of some uses.
- iii) The Zoning By-law will provide more detail on individual permitted heights, which may not include the full range of heights identified in this *Secondary Plan*.
- iv) The lands within the area of this *Secondary Plan* may be zoned with an 'h' holding symbol in accordance with *The London Plan*, the City of London *Official Plan*.
- v) Holding Provisions may be considered in future Zoning By-law Amendment Applications.

5.7 Street Creation

New public streets, and private roads and accessways will be created through one of the applicable processes:

- i) Plan of Subdivision;
- ii) Plan of Condominium;
- iii) Site Plan;
- iv) Consent;
- v) Land Dedication; and,
- vi) Land Purchase.

Schedule 4 shows the Mobility Network. This *Secondary Plan* establishes a street pattern that represents the foundation for the community and establishes the framework for the layout of land uses. This *Secondary Plan* identifies the general alignment of roads and allows for minor changes to the street alignments to be made without amendments to this *Secondary Plan* provided that the general intent and objectives of this *Secondary Plan* and *The London Plan*, the Official Plan, are maintained. The street network may need to be modestly realigned to address constraints and opportunities identified through future planning and development applications or to allow for enhanced site or building design. Substantive changes or omissions to any road alignments will require an Official Plan Amendment and shall only be permitted where they are consistent with the underlying principles of the Community Structure Plan and this *Secondary Plan*.

At the subdivision and/or site plan application, stage traffic controls - including the provision of signalized intersections and turning movements - and frontages that may be subject to full or partial restrictions on individual driveway access, shall be identified within traffic studies required as part of a complete application. Access management shall comply with the City's Access Management Guidelines. Speed limit signage, traffic calming techniques such as roundabouts, and other traffic management elements shall be considered as part of the street design.

5.8 Required Studies

This *Secondary Plan* identifies the following studies, plans, and assessments that are required to be completed to the satisfaction of the City of London and any agency having jurisdiction, prior to the City considering a development application to be complete and prior to the approval of development applications within parts of, or the entire, *Byron Gravel Pits Secondary Plan Area*. The City shall determine on an application-by-application basis the need for studies, plans and assessments, and the stage in the approvals process for when they may be required:

- i) Final Proposal Report or Planning Justification Report;
- ii) Conceptual Site Design Plan/Building Elevations;
- iii) Urban Design Brief;
- iv) Affordable Housing Strategy or Statement demonstrating response to policies in section 3.6;
- v) Shadow Study;
- vi) Noise Impact and Vibration Study;
- vii) Wind Impact Assessment;
- viii) Financial Impact Study;
- ix) Archaeological Assessments;
- x) Cultural Heritage Evaluation Report;
- xi) Construction Impact Mitigation Study;
- xii) Subject Lands Status Report (SLSR);
- xiii) Environmental Impact Studies;
- xiv) Tree Inventory, Preservation, Protection and Edge Management Plans;
- xv) Green Development Statement demonstrating response to policies in section 3.3;
- xvi) Functional Servicing Plans (sewer, water and stormwater);
- xvii) Hydrogeological studies, including feature based water balance investigations and to support LIDs, as required;
- xviii) Geotechnical Report, including a slope stability assessment;
- xix) Stormwater Management Report, including traditional stormwater control measures, Best Management Practices (BMPs), and demonstrating reasonable measures to include LIDs to support ecological and hydrogeological recommendations;
- xx) Transportation Impact Assessment;
- xxi) Additional study requirements may be identified by the City as development within the *Byron Gravel Pits Secondary Plan* area proceeds; and,
- xxii) Any study may be subject to a peer review to be carried out by the City, at the full cost to the applicant, and subject to approval by the City and any other authority having jurisdiction.

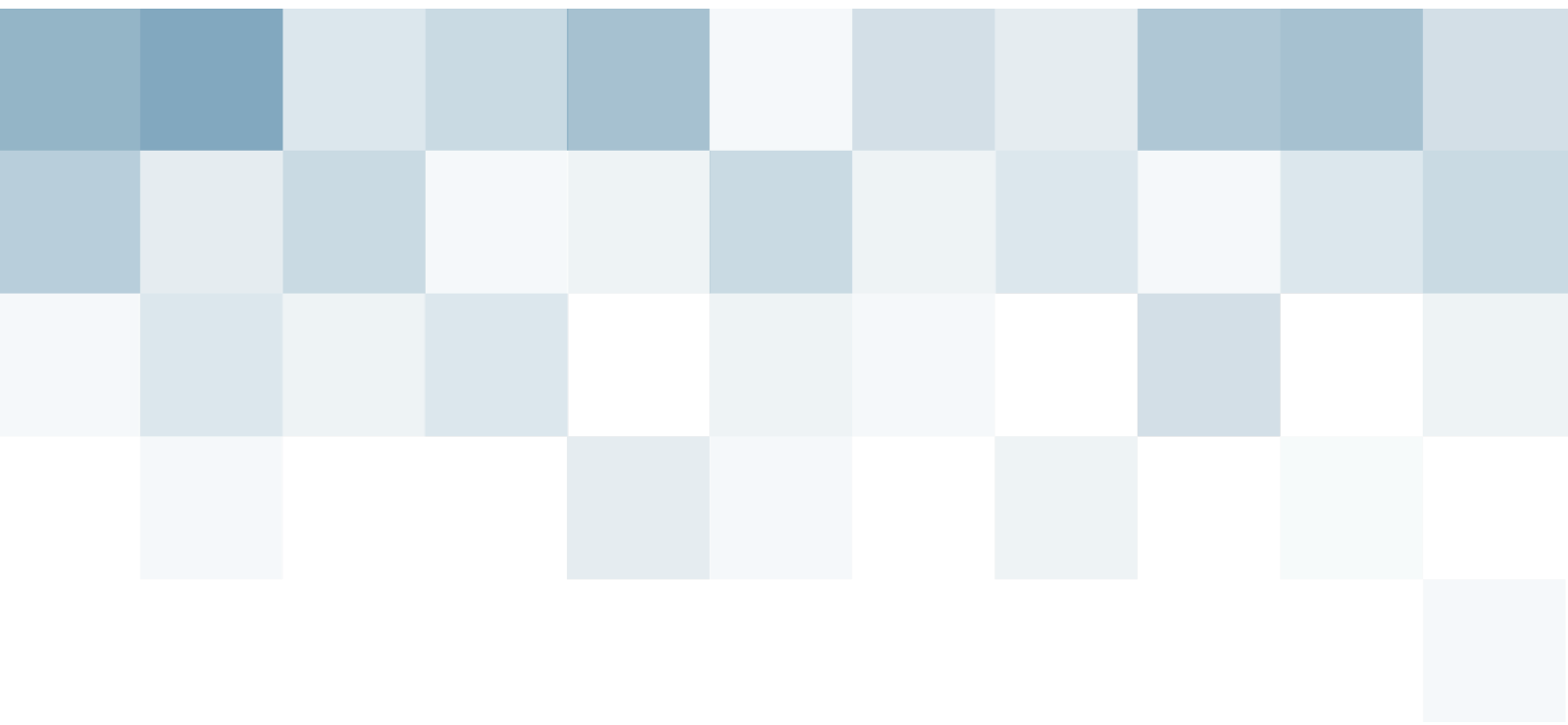
5.9 Site Plan Control

Any applications for Site Plan Control shall be subject to the policies of the *Byron Gravel Pits Secondary Plan* and applicable policies of *The London Plan*.

5.10 Guideline Documents

Guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the *Byron Gravel Pits Secondary Plan Area*.







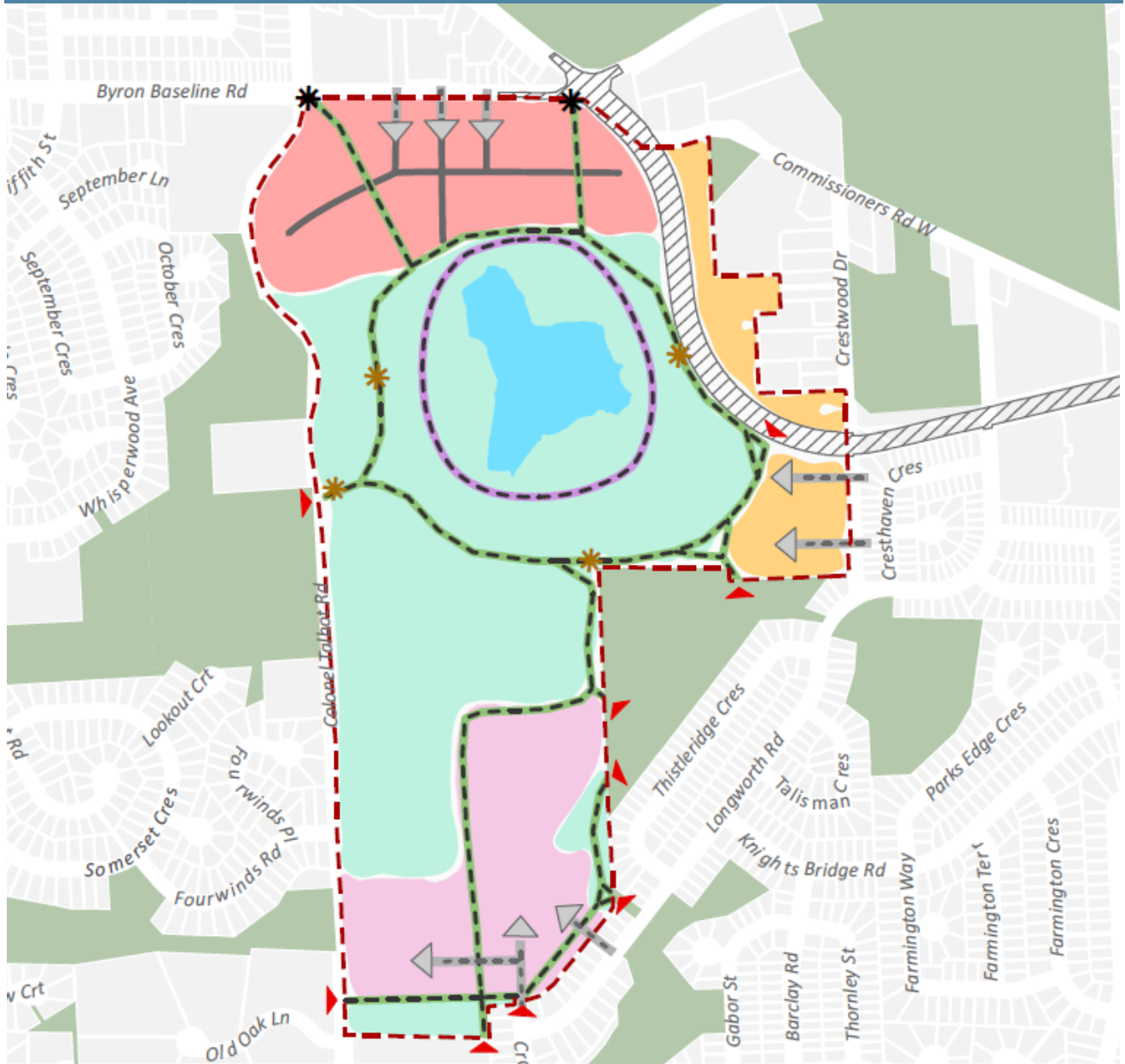
6.0 Schedules

SCHEDULE 1 - BOUNDARY OF PLAN AREA



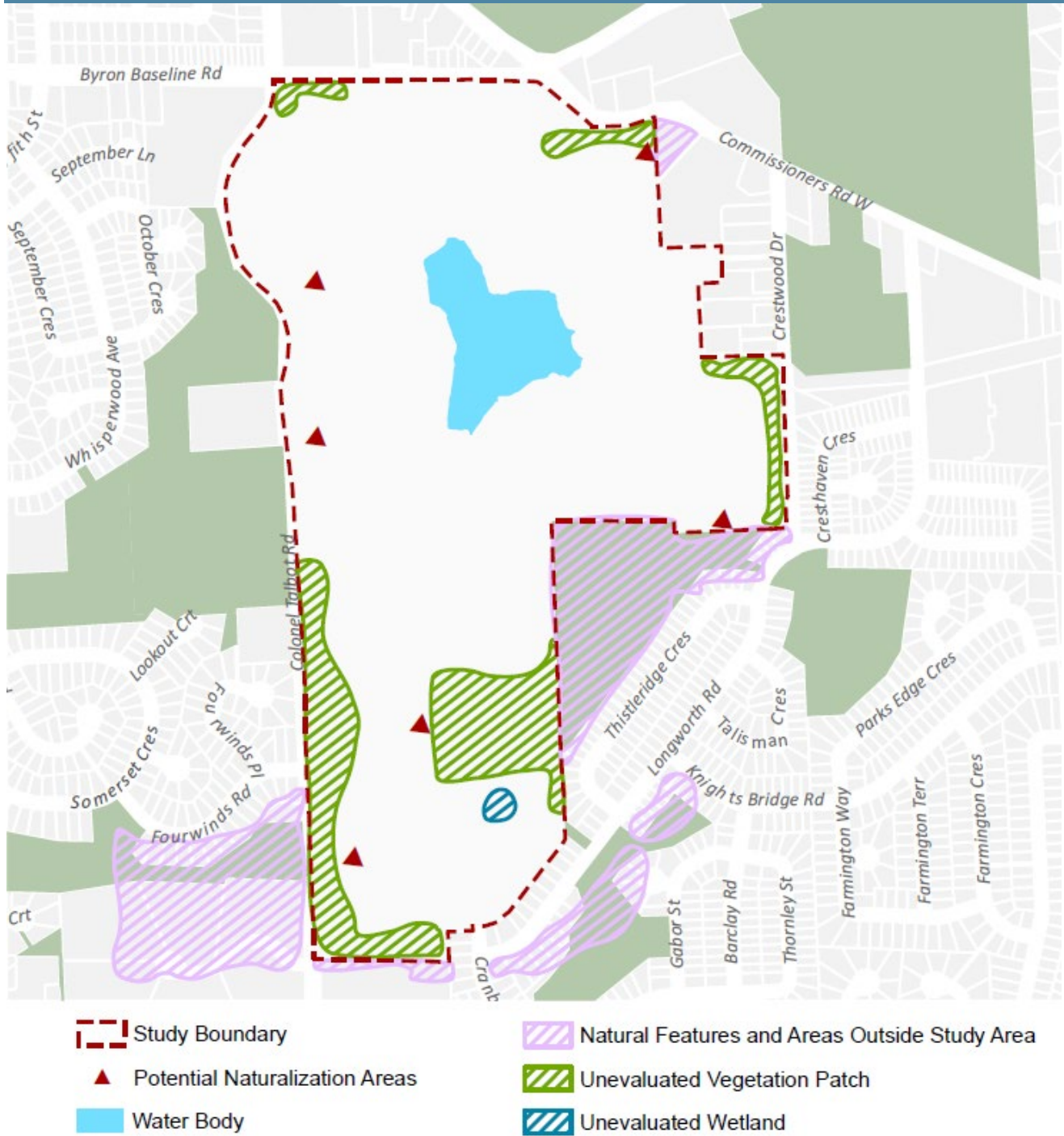
-  Plan Boundary
-  Commissioners Rd W Realignment

SCHEDULE 2 - COMMUNITY STRUCTURE PLAN



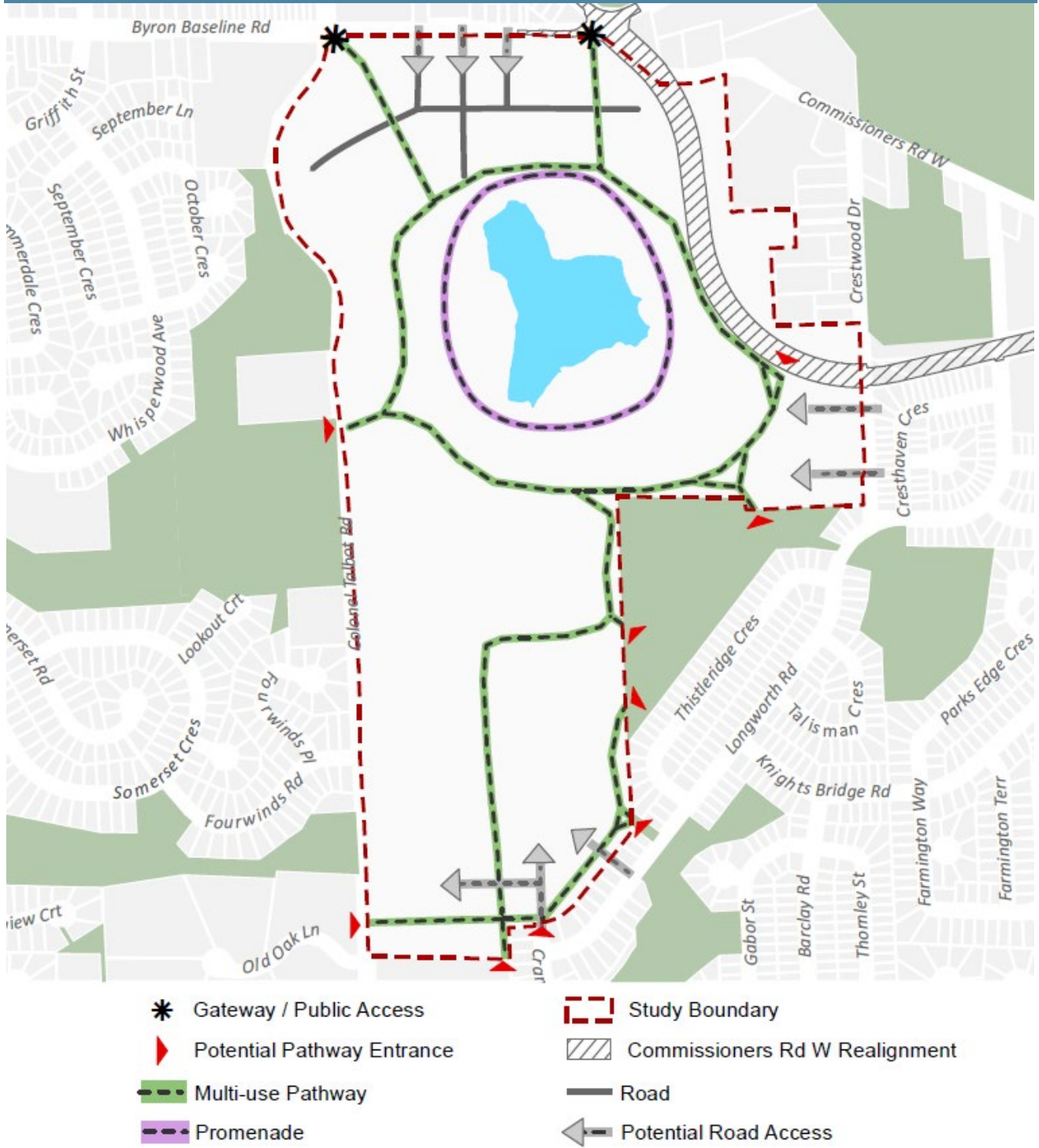
- | | |
|--|----------------------------------|
| ✱ Gateway / Public Access | ▭ Study Boundary |
| ✱ Lookout | — Road |
| ▶ Potential Pathway Entrance | — Multi-use Pathway |
| ▭ Byron Baseline Policy Area | — Promenade |
| ▭ Central Pond and Green Space Policy Area | ◀ Potential Road Access |
| ▭ Crestwood Policy Area | ▨ Commissioners Rd W Realignment |
| ▭ Longworth Policy Area | |

SCHEDULE 3 - NATURAL HERITAGE

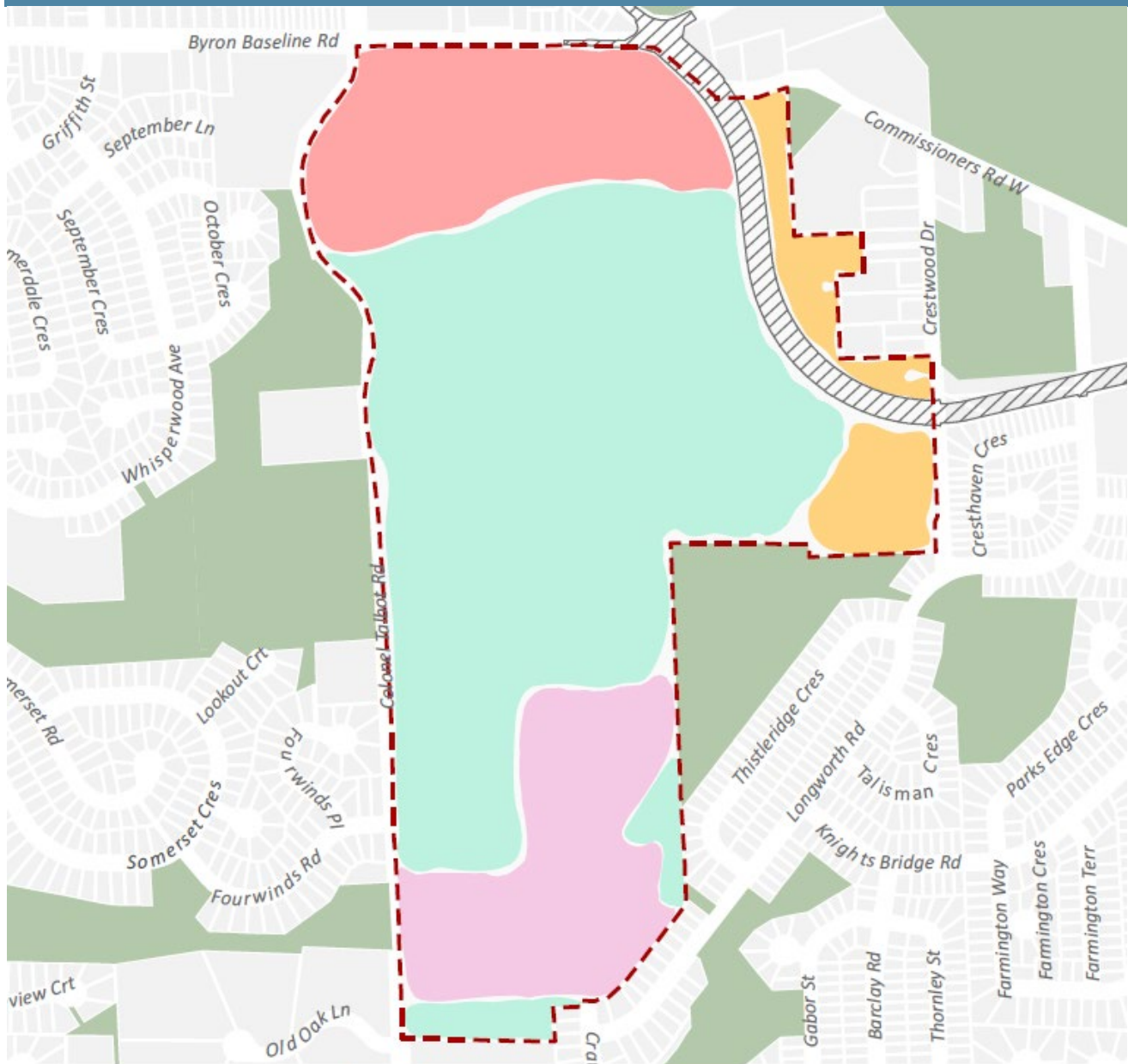


*Note: Habitat for Provincially threatened birds is known to occur in the study area. The City and landowners are to work with the Province to ensure compliance with the *Endangered Species Act*

SCHEDULE 4 - MOBILITY NETWORK

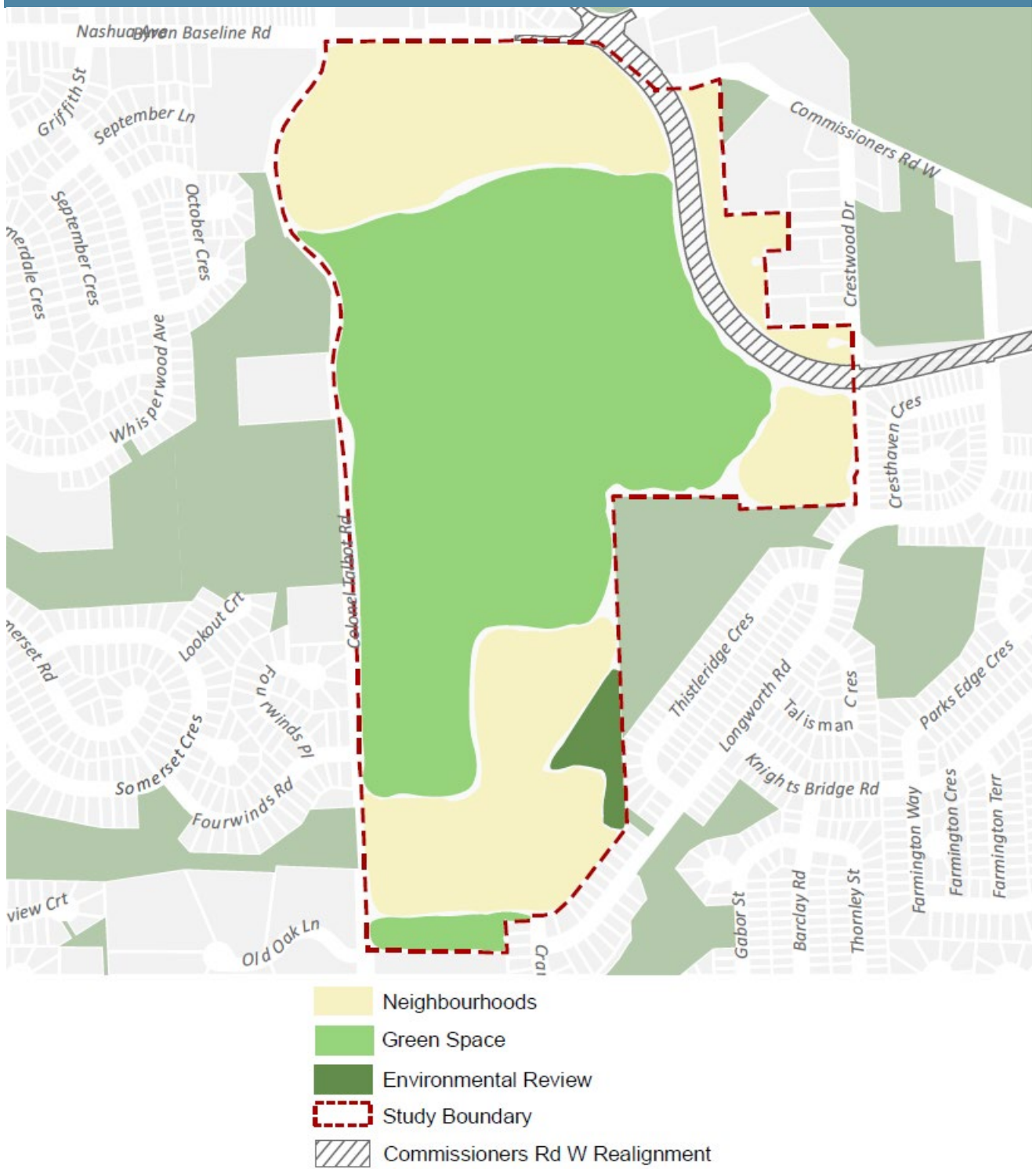


SCHEDULE 5 - CHARACTER POLICY AREAS



- Byron Baseline Policy Area
- Central Pond & Green Space Policy Area
- Longworth Policy Area
- Crestwood Policy Area
- Study Boundary
- Commissioners Rd W Realignment

SCHEDULE 6 - LONDON PLAN PLACE TYPES





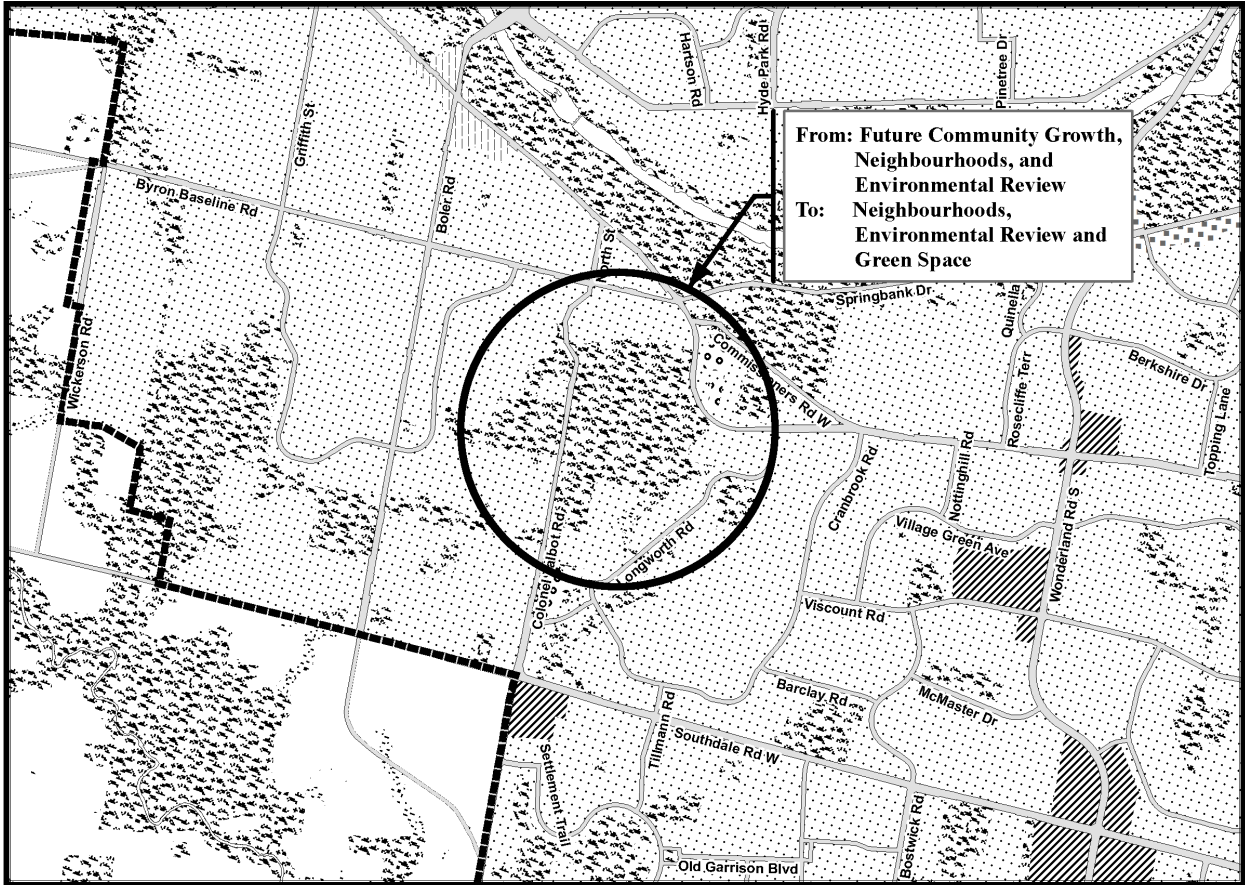
Planning and Development
March 2024



“Schedule 2”

Amendment to The Official Plan Map 1 – Place Types

AMENDMENT NO:



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

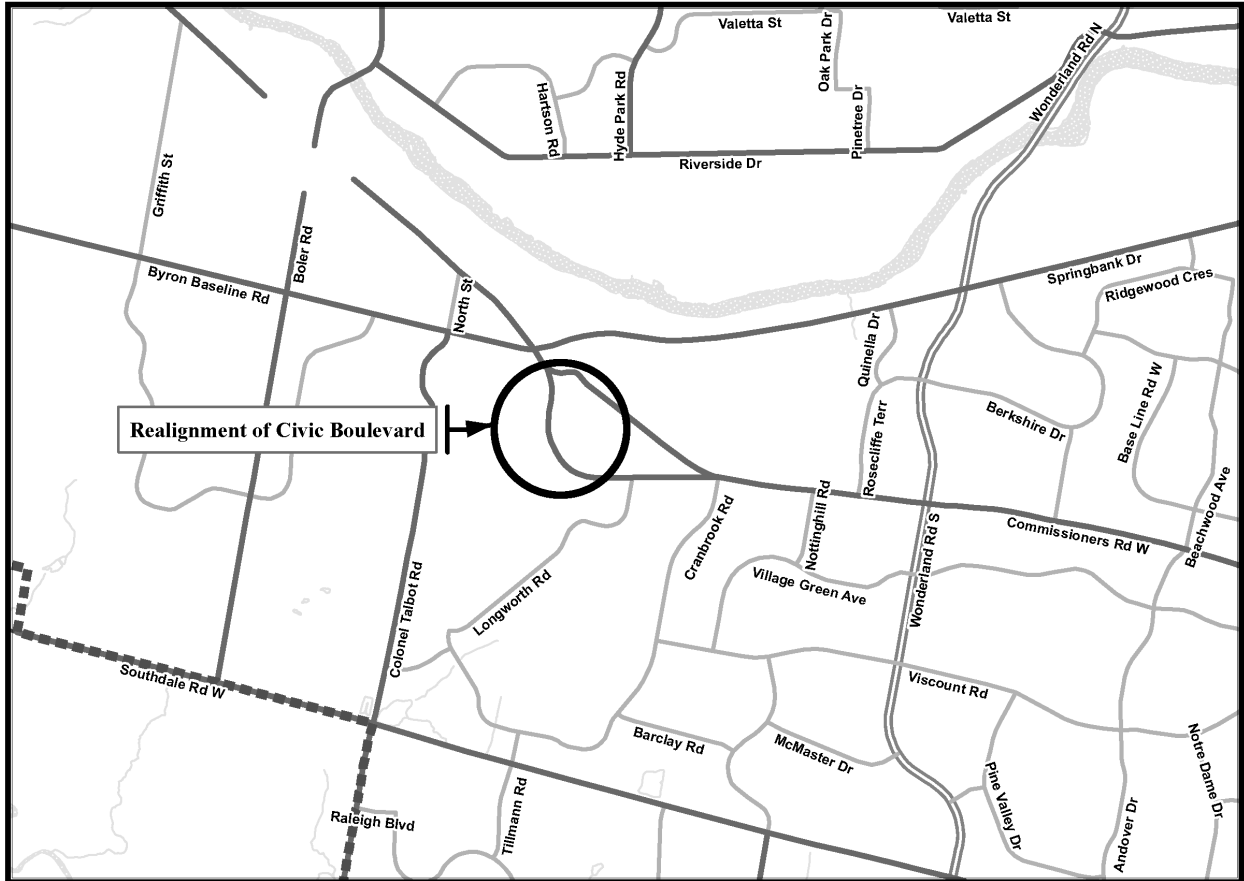
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“Schedule 3”

Amendment to The Official Plan Map 3 – Street Classification

AMENDMENT NO:



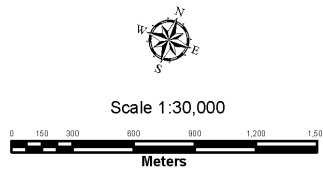
Legend

- Provincial Highway
- Expressway
- Urban Thoroughfare
- Rapid Transit Boulevard
- Civic Boulevard
- Main Street
- Neighbourhood Connector
- Rural Thoroughfare
- Rural Connector
- Interchanges
- Rapid Transit Stations
- Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

SCHEDULE 2
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development

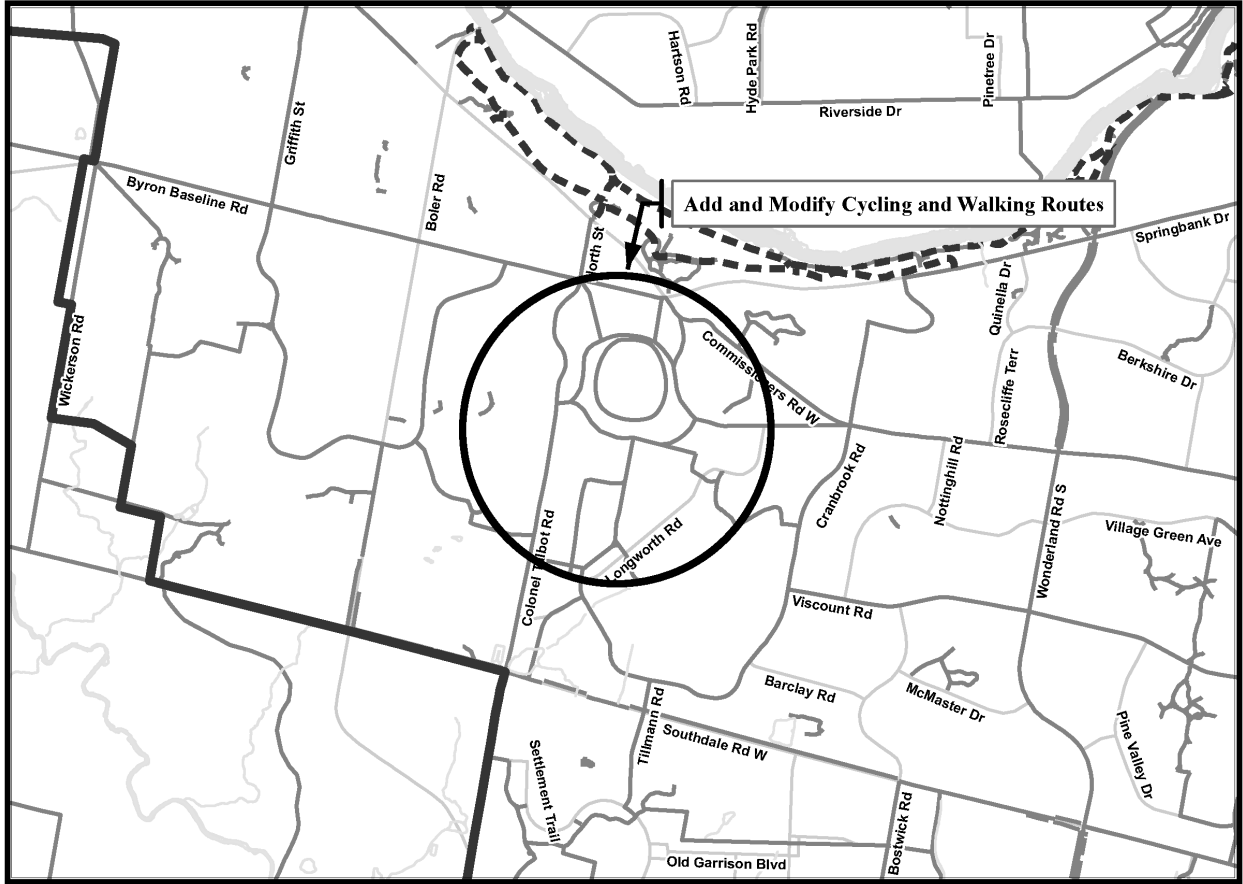


FILE NUMBER: O-8434
PLANNER: MC
TECHNICIAN: RC
DATE: 3/4/2024



“Schedule 4”

Amendment to The Official Plan Map 4 – Active Mobility Network




AMENDMENT NO:





ACTIVE MOBILITY NETWORK

-  Thames Valley Parkway
-  Cycling and Walking Routes

Base Map Features

-  Railways
-  Water
-  Streets (see Map 3)

This is an excerpt from the Planning Division's working consolidation of Map 4 - Active Mobility Network of the London Plan, with added notations.

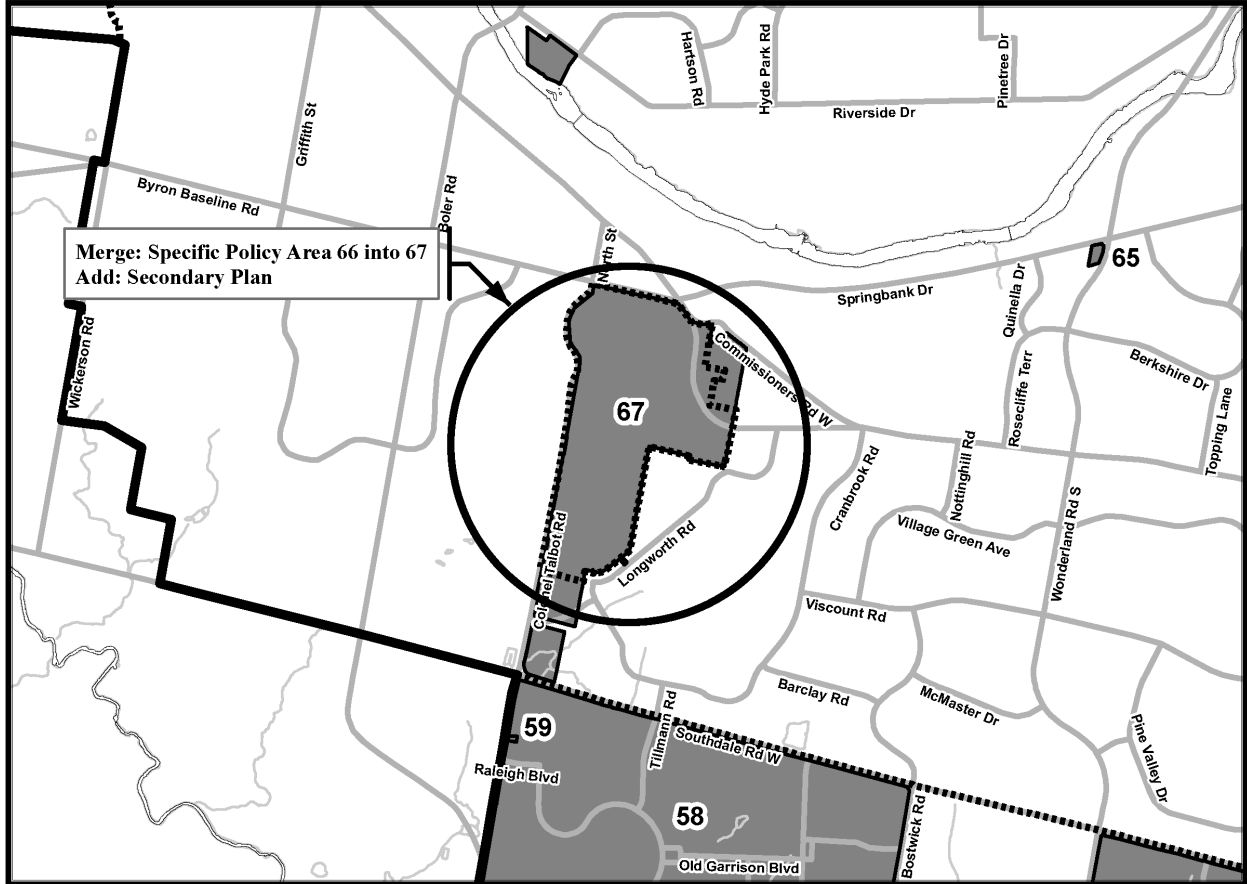
<p align="center">SCHEDULE 3 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: O-8434</p> <p>PLANNER: MC</p> <p>TECHNICIAN: RC</p> <p>DATE: 3/5/2024</p>
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“Schedule 5”

Amendment to The Official Plan Map 7 – Specific Policy Areas





AMENDMENT NO:



LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

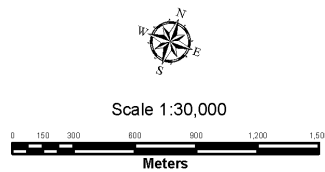
BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4
TO**
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: O-8434
PLANNER: MC
TECHNICIAN: RC
DATE: 3/5/2024

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Bill No. 134
2024

By-law No. L.S.P.- _____ - _____

A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Rapid Transit East London Link Project Phase 4.

WHEREAS The Corporation of the City of London has made application to the Council of The Corporation of the City of London for approval to expropriate lands for the East London Link Project Phase 4;

THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An application be made by The Corporation of the City of London as Expropriating Authority, to the Council of The Corporation of the City of London as approving authority, for approval to expropriate lands for the Rapid Transit East London Link Project Phase 4; which land is more particularly described in attached Appendix "A" of this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Ontario Land Tribunal, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. 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 23, 2024 subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

APPENDIX "A"
To By-law L.S.P.-_____

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE EAST LONDON LINK PROJECT

Fee Simple:

1374 Oxford Street East

Part of Lot 35, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-21810 being Part of PIN 08105-0038(LT)

1376 Oxford Street East

Part South 1/2 Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-21810 being Part of PIN 08105-0040(LT)

1380 Oxford Street East

Part of Lot 24, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 5 on Plan 33R-21810 being part of Part of PIN 08105-0027(LT)

1384 Oxford Street East

Part of Lot 23, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-21810 being Part of PIN 08105-0026(LT)

1388 Oxford Street East

Part of Lot 22, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 8 on Plan 33R-21810 being part of Part of PIN 08105-0025(LT)

1390 Oxford Street East

Part of Lot 21, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 9 on Plan 33R-21810 being Part of PIN 08105-0024(LT)

1449 Oxford Street East

Part of Lot 1, Registered Plan 703 in the City of London, County of Middlesex, designated as Part 35 on Plan 33R-21810 being Part of PIN 08106-0010(LT)

1451 Oxford Street East

Part of Lot 2, Registered Plan 703 in the City of London, County of Middlesex, designated as Part 34 on Plan 33R-21810 being Part of PIN 08106-0011(LT)

1635 Oxford Street East

Part of Lot 73, Registered Plan 19(C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 19 on Plan 33R-21810 being Part of PIN 08108-0001 (LT)

670 First Street

Part of Lot 69, Registered Plan 19(C) (Geographic Township of London), in the City of London, County of Middlesex, designated as Part 24 on Plan 33R-21810 being Part of PIN 08107-0001 (LT)

1001 Fanshawe College Boulevard

Part of South 1/2 Lot 7, Concession 2 (Geographic Township of London), in the City of London, County of Middlesex, designated as Parts 12, 38, 39, 41, 42, and 49 on Plan 33R-21810 being Part of PIN 08105-0390(LT)

Limited Interest (Temporary Easement):

1384 Oxford Street East

Part of Lot 23, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 7 on Plan 33R-21810 being Part of PIN 08105-0026(LT)

1390 Oxford Street East

Part of Lot 21, Registered Plan 696 in the City of London, County of Middlesex, designated as Parts 10 and 11 on Plan 33R-21810 being Part of PIN 08105-0024(LT)

1449 Oxford Street East

Part of Lot 1, Registered Plan 703 in the City of London, County of Middlesex, designated as Part 36 on Plan 33R-21810 being Part of PIN 08106-0010(LT)

1451 Oxford Street East

Part of Lot 2, Registered Plan 703 in the City of London, County of Middlesex, designated as Part 33 on Plan 33R-21810 being Part of PIN 08106-0011(LT)

1635 Oxford Street East

Part of Lot 73, Registered Plan 19(C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 46 on Plan 33R-21810 being Part of PIN 08108-0001 (LT)

670 First Street

Part of Lot 69, Registered Plan 19(C) (Geographic Township of London), in the City of London, County of Middlesex, designated as Part 23 on Plan 33R-21810 being Part of PIN 08107-0001 (LT)

1001 Fanshawe College Boulevard

Part Of South 1/2 Lot 7, Concession 2 (Geographic Township of London), in the City of London, County of Middlesex, designated as Parts 13, 14, 15, 16, 37, 40, 44, 45 and 48 on Plan 33R-21810 being Part of PIN 08105-0390(LT)

Limited Interest (Permanent Easement):

1390 Oxford Street East

Part of Lot 21, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 11 on Plan 33R-21810 being Part of PIN 08105-0024(LT)

1001 Fanshawe College Boulevard

Part of South 1/2 Lot 7, Concession 2 (Geographic Township of London), in the City of London, County of Middlesex, designated as Parts 14, 15, 16, 44 and 45 on Plan 33R-21810 being Part of PIN 08105-0390(LT)

APPENDIX "B"
To By-law L.S.P.- _____

EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26

NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND
Expropriations Act

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being all of the lands listed below for the purpose of the Rapid Transit East London Link Project Phase 4.

NOTICE IS HEREBY GIVEN that application has been made for approval to expropriate the following lands described as follows:

Fee Simple:

1374 Oxford Street East

Part of Lot 35, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-21810 being Part of PIN 08105-0038(LT)

1376 Oxford Street East

Part South 1/2 Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-21810 being Part of PIN 08105-0040(LT)

1380 Oxford Street East

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1384 Oxford Street East

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Part of Lot 22, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 8 on Plan 33R-21810 being part of Part of PIN 08105-0025(LT)

1390 Oxford Street East

Part of Lot 21, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 9 on Plan 33R-21810 being Part of PIN 08105-0024(LT)

1449 Oxford Street East

Part of Lot 1, Registered Plan 703 in the City of London, County of Middlesex, designated as Part 35 on Plan 33R-21810 being Part of PIN 08106-0010(LT)

1451 Oxford Street East

Part of Lot 2, Registered Plan 703 in the City of London, County of Middlesex, designated as Part 34 on Plan 33R-21810 being Part of PIN 08106-0011(LT)

1635 Oxford Street East

Part of Lot 73, Registered Plan 19(C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 19 on Plan 33R-21810 being Part of PIN 08108-0001 (LT)

670 First Street

Part of Lot 69, Registered Plan 19(C) (Geographic Township of London), in the City of London, County of Middlesex, designated as Part 24 on Plan 33R-21810 being Part of PIN 08107-0001 (LT)

1001 Fanshawe College Boulevard

Part of South 1/2 Lot 7, Concession 2 (Geographic Township of London), in the City of London, County of Middlesex, designated as Parts 12, 38, 39, 41, 42, and 49 on Plan 33R-21810 being Part of PIN 08105-0390(LT)

Limited Interest (Temporary Easement):

1384 Oxford Street East

Part of Lot 23, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 7 on Plan 33R-21810 being Part of PIN 08105-0026(LT)

1390 Oxford Street East

Part of Lot 21, Registered Plan 696 in the City of London, County of Middlesex, designated as Parts 10 and 11 on Plan 33R-21810 being Part of PIN 08105-0024(LT)

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Part of Lot 2, Registered Plan 703 in the City of London, County of Middlesex, designated as Part 33 on Plan 33R-21810 being Part of PIN 08106-0011(LT)

1635 Oxford Street East

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670 First Street

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Limited Interest (Permanent Easement):

1390 Oxford Street East

Part of Lot 21, Registered Plan 696 in the City of London, County of Middlesex, designated as Part 11 on Plan 33R-21810 being Part of PIN 08105-0024(LT)

1001 Fanshawe College Boulevard

Part of South 1/2 Lot 7, Concession 2 (Geographic Township of London), in the City of London, County of Middlesex, designated as Parts 14, 15, 16, 44 and 45 on Plan 33R-21810 being Part of PIN 08105-0390(LT)

Any owner of land in respect of which notice is given who desires a hearing into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;

- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London
City Hall
300 Dufferin Avenue
P.O. Box 5035
London ON N6A 4L9

The expropriating authority is:

THE CORPORATION OF THE CITY OF LONDON

MICHAEL SCHULTHESS
CITY CLERK

Notes:

1. The *Expropriations Act, R.S.O. 1990, c. E.26*, provides that:
 - (a) where a hearing is requested, it shall be conducted by a single member of the Ontario Land Tribunal;
 - (b) Subject to the regulations, the Tribunal may recommend to the approving authority that a party to the hearing be paid a fixed amount for the party's costs of the hearing, and the approving authority may in its discretion order the expropriating authority to pay the recommended costs.
2. "Owner" and "Registered Owner" are defined in the *Act* as follows:

"Owner" includes a mortgagee, tenant, execution creditor, a person entitled to a limited estate or interest in land, a guardian of property, and a guardian, executor, administrator or trustee in whom land is vested;

"Registered Owner" means an owner of land whose interest in the land is defined and whose name is specified in an instrument in the proper land registry or sheriff's office, and includes a person shown as a tenant of land on the last revised assessment roll;
3. The Expropriating Authority, each owner who notifies the approving authority that he desires a hearing in respect of the lands intended to be expropriated and any owner added as a party by the Tribunal are parties to the hearing.

This notice first published on the _____ day of _____, 2024.

Bill No. 135
2024

By-law No. S.-____-____

A by-law to assume certain works and services
in the City of London. (Kent Subdivision –
Phase 2, Stage 1, Plan 33M-750)

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 Kent Subdivision – Phase 2, Stage 1, Plan 33M-750;

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:

Kent Subdivision – Phase 2, Stage 1, Plan 33M-750
Auburn Developments Inc.
Twilite Boulevard – All;
Heardcreek Trail – from south limit of Plan to Twilite Boulevard;
Applerock Avenue – from Twilite Boulevard to Buroak Drive;
Bridgehaven Drive – from Applerock Avenue to east limit of Plan;
Buroak Drive – from west limit of Plan to east limit of Plan;
Sunningdale Road West – external works (channelization)

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
April 12, 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 23, 2024 subject to the provisions of
PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

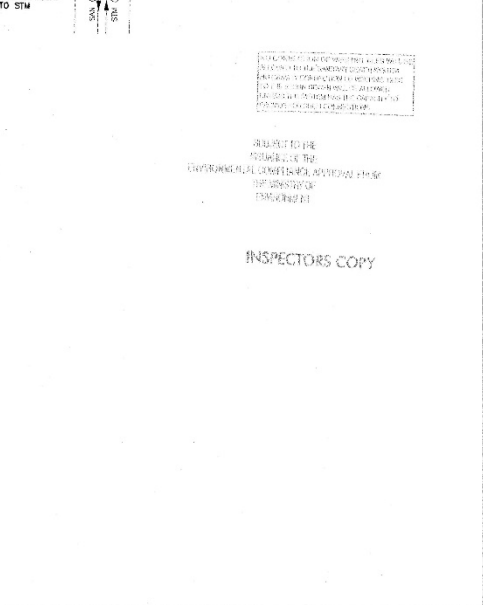
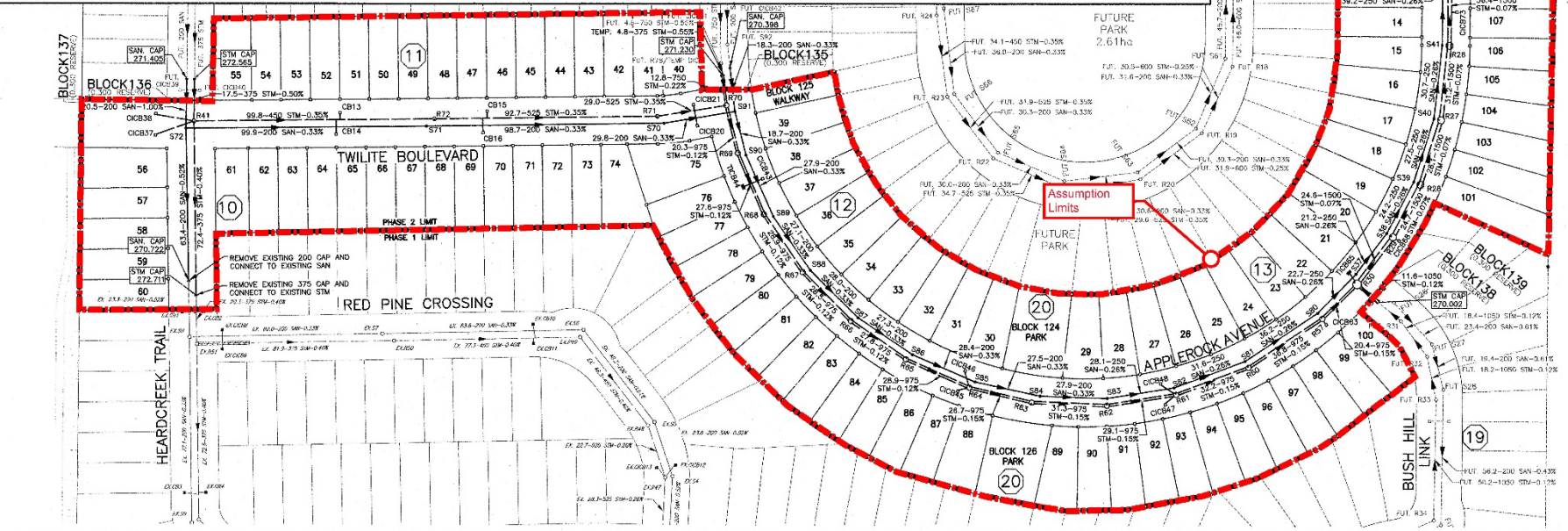
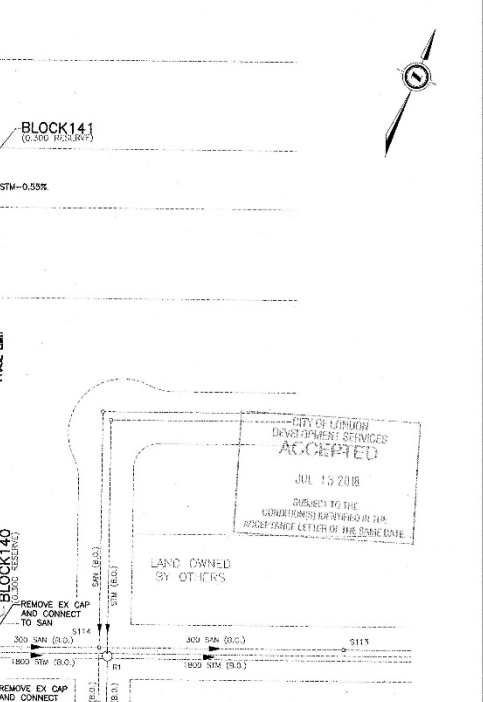
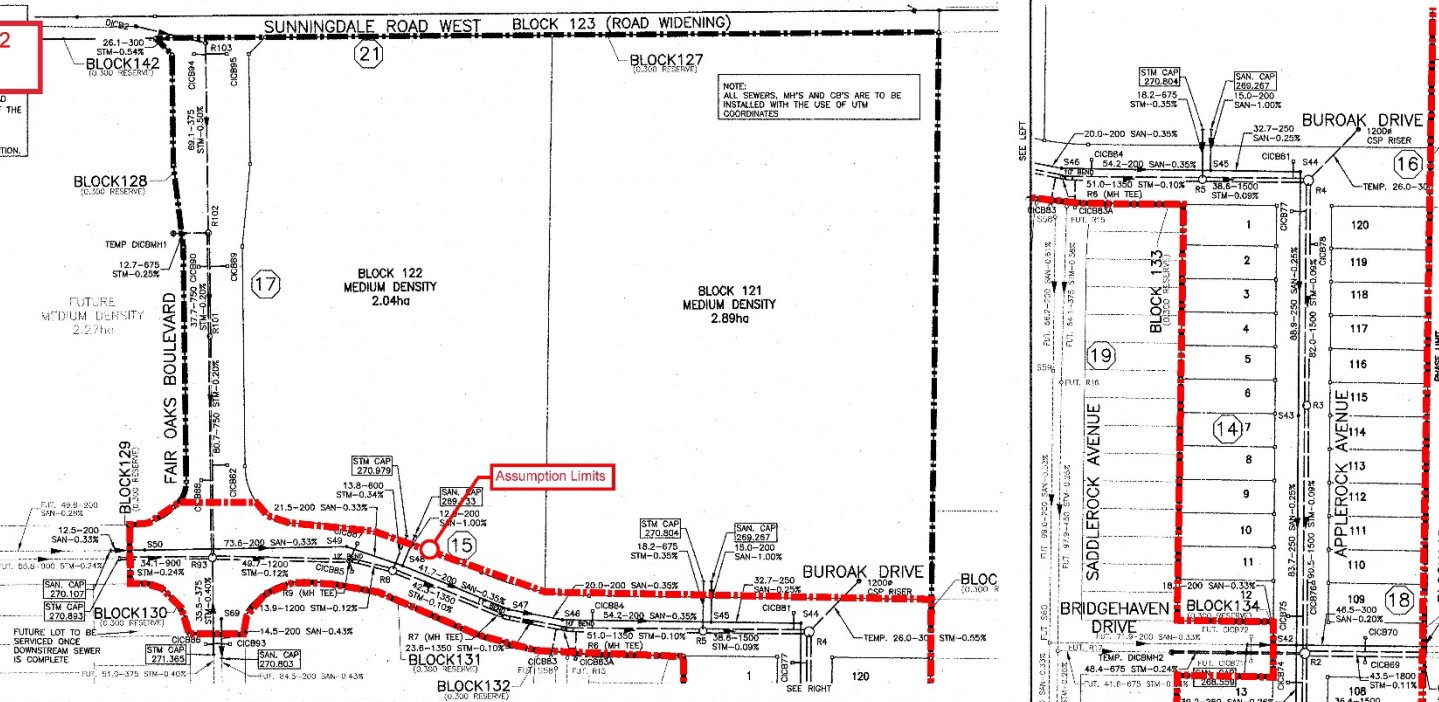
First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

33M-750 Kent subdivision Phase 2 Assumption Limits Map

LOCATION: ONE STOREY BRICK HOUSE, MUNICIPAL NO. 1500 SUNNINGDALE ROAD WEST, 300' +/- EAST OF HYDE PARK ROAD. BOLT SET IN THE NORTH FACE OF THE BUILDING, 0.22m WEST OF THE NORTHEAST CORNER. ELEV. - 277.662m.
 AT LEAST TWO BENCHMARKS SHALL BE USED AT ALL TIMES DURING CONSTRUCTION.

LEGEND

	LIMIT OF PHASE
	EX. STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER >= 750mm
	FUTURE STORM SEWER
	FUTURE STORM SEWER >= 750mm
	EX. SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED TWIN INLET CATCHBASIN
	PROPOSED DITCH INLET CATCHBASIN
	EX. MANHOLE
	FUTURE MANHOLE
	EX. CATCHBASIN
	BY OTHERS
	151 DENOTES REGISTERED PLAN LOF/BLOCK NUMBERS
	4 DENOTES PROPOSED REGISTERED PLAN LOF/BLOCK NUMBERS
	5 PLAN & PROFILE DRAWING No.



EXISTING SERVICES	DRAWING #	SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT
							1.	1st SUBMISSION COMMENTS	NOVEMBER 2017	
							2.	2nd SUBMISSION COMMENTS	FEBRUARY 2018	
							3.	3rd SUBMISSION COMMENTS	APRIL 2018	
							4.	4th SUBMISSION COMMENTS	JUNE 2018	
							5.	5th SUBMISSION COMMENTS	JULY 2018	

Stantec

CONSULTANT OF RECORD

100 King Street West, Suite 1000
 Toronto, Ontario M5X 1C7
 Tel: 416-593-9300
 Fax: 416-593-9301
 www.stantec.com

London

CORPORATION OF THE CITY OF LONDON

100 King Street West, Suite 1000
 Toronto, Ontario M5X 1C7
 Tel: 416-392-3100
 Fax: 416-392-3101
 www.london.ca

SCALE

HORIZ - 1:1000
 10' = 30m

KENT SUBDIVISION - PHASE 2

FOXHOLLOW NORTH KENT DEVELOPMENTS INC.

GENERAL SERVICING PLAN

PROJECT No. 1614-13447

SHEET No. 1 of 40

PLAN FILE No.

CITY OF LONDON
 DEVELOPMENT SERVICES
ACCEPTED
 JUL 15 2018
 SUBJECT TO THE
 CONDITIONS SET FORTH IN THE
 APPROPRIATE LETTER OF THE BOARD DATE

INSPECTOR'S COPY

Bill No. 136
2024

By-law No. S.- ____ - ____

A by-law to assume certain works and services
in the City of London. (Kent Subdivision -
Phase 3A, Plan 33M-784)

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 Kent Subdivision - Phase 3A, Plan 33M-784;

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:

Kent Subdivision - Phase 3A, Plan 33M-784
Auburn Developments Inc.
Applerock Avenue – All;
Heardcreek Trail – from south limit of phase to Applerock Avenue

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
April 12, 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.

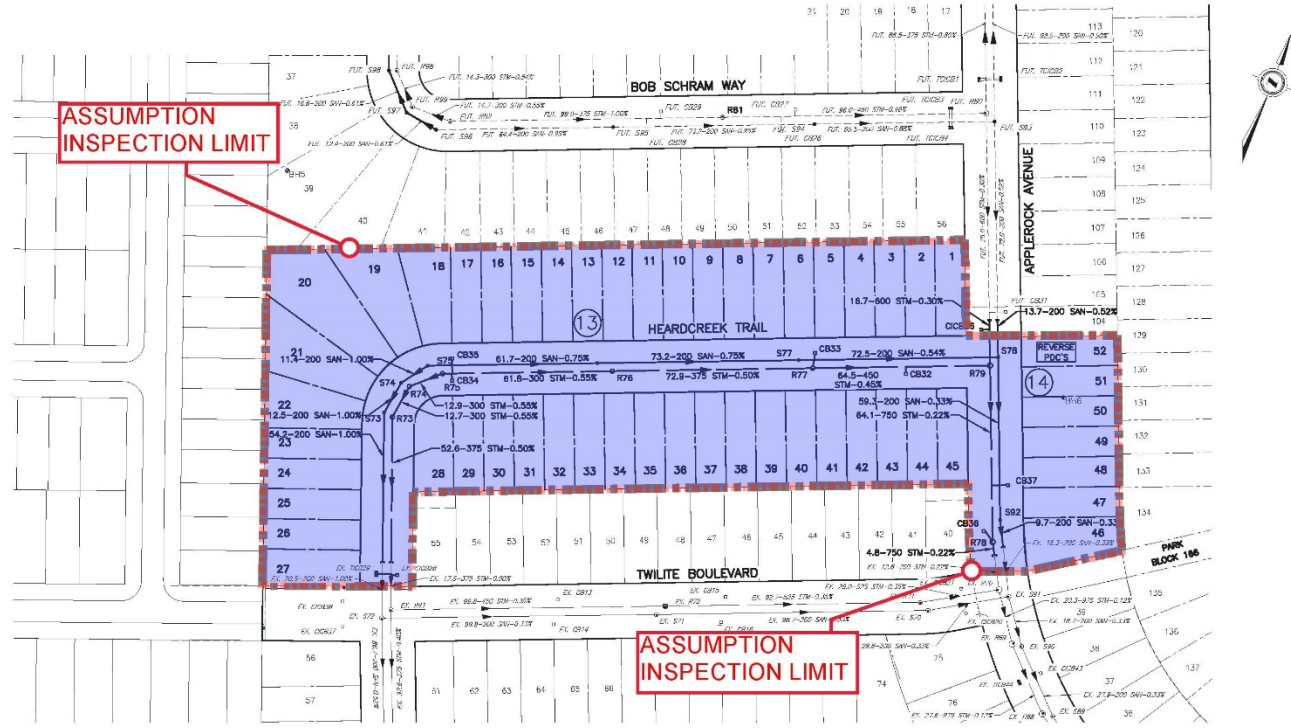
PASSED in Open Council on April 23, 2024 subject to the provisions of
PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

KENT PHASE 3A - ASSUMPTION INSPECTION LIMITS (33M-784)



LEGEND

- LIMIT OF SUBDIVISION
- EX. STORM SEWER
- FUTURE STORM SEWER
- PROPOSED STORM SEWER
- EX. SANITARY SEWER
- FUTURE SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED TWIN INLET CATCHBASIN
- PROPOSED DITCH INLET CATCHBASIN
- EX. MANHOLE
- FUTURE MANHOLE
- EX. CATCHBASIN
- B.O. BY OTHERS
- 151 DENOTES REGISTERED PLAN LOT/BLOCK NUMBERS
- 4 DENOTES DRAFT PLAN LOT/BLOCK NUMBERS
- 10 PLAN & PROFILE DRAWING No.

NOTE:
 THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

C:\Users\jdoyle\OneDrive\Documents\Projects\33M-784\33M-784.dwg
 1/11/2020 10:11:13 AM
 33M-784.dwg
 1/11/2020 10:11:13 AM
 33M-784.dwg

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION
					DESIGN	1	REVISED PER CITY COMMENTS	DECEMBER 2019	STANTEC	 88-171 Dundas Avenue Toronto, ON M5G 1S7 www.stantec.com <small>STANTEC CONSULTANTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</small>
					DESIGN	2	REVISED PER CITY COMMENTS	JANUARY 2020	STANTEC	
					DESIGN	3	REVISED PER CITY COMMENTS	JANUARY 2020	STANTEC	
					APPROVED BY					
					DATE			2019-10-18		

CORPORATION OF THE CITY OF LONDON
 DEVELOPMENT SERVICES
ACCEPTED
 01/31/2020
SUBJECT TO THE CONDITIONS IDENTIFIED IN THE ACCEPTANCE LETTER OF THE SAME DATE.

SCALE: HORIZ - 1 : 1000
 VERT - 1 : 200

TITLE

KENT SUBDIVISION - PHASE 3
 FOXHOLLOW NORTH KENT DEVELOPMENTS INC.
GENERAL SERVICING PLAN

PROJECT No.
1614-13642

SHEET No.
1 of 12

PLAN FILE No.

Bill No. 137
2024

By-law No. S.- ____ - ____

A by-law to assume certain works and services
in the City of London. (Kent Subdivision –
Phase 3B Stage 1, Plan 33M-793)

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 Kent Subdivision – Phase 3B Stage 1, Plan 33M-793;

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:

Kent Subdivision – Phase 3B Stage 1, Plan 33M-793
Auburn Developments Inc.
Applerock Avenue – from South limit of phase to Bob Schram Way;
Bob Schram Way - 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
April 12, 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 23, 2024 subject to the provisions of
PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

Bill No. 138
2024

By-law No. S.- ____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Gore Road, west of Veterans Memorial Parkway)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Gore Road, west of Veterans Memorial Parkway namely:

“Part of Lot 2, Concession A (Geographic Township of London) in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-21131;” and

“Part of Lot 2, Concession A (Geographic Township of London) in the City of London and County of Middlesex, designated as Part 2 on Reference Plan 33R-21131”

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*.

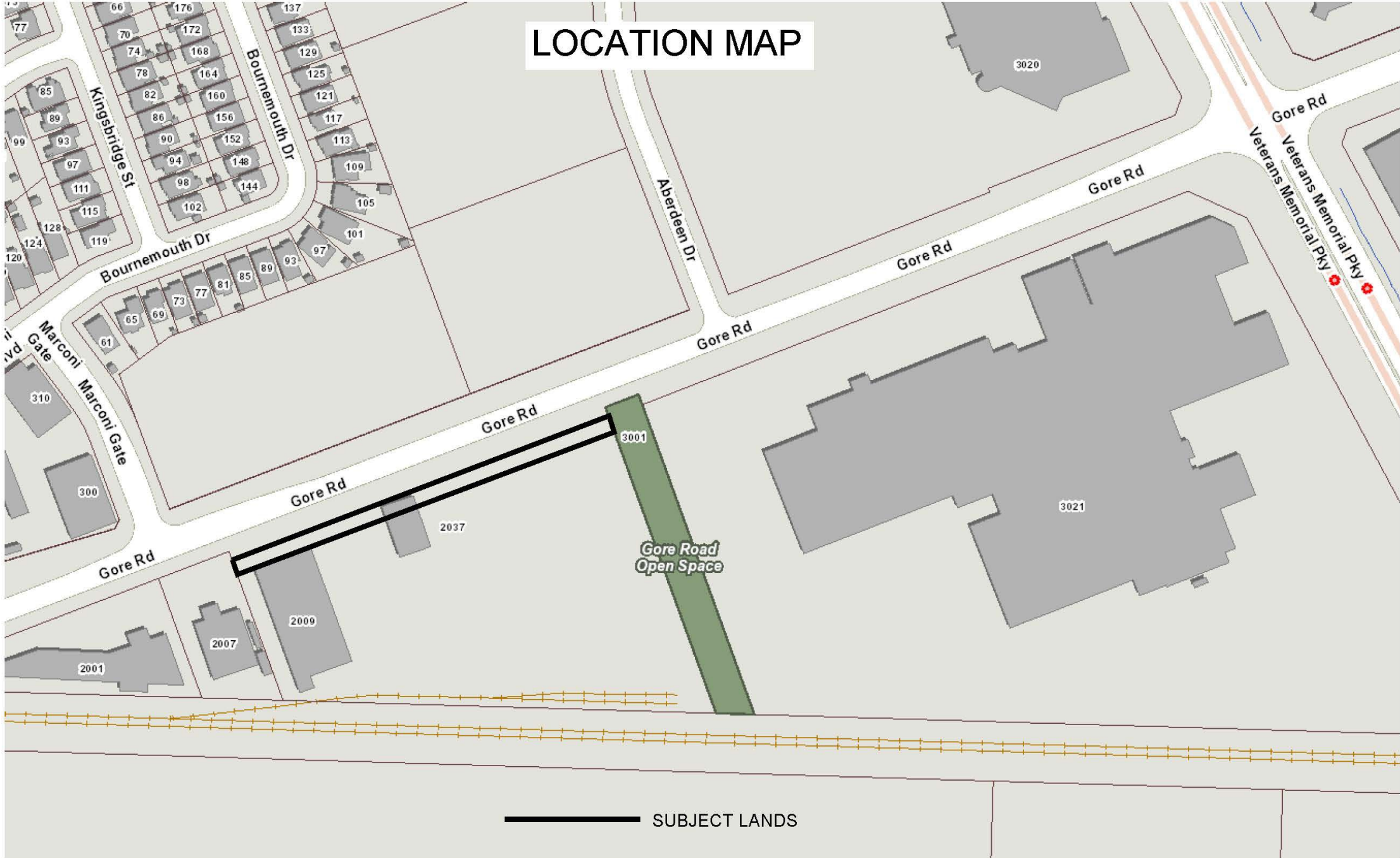
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



— SUBJECT LANDS

Bill No. 139
2024

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road East, east of Wharncliffe Road South)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Southdale Road East, east of Wharncliffe Road South, namely:

“Part of Lot 31, Concession 2 (Geographic Township of Westminster) in the City of London and County of Middlesex, designated as Parts 1 and 2 on Reference Plan 33R-21730.”

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*.

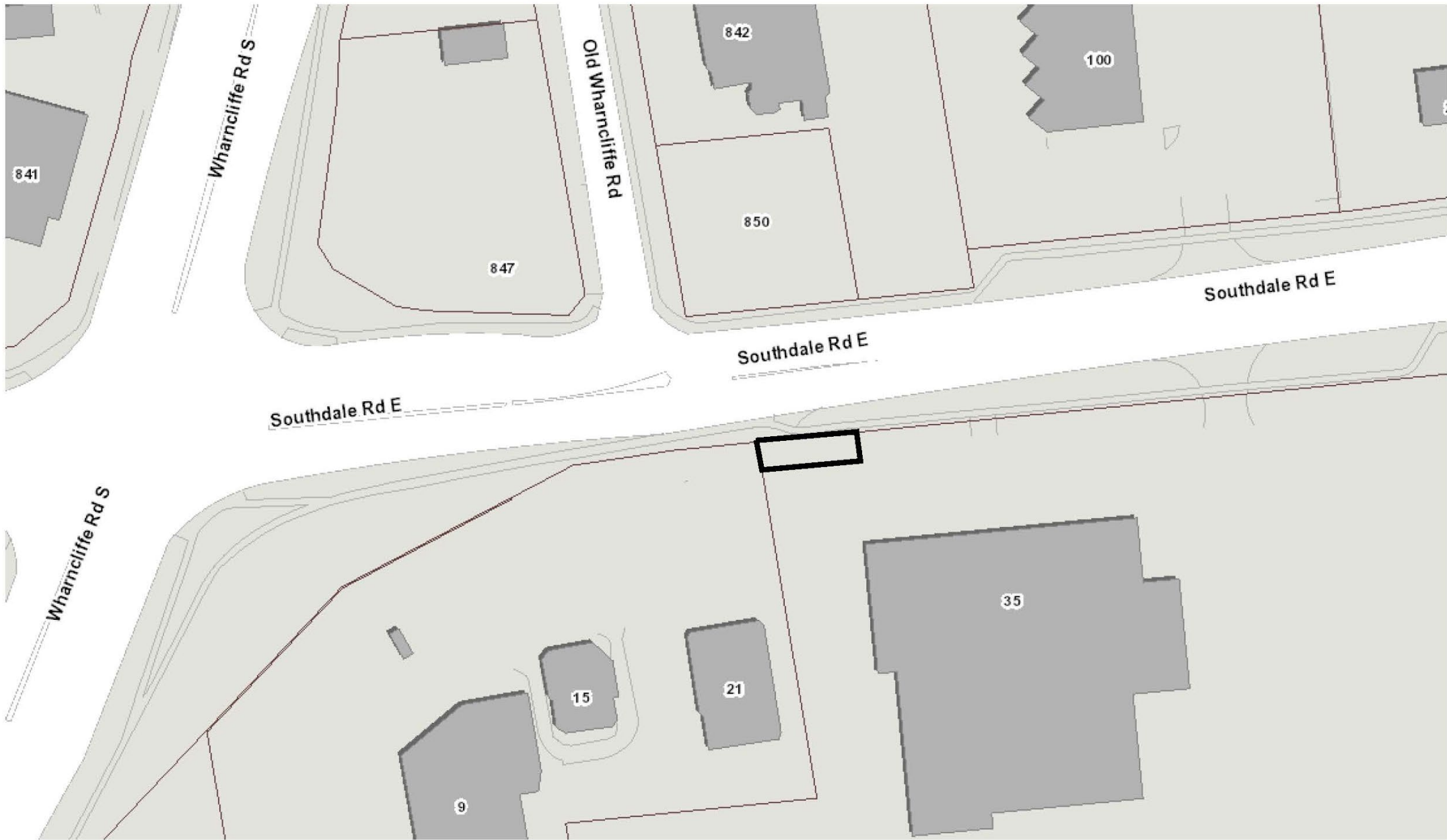
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



— SUBJECT LANDS

Bill No. 140
2024

By-law No. S.- ____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Adelaide Street North and Hamilton Road, east of Adelaide Street North and north of Hamilton Road)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Adelaide Street North and Hamilton Road, east of Adelaide Street North and north of Hamilton Road, namely:

“Part of Lot 12, Concession C (Geographic Township of London) in the City of London and County of Middlesex, designated as Parts 2 and 3 on Reference Plan 33R-21671.”

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*.

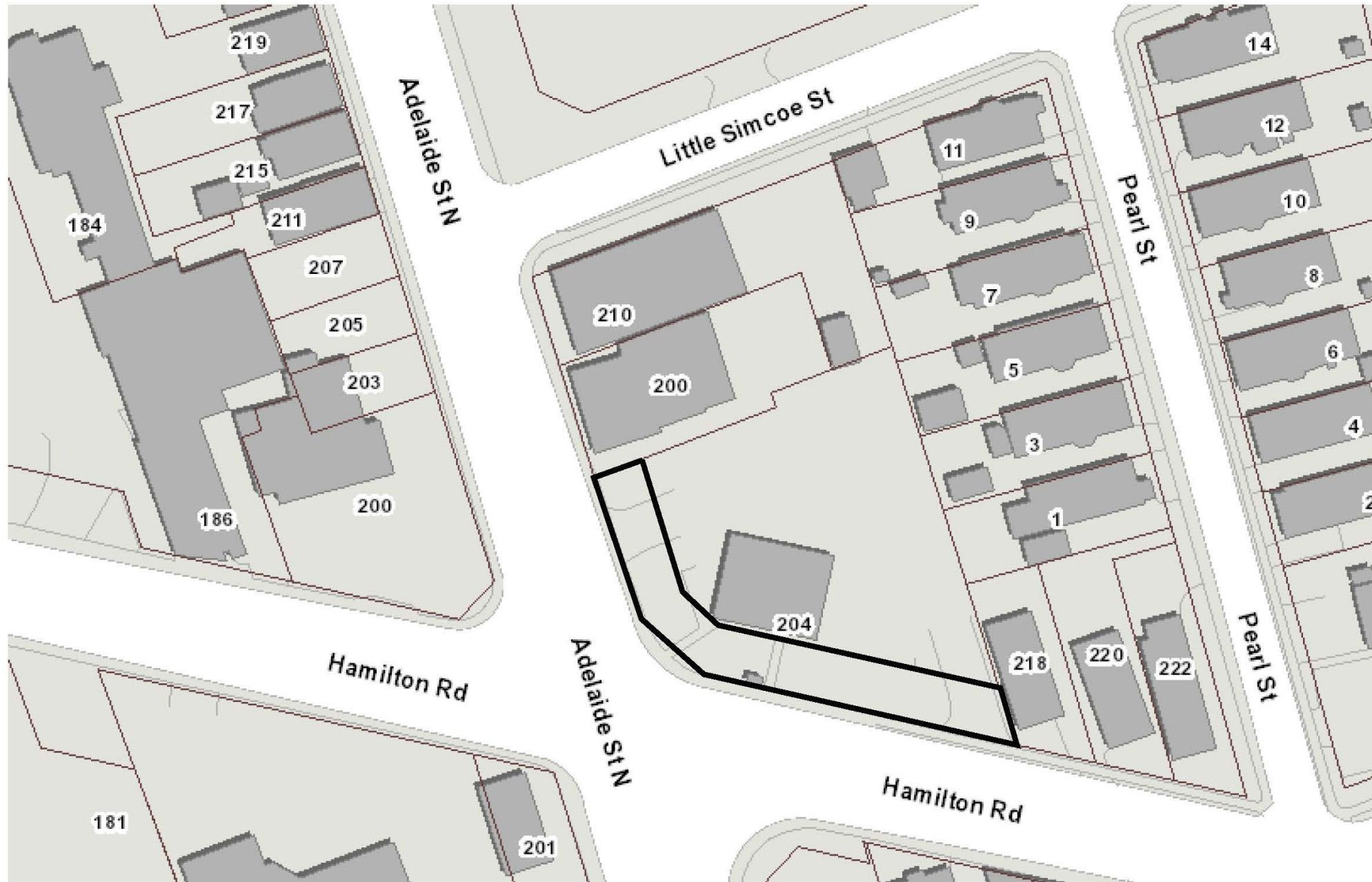
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



— SUBJECT LANDS

Bill No. 141
2024

By-law No. S.-____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Adelaide Street North and Little Simcoe Street, east of Adelaide Street North and north of Little Simcoe Street)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Adelaide Street North and Little Simcoe Street, east of Adelaide Street North and north of Little Simcoe Street, namely:

“Part of Lot 12, Concession C (Geographic Township of London) in the City of London and County of Middlesex, designated as Parts 1, 2, 3 and 4 on Reference Plan 33R-21701”

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 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



— SUBJECT LANDS

Bill No. 142
2024

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Fanshawe Park Road West, west of Wonderland Road North; and as widening to Fanshawe Park Road West and Wonderland Road North, north of Fanshawe Park Road West and west of Wonderland Road North)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Fanshawe Park Road West, west of Wonderland Road North, namely:

“Part of the South Half of Lot 21, Concession 5 (Geographic Township of London) in the City of London and County of Middlesex, designated as Parts 1, 2 and 3 on Reference Plan 33R-21518;” and

“Part of the South Half of Lot 21, Concession 5 (Geographic Township of London) in the City of London and County of Middlesex, designated as Part 4 on Reference Plan 33R-21518.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Fanshawe Park Road West and Wonderland Road North, north of Fanshawe Park Road West and west of Wonderland Road North, namely:

“Part of the South Half of Lot 21, Concession 5 (Geographic Township of London) in the City of London and County of Middlesex, designated as Part 5 on Reference Plan 33R-21518.”

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*.

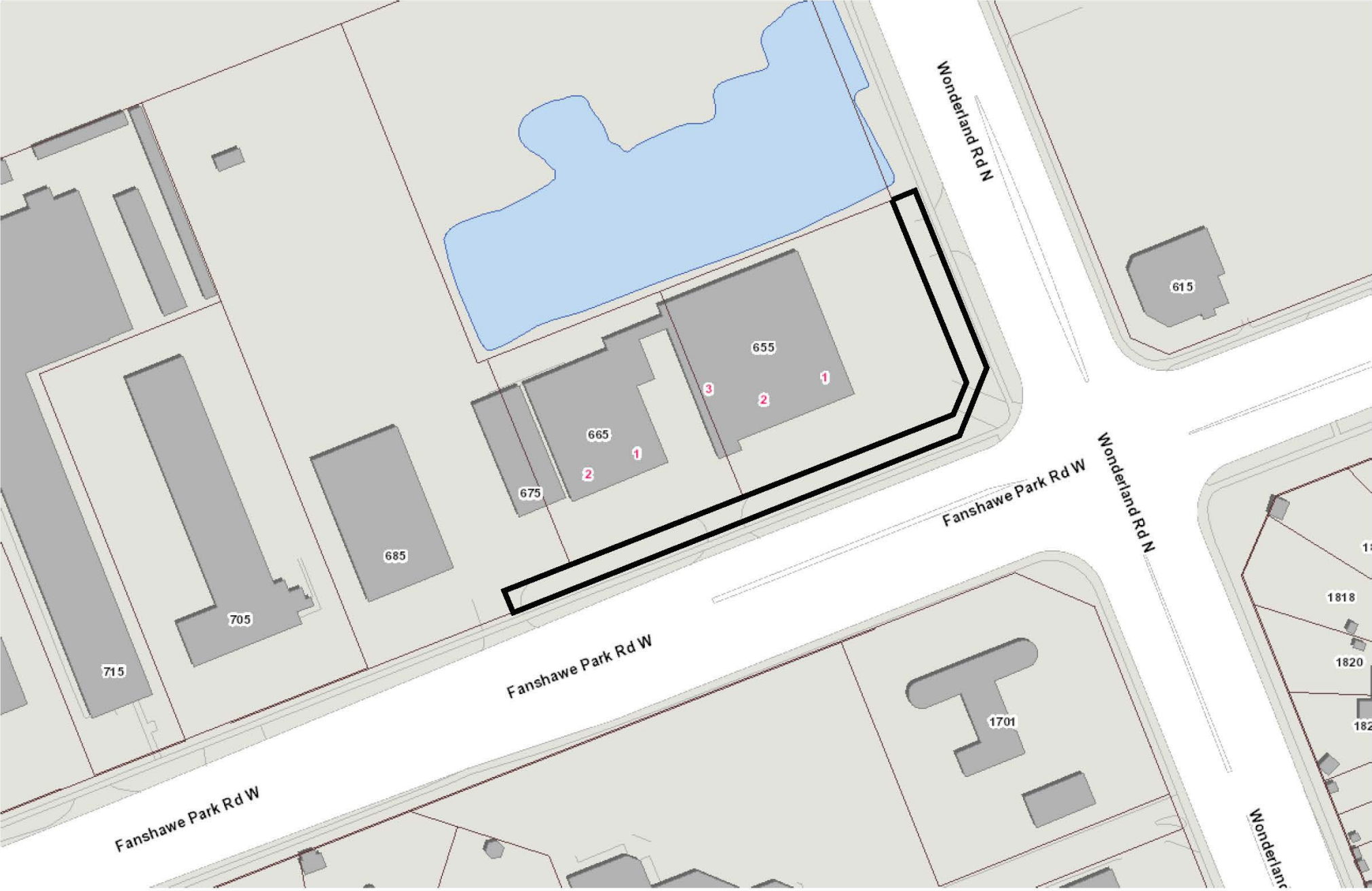
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



————— SUBJECT LANDS

Bill No. 143
2024

By-law No. S.- ____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Hyde Park Road, north of North Routledge Park)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Hyde Park Road, north of North Routledge Park, namely:

“Part of Lot 24, Concession 4 (Geographic Township of London) in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-21691.”

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*.

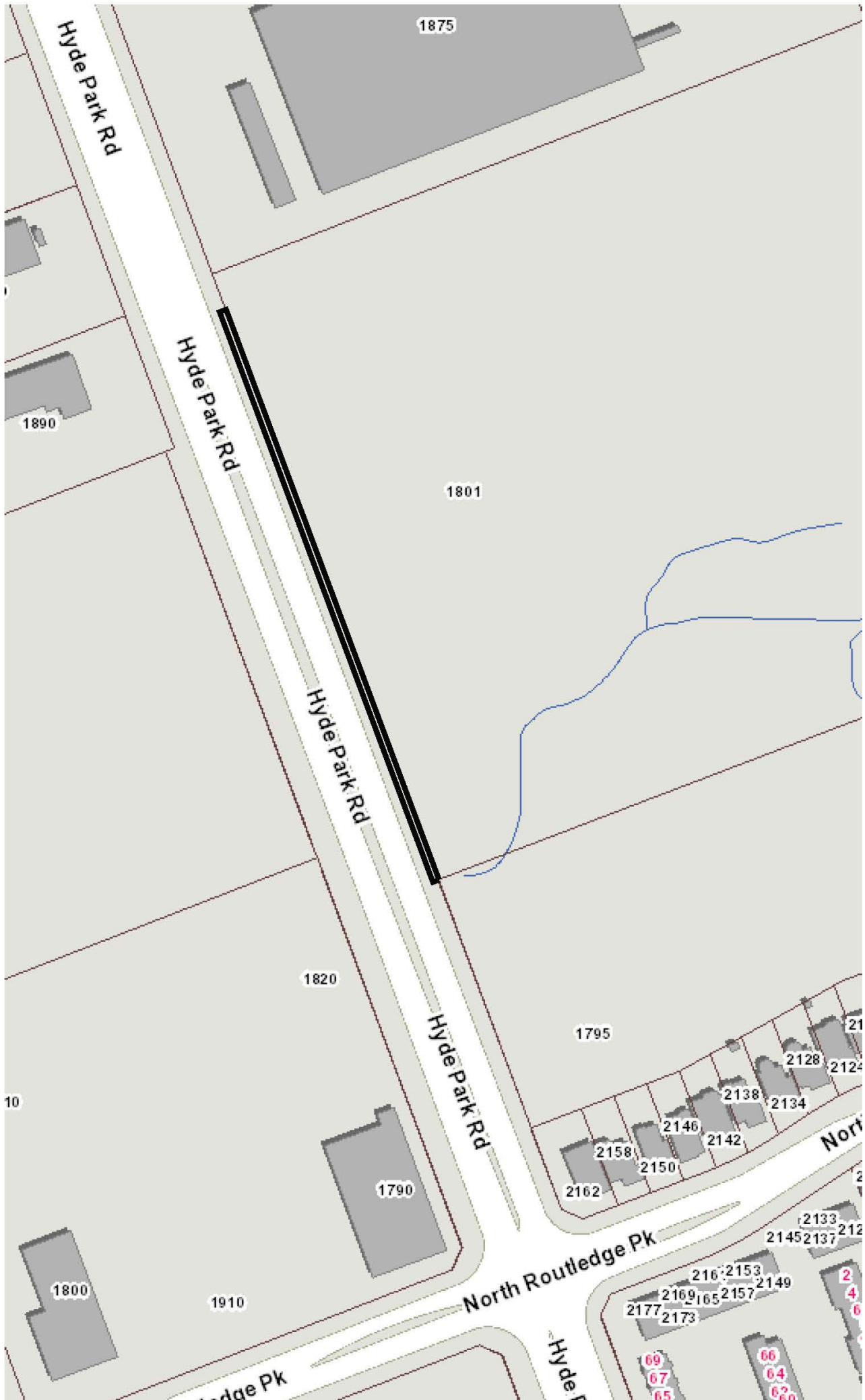
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



— SUBJECT LANDS

Bill No. 144
2024

By-law No. S.- ____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street West, west of Kains Road)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Oxford Street West, west of Kains Road, namely:

“Part of Lot 2, Registrar’s Compiled Plan 400 in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-21557.”

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 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



————— SUBJECT LANDS
345

Bill No. 145
2024

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Colonel Talbot Road, north of Diane Crescent)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening Colonel Talbot Road, north of Diane Crescent namely:

“Part of Lot 74, West of the North Branch of the Talbot Road (Geographic Township of Westminster) in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-17659.”

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*.

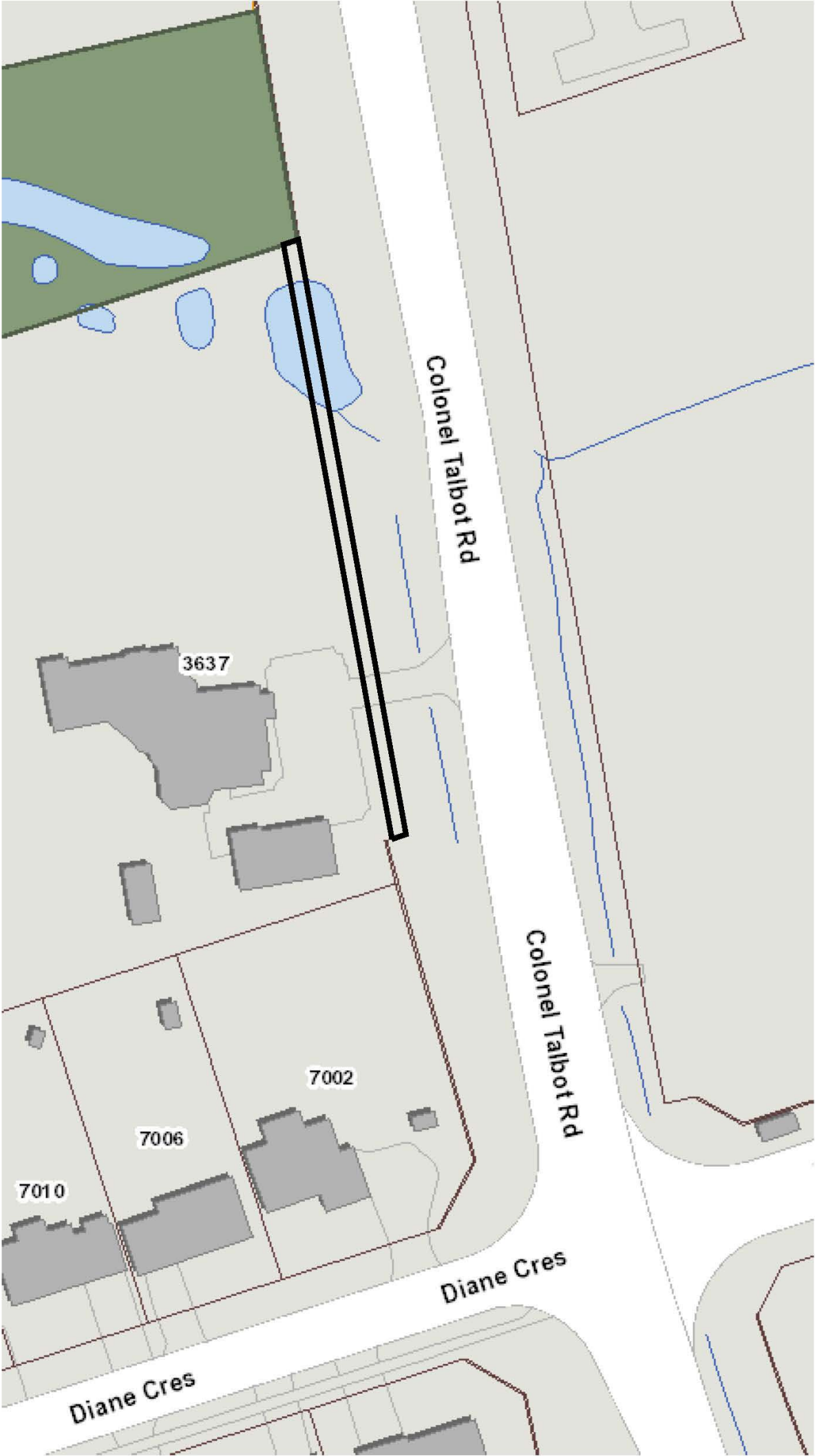
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



— SUBJECT LANDS

Bill No. 146
2024

By-law No. S.- ____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Thompson Road, west of Chesterfield Avenue)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Thompson Road, west of Chesterfield Avenue, namely:

“Part of Lot 2 Judges Order Plan 624 designated as Part 1 33R21653 in the City of London and County of Middlesex.”

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 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.


Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



 SUBJECT PARCEL

Bill No. 147
2024

By-law No. S.-____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Thompson Road, east of Brookside Street)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Thompson Road, east of Brookside Street, namely:

“Part of Lots 17 & 18 Block O Registered Plan 437 designated as Part 3 on 33R21680 in the City of London and County of Middlesex.”

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*.

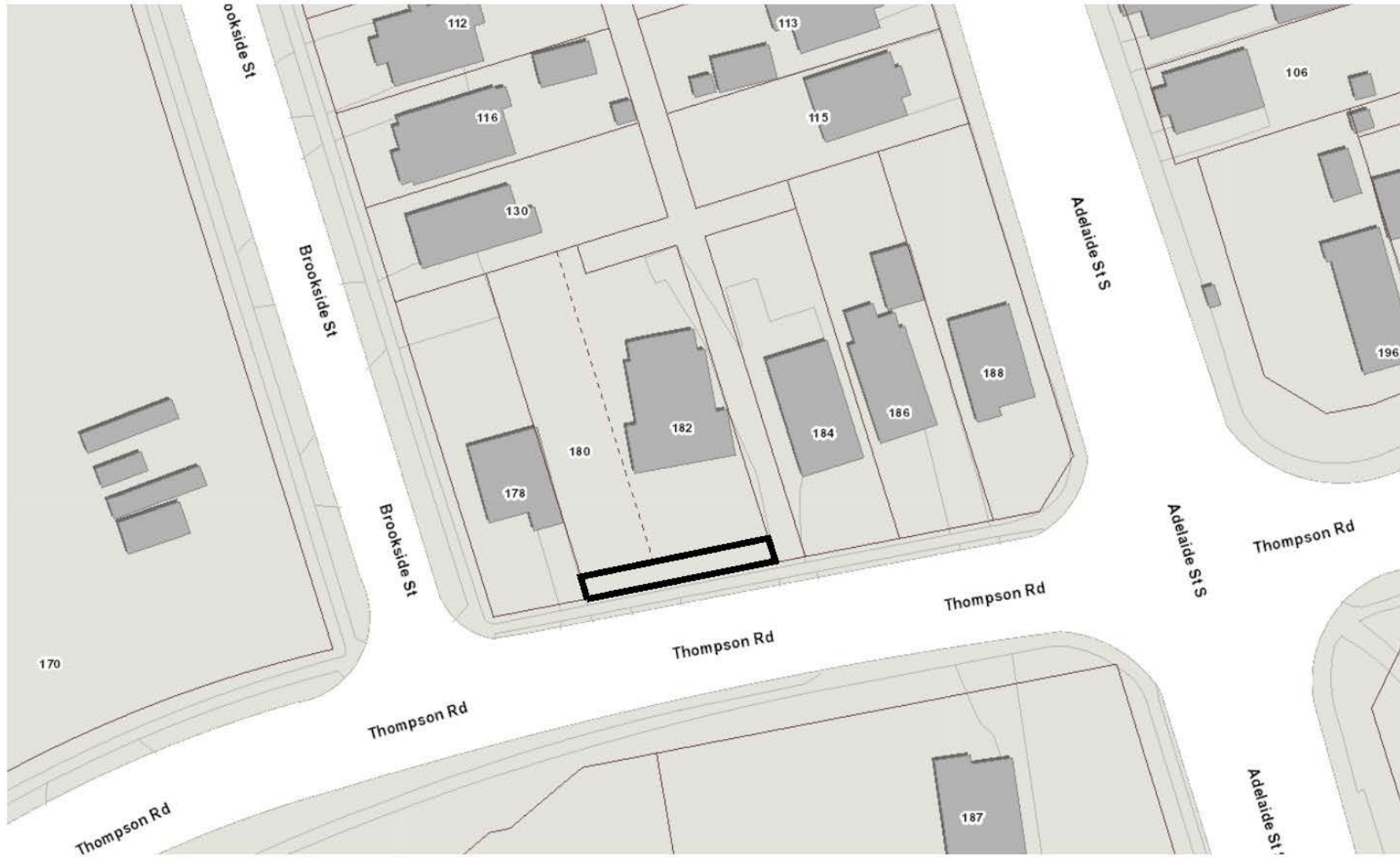
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



————— SUBJECT PARCEL

Bill No. 148
2024

By-law No. S.- ____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Exeter Road, west of Holiday Avenue)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Exeter Road, west of Holiday Avenue, namely:

“Part of Lots 1 and 13 Registered Plan 585 designated as Part 1 on 33R16385 in the City of London and County of Middlesex.”

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*.

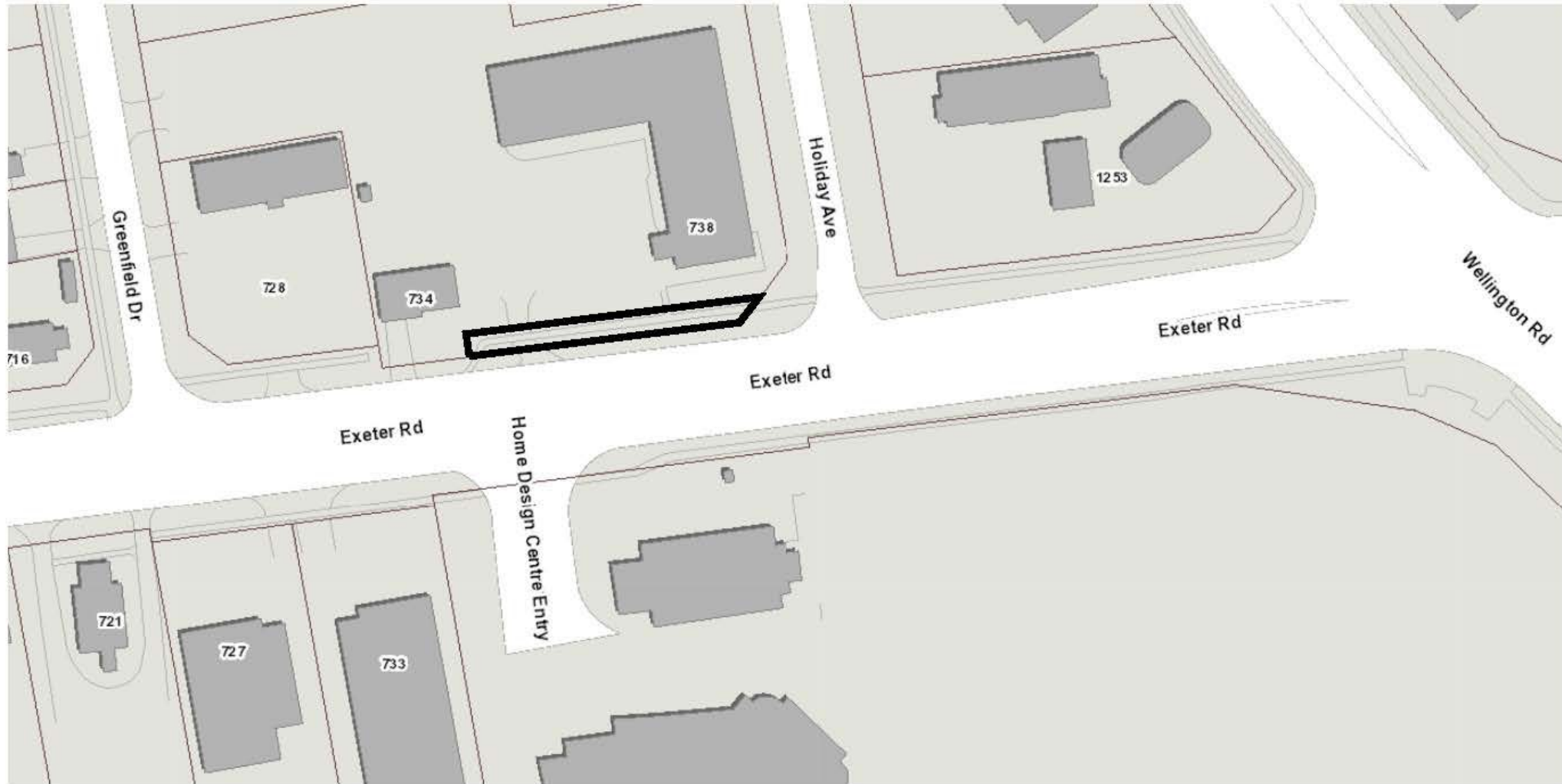
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION SKETCH



— SUBJECT LANDS

Bill No. 149
2024

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to High Street, north of Grand Avenue; as widening to Wellington Street, north of Grand Avenue; and as widening to Wellington Road, south of the Thames River)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to High Street, north of Grand Avenue, namely:

“Part of Lot 25, Broken Front Concession (Geographic Township of Westminster) in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-21298.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Wellington Street, north of Grand Avenue namely:

“Part of Lot 25, Broken Front Concession (Geographic Township of Westminster) in the City of London and County of Middlesex, designated as Part 2 on Reference Plan 33R-21298;” and

“Part of Lot 25, Broken Front Concession (Geographic Township of Westminster) in the City of London and County of Middlesex, designated as Parts 3 and 4 on Reference Plan 33R-21298.”

3. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Wellington Road, south of the Thames River, namely:

“Part of Lot 1, Registered Plan 11 (4th) in the City of London and County of Middlesex, designated as Parts 1, 2 and 3 on Reference Plan 33R-21299;” and

“Part of Lot 1, Registered Plan 11 (4th) in the City of London and County of Middlesex, designated as Parts 4, 5, 6 and 9 on Reference Plan 33R-21299;” and

“All of Lot 1 and part of Lot 2, Registered Plan 449 (4th) in the City of London and County of Middlesex, designated as Part 10 on Reference Plan 33R-21299;” and

“Part of Lot 1, south of South Street East in the City of London and County of Middlesex, designated as Part 3 on Reference Plan 33R-21309;” and

“Part of Lot 1, south of South Street East in the City of London and County of Middlesex, designated as Part 2 on Expropriation Plan ER1535208;” and

“Part of Lot 1, north of Nelson Street East in the City of London and County of Middlesex, designated as Part 6 on Reference Plan 33R-21309;” and

“Part of Nelson Street (Closed by By-Law S-1845-51, Registered as Inst. No. 408595 and 472822) in the City of London and County of Middlesex, designated as Parts 7, 8 and 9 on Reference Plan 33R-21309.”

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.

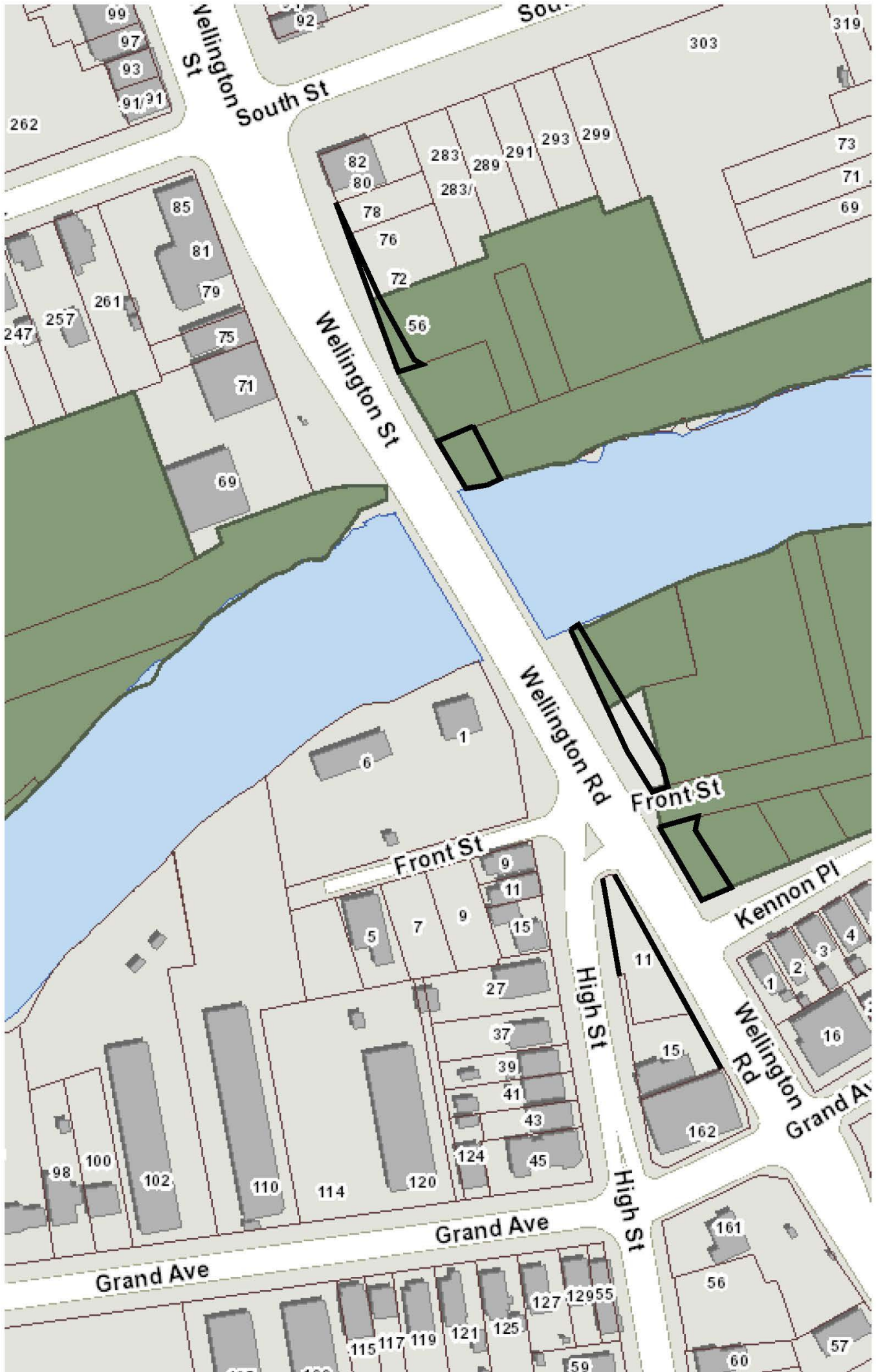
PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

LOCATION MAP



— SUBJECT LANDS

Bill No. 150
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 3696 and 3832
Scotland 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 3696 and 3832 Scotland Drive, as shown on the attached
map comprising part of Key Map No. A115, from a Resource Extraction (EX) Zone to a
Resource Extraction Special Provision (EX(_)) Zone and a Holding Resource Extraction
Special Provision (h-18*h-166*EX1(_)) Zone.

2. Section Number 43.4 a) of the Resource Extraction (EX) Zone is amended
by adding the following Special Provisions:

EX(_) 3696 and 3832 Scotland Drive

a) Regulations

- i. Notwithstanding any provisions of this By-law to the contrary, the
application of zoning requirements shall be to the zone
boundaries and not to the individual properties contained within
the zone.

3. Section Number 43.4 b) of the Resource Extraction (EX) Zone is amended
by adding the following Special Provisions:

EX1(_) 3696 and 3832 Scotland Drive

a) Regulations

- i. Notwithstanding any provisions of this By-law to the contrary, the
application of zoning requirements shall be to the zone
boundaries and not to the individual properties contained within
the zone.

4. The inclusion in this By-law of imperial measure along with metric
measure is for the purpose of convenience only and the metric measure governs in
case of any discrepancy between the two measures.

5. This By-law shall come into force and be deemed to come into force in
accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the
date of the passage of this by-law or as otherwise provided by the said section.

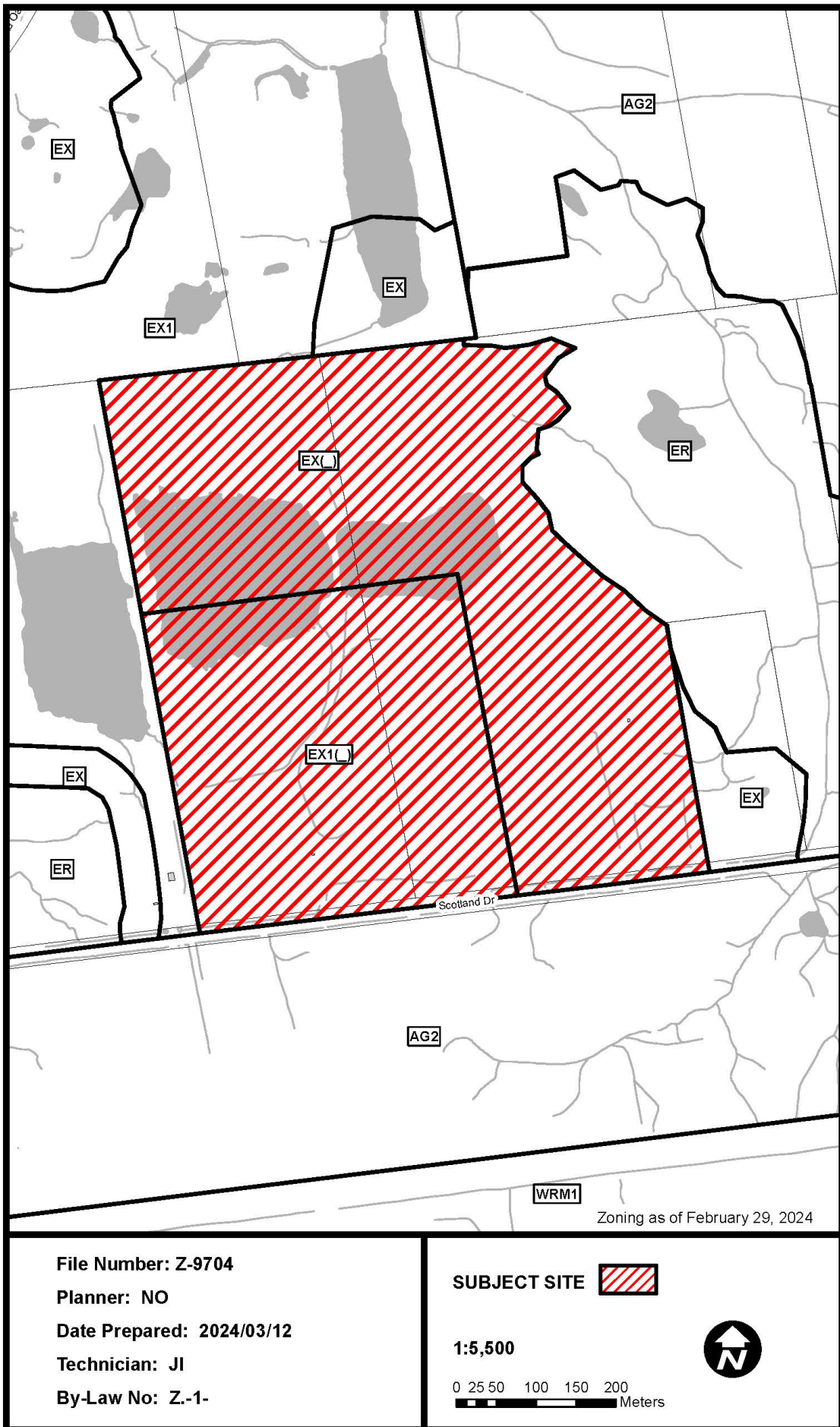
PASSED in Open Council on April 23, 2024, subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Bill No. 151
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 634 Commissioners
Road West

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the
Official Plan;

NOW 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 634 Commissioners Road West as shown on the attached
map comprising part of Key Map No. A106 to amend the existing Residential R5 Special
Provision (R5-7(30)) Zone.

2. Section Number 9.4 of the Residential (R5) Zone is amended by deleting
and replacing the following Subsection:

R5-7(30) 634 Commissioners Road West

a) Regulations

- | | |
|--|---|
| i) Density
(Maximum) | 67 Units Per Hectare |
| ii) Front Yard Depth
(Minimum) | 5.0 metres |
| iii) Interior Side Yard Depth
(Minimum) | 1.8 metres when the building wall
contains no windows to habitable
rooms, or 3.0 metres when the
building wall contains windows to
habitable rooms. |
| iv) Rear Yard Depth | 1.0 metre per 1.0 metre of main
building height, but in no case
less than 6.0 metres. |
| v) Enhanced Landscaped Strip
(minimum) | A minimum 3.0-metre-deep
landscape strip shall be required
along the south 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.

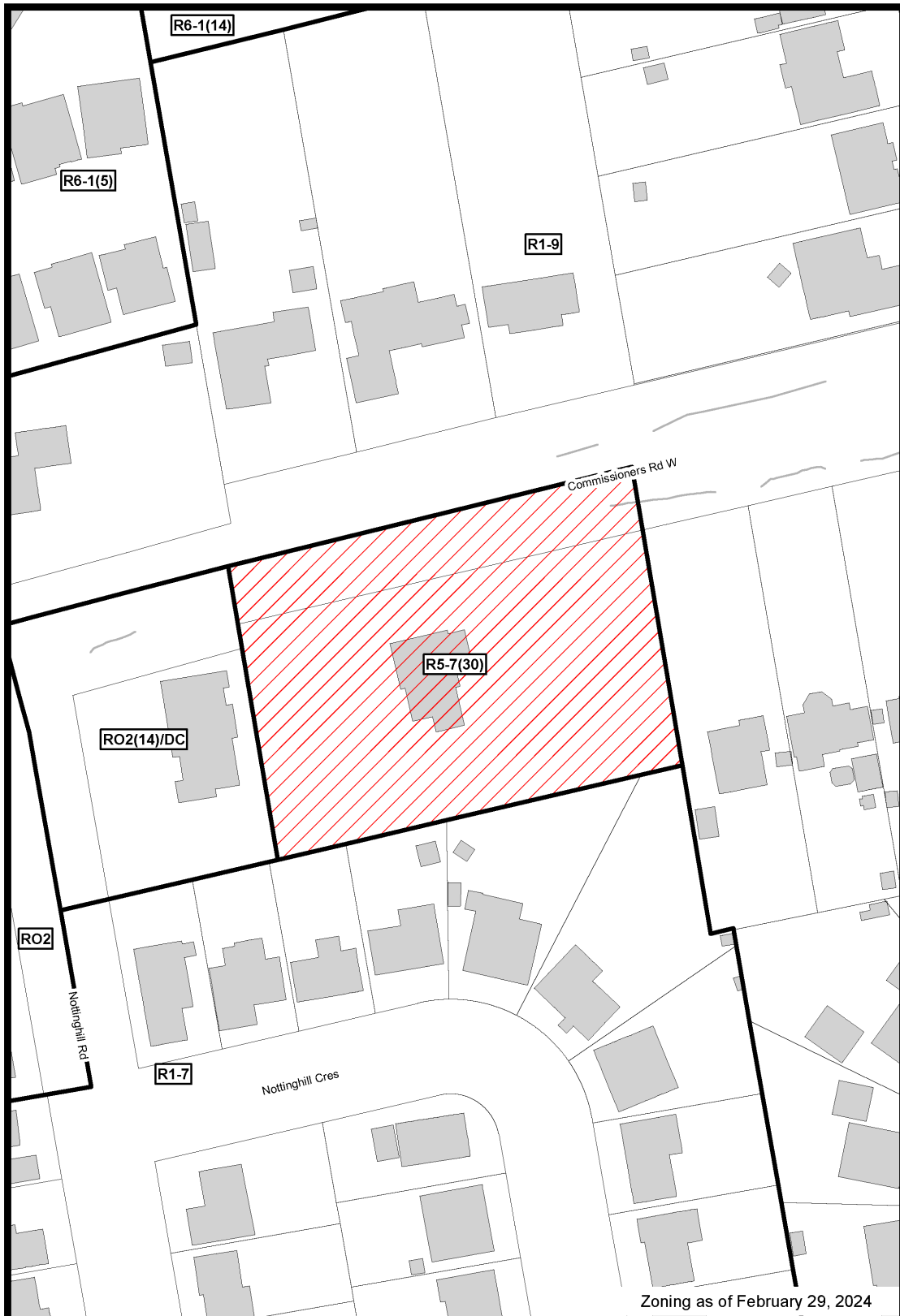
PASSED in Open Council on April 23, 2024, subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9708
 Planner: BH
 Date Prepared: 2024/03/08
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



Geodatabase

Bill No. 152
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 735 Wonderland Road North

WHEREAS 735 Wonderland Rd North Inc. c/o Strike, Baldinelli, Moniz Ltd. has applied to rezone an area of land located at 735 Wonderland Road North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number _____ this rezoning will conform to the 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 735 Wonderland Road North, as shown on the attached map comprising part of Key Map No. A111, **FROM** an Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA5/ASA6) Zone **TO** a Business District Commercial Special Provision (BDC1(_)) Zone.

2. Section Number 12.4 of the Residential BDC Zone is amended by adding the following Special Provisions:

BDC1() 735 Wonderland Road North

a) Regulations

- | | |
|--|-----------------------|
| i) Density (maximum) | 189 units per hectare |
| ii) Height (maximum) | 25-storeys (86.0m) |
| iii) Rear Yard Setback – Horizon Drive (maximum) | 14.0m |
| iv) Step-back above the podium from Horizon Drive (minimum) | 4.0m |
| v) Step-back above the podium from Beaverbrook Ave (minimum) | 4.5m |
| vi) Floor Plate for residential tower (minimum) | 1,000m ² |

3. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

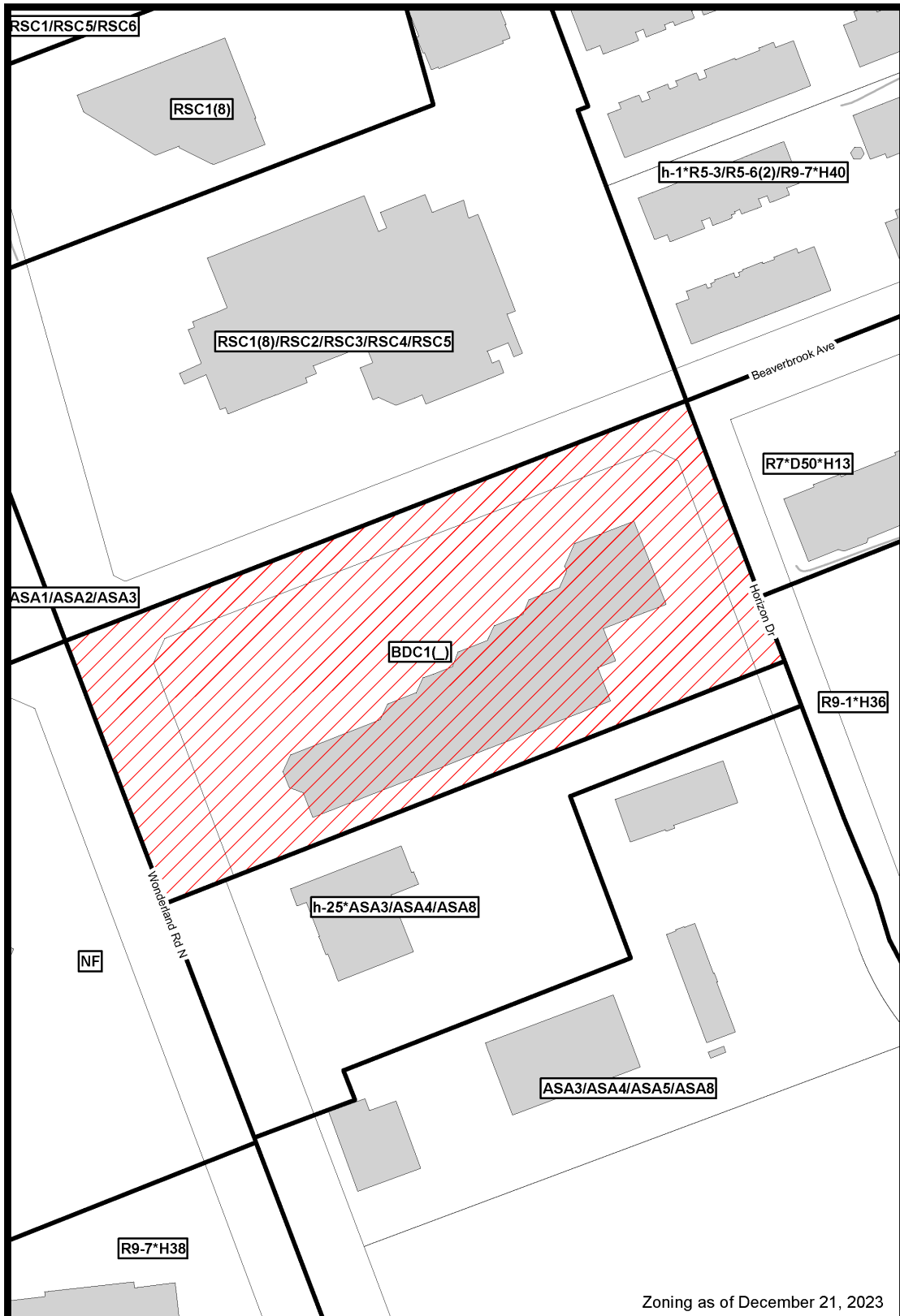
PASSED in Open Council on April 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

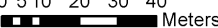
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9704
 Planner: AR
 Date Prepared: 2024/02/06
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
 Meters



Geodatabase

Bill No. 94
2024

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)

WHEREAS the Municipal Council of The Corporation of the City of London appointed Spriet Associates Ltd, pursuant to section 78 of the *Drainage Act*, R.S.O. 1990, c. D.17, to prepare a report on the construction of the Gold Seal and Fournie Municipal Drains ;

AND WHEREAS the Municipal Council of The Corporation of the City of London at its meeting February 21, 2024 adopted the Consulting Engineers' report dated November 30th, 2023;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The reports dated November 30th, 2023, are 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 this by-law, are hereby approved.
3. The assessments for future maintenance for this drainage works set out in Schedule "D" of this by-law are hereby approved and shall be levied upon the lands, including roads, listed in Schedule "D" of this by law.
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 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

SCHEDULE 'A' - ALLOWANCES

GOLD SEAL DRAIN 2023

City of London

In accordance with Section 30 of the Drainage Act, we determine the allowances payable to owners entitled thereto as follows:

<u>CON.</u>	<u>LOT</u>	<u>ROLL NUMBER (Owner)</u>	<u>Section 30 Damages</u>	<u>TOTALS</u>
ENBTRW	½E½ 56	80-060-021-01(806584 Ontario Ltd.)	\$ 200.00	\$ 200.00
ENBTR	Pt.E½ 56	80-060-033 PART 1 (1068788 Ontario Ltd.)	200.00	200.00
ENBTR	Pt.E½ 56	80-060-033 PART 2 (1068788 Ontario Ltd.)	150.00	150.00
Total Allowances			\$ 550.00	\$ 550.00

TOTAL ALLOWANCES ON THE MAIN DRAIN-CLOSED PORTION

\$ 550.00

GOLD SEAL DRAIN 1998
City of London

October 14, 1998
Revised by Section 65 (3)
November 30, 2023

CON.	LOT	HECTARES AFFECTED	ED	ROLL No. (OWNER)	SPECIAL BENEFIT	BENEFIT	OUTLET	TOTAL
MAIN DRAIN-CLOSED PORTION								
ENBTR	Pt.S½ 53	2.4		80-060-024(J. & M. Ferguson)	\$	\$ 2,910.00	43.00	2,953.00
ENBTR	E¼ 53	5.2		80-060-025(1068788 Ontario Ltd.)		750.00	76.00	826.00
ENBTR	NWPt. 53	6.0		80-060-016(1000182402 Ontario Inc.)		11,990.00	487.00	12,477.00
ENBTR	SWPt. 54	8.9		80-060-01601(806433 Ontario Ltd.)		6,720.00	1,612.00	8,332.00
ENBTR	NWPt. 54	1.2		80-060-019(1068788 Ontario Ltd.)			146.00	146.00
ENBTR	Pt.N½ 54	10.1		80-060-021-01(806584 Ontario Ltd.)		6,270.00	2,245.00	8,515.00
ENBTR	E¼ 54	12.1		80-060-021-01(806584 Ontario Ltd.)			987.00	987.00
ENBTR	WPt. 55	4.7		80-060-019(1068788 Ontario Ltd.)			1,318.00	1,318.00
ENBTR	W½E½ 55	20.2		80-060-021-01(806584 Ontario Ltd.)		11,580.00	5,923.00	17,503.00
ENBTR	E¼ 55	14.1		80-060-022(J. & M. Ferguson)			2,350.00	2,350.00
* ENBTR	Pt.W½ 56	0.55		80-060-035(Cameron Grane & Riggers Inc.)			501.00	501.00
ENBTR	Pt.W½ 56	0.8		80-060-03505 PART 1 (756950 Ontario Ltd			364.00	364.00
ENBTR	Pt.W½ 56	1.6		80-060-03505 PART 2 (756950 Ontario Ltd.)			727.00	727.00
ENBTR	Pt.E½ 56	32.2		80-060-033 PART 1 (1068788 Ontario Ltd.		14,240.00	13,579.00	27,819.00
ENBTR	Pt.E½ 56	0.8		80-060-033 PART 2 (1068788 Ontario Ltd.)			337.00	337.00
ENBTR	SEPt. 57	15.6		80-060-030(G. Axford)		650.00	9,639.00	10,289.00
ENBTR	NEPt. 57	6.3		80-060-031(M. Lorenzutti & F. Damico)			4,762.00	4,762.00
TOTAL ASSESSMENT ON LANDS					\$	\$ 55,110.00	\$ 45,096.00	\$ 100,206.00
Glanworth Drive	4.5	City of London			\$	\$ 2,270.00	7,383.00	9,653.00
Tempo Road	0.7	City of London				1,510.00	1,148.00	2,658.00
TOTAL ASSESSMENT ON ROADS					\$	\$ 3,780.00	\$ 8,531.00	\$ 12,311.00
SPECIAL ASSESSMENT against the City of London for the increased cost of boring a 406mm (16") smooth wall pipe under Glanworth Drive on the Main Drain								\$ 6,480.00
SPECIAL ASSESSMENT against Union Gas for the administration and construction costs of locating their gas line on Glanworth Drive and any modifications to the drainage works if required								\$ 300.00
TOTAL ASSESSMENT ON THE MAIN DRAIN-CLOSED PORTION								\$ 119,297.00

GOLD SEAL DRAIN 1998
City of London

Job No. 97226

October 14, 1998
Revised by Section 65
November 30, 2023

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
MAIN DRAIN-OPEN PORTION				
City of London		(Former Township of Westminster)		
* ENBTR	WPt. 49	0.3	80-060-003(1188165 Ontario Ltd.)	0.02 %
* ENBTR	Pt.W½ 50	1.4	80-060-004(CRM Properties Inc.)	0.09
* ENBTR	Pt.W½ 50	1.7	80-060-00402(Laidlaw Carriers Bulk GP Inc.)	0.11
* ENBTR	Pt.W½ 50	5.9	80-060-00410(Laidlaw Carriers Bulk GP Inc.)	1.48
* ENBTR	Pt.W½ 50	1.8	80-060-00401(Badger Daylighting Inc.)	1.31
ENBTR	Pt.W½ 50	5.4	80-060-00403(C. & K. Wodrich)	0.33
ENBTR	SPt. 51	16.8	80-060-008(R. & I. Orr)	3.47
* ENBTR	SPt. 51	0.1	80-060-008(R. & I. Orr)	0.01
ENBTR	NWPt. 51	17.4	80-060-010(J. & R. Baker)	5.47
ENBTR	Pt.51&Pt. 52	25.4	80-060-011(J. Burtwistle)	9.70
ENBTR	NW¼ 52	6.1	80-060-013(1068788 Ontario Ltd.)	0.74
ENBTR	NE¼ 52	16.2	80-060-024(J. & M. Ferguson)	5.14
ENBTR	SW¼ 53	1.2	80-060-015(S. Peake)	0.15
ENBTR	Pt.S½ 53	8.1	80-060-024(J. & M. Ferguson)	1.69
ENBTR	E¼ 53	13.7	80-060-025(1068788 Ontario Ltd.)	5.04
ENBTR	NWPt. 53	6.0	80-060-016(1000182402 Ontario Inc.)	2.05
ENBTR	SWPt. 54	8.9	80-060-01601(806433 Ontario Ltd.)	3.04
ENBTR	NWPt. 54	1.2	80-060-019(1068788 Ontario Ltd.)	0.20
ENBTR	Pt.N½ 54	10.1	80-060-021-01(806584 Ontario Ltd.)	3.45
ENBTR	E¼ 54	12.1	80-060-021-01(806584 Ontario Ltd.)	4.13
ENBTR	WPt. 55	4.7	80-060-019(1068788 Ontario Ltd.)	1.25
ENBTR	W½E½ 55	20.2	80-060-021-01(806584 Ontario Ltd.)	6.90
ENBTR	E¼ 55	14.1	80-060-022(J. & M. Ferguson)	4.82
* ENBTR	Pt.W½ 56	0.55	80-060-035(Cameron Grane & Riggers Inc.)	0.29
ENBTR	Pt.W½ 56	0.8	80-060-03505 PART 1 (756950 Ontario Ltd.)	0.27
ENBTR	Pt.W½ 56	1.6	80-060-03505 PART 2 (756950 Ontario Ltd.)	0.56
ENBTR	Pt.E½ 56	32.2	80-060-033 PART 1 (1068788 Ontario Ltd.)	10.75
ENBTR	Pt.E½ 56	0.8	80-060-033 PART 2 (1068788 Ontario Ltd.)	0.28
ENBTR	SEPt. 57	15.6	80-060-030(G. Axford)	4.35
ENBTR	NEPt. 57	6.3	80-060-031(M. Lorenzutti & F. Damico)	2.15
WNBTR	Pt.NE¼ 49	13.6	80-060-176(Oegema Grains Ltd.)	2.77
* WNBTR	Pt.NE¼ 49	1.0	80-060-17610(Oegema Grains Ltd.)	0.01
WNBTR	S½ 50	17.4	80-060-175(Thomas Brothers Produce Inc.)	3.34
WNBTR	N½ 50	17.0	80-060-174(Thomas Brothers Produce Inc.)	1.95
WNBTR	SEPt. 51	20.2	80-060-173(Thomas Brothers Produce Inc.)	0.89
TOTAL ASSESSMENT ON LANDS				----- 88.20 %
Colonel Talbot Rd.		2.8	City of London	----- 1.90 %
Orr Drive		2.5	City of London	1.03
Tempo Road		0.7	City of London	1.40
Glanworth Drive		4.5	City of London	5.80
TOTAL ASSESSMENT ON ROADS				----- 10.13 %
TOTAL ASSESSMENT IN THE CITY OF LONDON				----- 98.33 %

GOLD SEAL DRAIN 1998
City of London

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
MAIN DRAIN-OPEN PORTION				
(Continued)				
Township of Southwold				
	County Road No. 18	0.8	County of Elgin	1.67 %

			TOTAL ASSESSMENT ON ROADS	1.67 %

			TOTAL ASSESSMENT IN TOWNSHIP OF SOUTHWOLD	1.67 %

			TOTAL ASSESSMENT FOR MAINTENANCE ON THE MAIN DRAIN-OPEN PORTION	<u>100.00 %</u>

NOTE:

All of the above lands, with the exception of those noted with an asterisk, are classified as agricultural.

SCHEDULE 'A' - ALLOWANCES

FOURNIE 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
MAIN DRAIN					
<i>Geographic Westminster</i>					
ENBTR	SW¼ 53	060-015(S. Peake)	\$ 930.00	\$ 100.00	\$ 1,030.00
ENBTR	Pt.54& 55	060-019(1068788 Ontario Ltd.)	370.00	3,660.00	4,030.00
ENBTR	PtS½ 54	060-016-01(806433 Ontario Ltd.)	40.00	210.00	250.00
Total Allowances			\$ 1,340.00	\$ 3,970.00	\$ 5,310.00
TOTAL ALLOWANCES ON THE FOURNIE DRAIN 2023				\$	<u>5,310.00</u>

SCHEDULE 'B' - COST ESTIMATE

FOURNIE DRAIN 2023**City of London**

We have made an estimate of the cost of the proposed work which is outlined in detail as follows:

ALLOWANCES

Allowances under Sections 29 & 30 of the Drainage Act	\$ 5,310.00
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CONSTRUCTION

Mobilization of equipment	\$ 2,000.00
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Remobilization of equipment to open channel once seeding has established and backfill	\$ 2,000.00
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Clearing and grubbing including disposal	\$ 3,000.00
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Install and maintain sediment and erosion control measures	\$ 800.00
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Construct temporary crossing using 900mm pipe or larger including removal during backfill	\$ 2,500.00
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18.0 meters of 450mm aluminized C.S.P. 2.0mm thickness	
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Supply	\$ 1,800.00
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Construct access laneway/ramp including supply and compaction of Granular 'A'	\$ 2,200.00
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Strip, stockpile topsoil from new ditch area and area to be regraded and haul and deposit at existing ditch (8200 m ²)	\$ 10,250.00
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212 meters of open ditch construction and cut adjacent area on west side of existing ditch (Approx. 7100 m ³ excavation)	\$ 52,500.00
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Scarify ditch banks and apply Flexterra HP-FGM bonded fibre on ditch banks (approx. 2850 m ²)	\$ 14,250.00
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Hand seeding of buffer strip (approx. 450 m ²)	\$ 900.00
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Backfill existing ditch (Approximately 210m length - 3800 m ³)	\$ 39,550.00
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Redistribution of topsoil on area outside of ditch and final grading upon completion (Approx. 6900 m ²)	\$ 10,350.00
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Supply and place N.A.G. C350 Turf Reinforcement Mat on seeded bank with quarry stone rip-rap bank protection	
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(Approx. 160 m ² NAG C-350 TRM required)	\$ 6,400.00
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(Approx. 77 m ³ quarry stone required)	\$ 21,180.00
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Backfill washouts, supply and place quarry stone rip-rap protection (with filter blanket) on ditch slopes as rock chutes (Approx. 14.0 m ³ quarry stone required)	\$ 3,850.00
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SCHEDULE 'C' - ASSESSMENT FOR FUTURE MAINTENANCE

FOURNIE DRAIN 2023

City of London

Job No. 220278

Original Schedule
Revised by Sect. 65February 6 1969
December 20, 2023

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN - OPEN PORTION						
<i>Geographic Westminster</i>						
WNBTR	Pt. 57	1.2	060-156(London Valley IV Inc.)	\$	\$ 8.00	\$ 8.00
WNBTR	Pt. 57	0.59	060-158(D. & M. Coleman)		4.00	4.00
WNBTR	N½ 56	2.8	060-159(806433 Ontario Ltd.)		19.00	19.00
WNBTR	Pt.S½ 56	2.5	060-161(Dauntless ULC)		16.00	16.00
* WNBTR	Pt.S½ 56	0.22	060-160(R. & D. Backes)		1.00	1.00
WNBTR	55	23.4	060-162(C. & J. & J. M. Ferguson)		113.00	113.00
WNBTR	Pt 54	30.3	060-167-01(646808 Ontario Limited)			
WNBTR			combined with 050-181 & 050-167-01 in Midd. Cent.		146.00	146.00
* WNBTR	Pt 54	0.11	060-017(The Hastings Mill Inc.)		2.00	2.00
* WNBTR	Pt 54	0.10	060-168(Rose Chapel Inc)		2.00	2.00
* WNBTR	Pt53& 54	7.5	060-164(Stone Ridge Travel Centre Inc.)		41.00	41.00
WNBTR	WPt. 53	0.80	050-181 (646808 Ontario Ltd.) Midd. Cent.		4.00	4.00
WNBTR	53	27.3	060-166(J. & C. Burtwistle)	567.00	145.00	712.00
WNBTR	Pt. 53	19.3	North Part of 050-167-02(JNC AG Capital Inc.) Midd. Cent.		99.00	99.00
WNBTR	Pt. 52	3.2	South Part 050-167-02 & Part 050-167 Midd. Cent.		16.00	16.00
WNBTR	Pt. 52	2.0	050-179 (JNC AG Capital Inc.) Midd. Cent.		10.00	10.00
WNBTR	N½ 52	20.6	060-170(J. & E. Burtwistle)	683.00	104.00	787.00
WNBTR	PtN½ 52	1.0	060-169(1886966 Ont. Ltd)		9.00	9.00
WNBTR	S½ 52	25.5	060-171(C. & D. Carrothers)	870.00	123.00	993.00
WNBTR	N½ 51	31.0	060-172(S. Peake)	990.00	124.00	1,114.00
WNBTR	S½ 51	25.8	060-173(Thomas Brothers Produce Inc.)	855.00	78.00	933.00
ENBTR	NPt. 57	1.0	060-040(London Valley 11 Inc.)		7.00	7.00
* ENBTR	Pt.S½ 57	0.0	060-038(M. Catulli)			
ENBTR	Pt.S½ 57	11.1	060-039-01(2533430 Ontario Inc.)		74.00	74.00
ENBTR	Pt.S½ 57	3.0	060-039-02(Shogun Maitake Property)		20.00	20.00
ENBTR	Pt.S½ 57	1.0	060-030(G. Axford)		7.00	7.00
* ENBTR	NWPt. 56	8.0	060-037(2726064 Ontario Inc.)		52.00	52.00
* ENBTR	Pt. 56	11.9	060-036(Associated Materials Canada Ltd.)		78.00	78.00
* ENBTR	Pt. 56	4.37	060-034(All Makes Logistics Intermodal Freight Services Inc.)		34.00	34.00
* ENBTR	Pt. 56	1.88	060-035-05 PART 1(756950 Ontario Ltd.)		12.00	12.00
* ENBTR	Pt. 56	0.53	060-035-05 PART 2(756950 Ontario Ltd.)		3.00	3.00
* ENBTR	Pt. 56	1.71	060-035(Cameron Grane & Riggers)		31.00	31.00
* ENBTR	Pt.54& 55	3.3	060-018(IBEW Local 120 Bld. Corp.)		13.00	13.00
ENBTR	Pt.54& 55	36.6	060-019(1068788 Ontario Ltd.)	205.00	83.00	288.00
ENBTR	PtS½ 54	17.6	060-016-01(806433 Ontario Ltd.)	30.00	95.00	125.00
ENBTR	Pt.N½ 53	24.2	060-016 (1000182402 Ontario Inc.)	122.00	125.00	247.00
* ENBTR	NWPt 53	2.0	060-014(Henry Wall Holdings Inc.)		10.00	10.00

SCHEDULE 'C' - ASSESSMENT FOR FUTURE MAINTENANCE (Cont'd)

FOURNIE DRAIN 2023
City of London

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN - OPEN PORTION (cont'd)						
<i>Geographic Westminster</i>						
ENBTR	SW¼ 53	17.7	060-015(S. Peake)		88.00	88.00
ENBTR	Pt.52& 53	2.0	060-024(J. & M. Ferguson)		10.00	10.00
* ENBTR	Pt 52	0.2	060-012(T. & H. Bramley)		3.00	3.00
ENBTR	NW¼ 52	14.0	060-013(1068788 Ont. Ltd.)		69.00	69.00
ENBTR	S½ 52	10.5	060-011(J. Burtwistle)		49.00	49.00
ENBTR	NPt. 51	6.1	060-010(J. & R. Baker)		28.00	28.00
ENBTR	Spt. 51	0.7	060-008(L. & I. Orr)		3.00	3.00
TOTAL ASSESSMENT ON LANDS				\$ 4,322.00	\$ 1,958.00	\$ 6,280.00
Orr Drive		0.6	City of London	\$	\$ 3.00	\$ 3.00
Littlewood Dr.		0.3	City of London		5.00	5.00
Old Littlewood Dr.		0.9	City of London		17.00	17.00
Col. Talbot Road		2.3	City of London		61.00	371.00
Col. Talbot Road		4.6	Ontario Ministry of Tansportation	310.00	122.00	122.00
Glanworth Drive		4.1	City of London		82.00	82.00
Burtwistle Lane		0.8	City of London		12.00	12.00
Tempo Road		5.7	City of London	133.00	112.00	245.00
Highway 401		50.0	Ontario Ministry of Tansportation	792.00	983.00	1,775.00
TOTAL ASSESSMENT ON ROADS				\$ 1,235.00	\$ 1,397.00	\$ 2,632.00
TOTAL ASSESSMENT ON THE FORUNIE DRAIN 1969					\$ 8,912.00	

Properties in bold have been revised under Section 65 of the Drainage Act