



Council Agenda Including Addeds

20th Meeting of City Council
November 20, 2018, 4:00 PM
Council Chambers

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request for any City service, please contact accessibility@london.ca or 519-661-2489 ext. 2425.

The Council will break for dinner at approximately 6:30 PM, as required.

Pages

1. Disclosures of Pecuniary Interest

2. Recognitions

2.1 His Worship the Mayor will present the Diversity, Race Relations and Inclusivity Awards.

3. Review of Confidential Matters to be Considered in Public

4. Council, In Closed Session

Motion for Council, In Closed Session (Council will remain In Closed Session until approximately 5:15 PM, at which time Council will rise and reconvene in Public Session; Council may resume In Closed Session later in the meeting, if required.)

4.1 Land Acquisition/Solicitor-Client Privileged Advice

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (6.1/20/CSC)

4.2 Litigation/Potential Litigation/Solicitor-Client Privileged Advice

A matter pertaining litigation or potential litigation affecting the municipality; advice that is subject to solicitor-client privilege, including communications, reports, advice or recommendations of officers and employees of the Corporation necessary for that purpose and directions to officers and employees of the Corporation pertaining to the Municipal Employee Indemnification By-law. (6.2/20/CSC)

4.3 Litigation or Potential Litigation/Solicitor-Client Privilege

A matter pertaining to litigation or potential litigation currently before the Ontario Superior Court of Justice, Court file No. 2796/16, affecting the municipality, advice that is subject to solicitor-client privilege, including communications necessary for the purposes of negotiating settlement and for the purpose of giving directions or instructions to officers, employees or agents of the municipality or persons retained by or under a contract with the municipality. (6.1/PEC/17)

4.4 Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List. (6.2/PEC/17)

4.5 Land Acquisition

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose; commercial and financial information supplied in confidence, the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied and result in undue loss or gain to any person, group, committee or financial institution or agency with respect to a property acquisition. (6.1/15/CPSC)

4.6 Personal Matters/Identifiable Individual

Personal matters pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List. (6.2/15/CPSC)

4.7 Personal Matters/Identifiable Individual/Solicitor-Client Privileged Advice

A matter pertaining to personal matters about an identifiable individual, including municipal or local board employees, with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/3/AC)

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

5.1 19th Meeting held on November 20, 2018

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6. Communications and Petitions

6.1 Councillor V. Ridley - Last Council Meeting

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6.2	Upper Thames River Conservation Authority Dingman Creek Subwatershed Screening Areas Mapping	
	(Refer to the Planning and Environment Committee Stage for Consideration with Clause 2.7 of the 17th Report of the Planning and Environment Committee)	
	1. C. Wiebe, MHBC	37
	2. B. Veitch and L. Langdon, London Development Institute and the London Home Builders Association	39
6.3	H. Chapman, 3-152 Albert Street - Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (O-8965)	41
	(Refer to the Planning and Environment Committee Stage for Consideration with Clause 3.3 of the 17th Report of the Planning and Environment Committee)	
6.4	K. McKeating, 329 Victoria Street - Application - 131 King Street (Z-8902)	42
	(Refer to the Planning and Environment Committee Stage for Consideration with Clause 3.4 of the 17th Report of the Planning and Environment Committee)	
6.5	A. Rose - Application - 230 North Centre Road	43
	(Refer to the Planning and Environment Committee Stage for Consideration with Clause 3.9 of the 17th Report of the Planning and Environment Committee)	
6.6	<i>(ADDED) B. Auger, 145 North Centre Road - Application - 230 North Centre Road</i>	44
	(Refer to the Planning and Environment Committee Stage for Consideration with Clause 3.9 of the 17th Report of the Planning and Environment Committee)	
6.7	<i>(ADDED) B. Boss, 145 North Centre Road - Application - 230 North Centre Road</i>	47
	(Refer to the Planning and Environment Committee Stage for Consideration with Clause 3.9 of the 17th Report of the Planning and Environment Committee)	
6.8	<i>(ADDED) R. Lover, 9 Kerrigan Court - 3080 Bostwick Road</i>	48
	(Refer to the Planning and Environment Committee Stage for Consideration with Clauses 3.5, 3.6 and 3.7 of the 17th Report of the Planning and Environment Committee)	
7.	Motions of Which Notice is Given	
8.	Reports	
8.1	20th Report of the Corporate Services Committee	49
	1. Disclosures of Pecuniary Interest	
	2. (2.1) Customer Relationship Management Software Implementation Partner - Phase Five	

3. (2.2) Residential Tax By-law for New Affordable Housing Program Projects - 356 Dundas Street, London (Relates to Bill No. 613)
 4. (2.3) 2017 Annual Report on Development Charges Reserve Funds
 5. (2.4) Advisory Committee Review - Interim Report
 6. (3.1) Community Recognition Program - Ontario Lottery Gaming Corporation
 7. (5.1) Corporate Services Committee Deferred Matters List
- 8.2 15th Report of the Civic Works Committee 53
1. Disclosures of Pecuniary Interest
 2. (2.1) Appointment of Consulting Engineer - Infrastructure Renewal Program - Contract C - Dundas Street from Adelaide Street to Ontario Street
 3. (2.2) Application By - City of London Street Renaming Portion of Third Street (From Oxford Street East to Cheapside Street) To Baransway Drive
 4. (5.1) Deferred Matters List
- 8.3 17th Report of the Planning and Environment Committee 55
1. Disclosures of Pecuniary Interest
 2. (2.1) 10th Report of the Advisory Committee on the Environment
 3. (2.2) 10th Report of the Trees and Forests Advisory Committee
 4. (2.3) Application - 100 Kellogg Lane and 1127 Dundas Street (H-8957) (Relates to Bill No. 625)
 5. (2.4) Music, Entertainment and Culture District Strategy Amendments and Implementation Status Update
 6. (2.5) Application - 3105 Bostwick Road (H-8968) (Relates to Bill No. 626)
 7. (2.6) Application - 1233 and 1237 Sandbar Street - Removal of Holding Provisions (h-82) (H-8970) (Relates to Bill No. 627)
 8. (2.7) Upper Thames River Conservation Authority Dingman Creek Subwatershed Screening Area Mapping
 9. (2.8) Application - 2313 and 2373 Callingham Drive - Blocks 2 and 3 Plan 33M-664 (P-8830) (Relates to Bill No. 614)
 10. (2.9) Application - 4161 and 4141 Raney Crescent (Relates to Bill No. 615)
 11. (2.10) Application - Talbot Village Subdivisions - Phases 1, 1A, 1B, 2, 3 and 4- Amending Agreements 39T-00514 and 39T-13501

12. (2.11) Application - 2674 Asima Drive - Block 55 33M-699 (P-8963) (Relates to Bill No. 616)
13. (2.12) Building Division Monthly Report for September 2018
14. (3.1) Application - 1175 Blackwell Boulevard (Z-8954) (Relates to Bill No. 628)
15. (3.2) 600 Sunningdale Road West 39T-18501 (Z-8888)
16. (3.3) Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (O-8965)
17. (3.4) Application - 131 King Street (Z-8902) (Relates to Bill No 629)
18. (3.5) Application - 3080 Bostwick Road (Site 1) (OZ-8941)
19. (3.6) Application - 3080 Bostwick Road (Site 3) (Z-8942)
20. (3.7) Application - 3080 Bostwick Road (Site 5) (OZ-8943)
21. (3.8) Application - 809 Dundas Street (Z-8875) (Relates to Bill No. 630)
22. (3.9) Application - 230 North Centre Road (OZ-8874) (Relates to Bill No.s 617 and 631)
23. (4.1) Request for Amendment to Hamilton Road Business Improvement Area By-laws
24. (5.1) 11th Report of the Advisory Committee on the Environment

8.4 15th Report of the Community and Protective Services Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 11th Report of the Animal Welfare Advisory Committee
3. (2.2) 11th Report of the Diversity, Inclusion & Anti-Oppression Advisory Committee
4. (2.3) 9th Report of the London Housing Advisory Committee
5. (2.4) Absent from Meeting
6. (2.5) Emergency Communications Program Update (One Voice)
7. (2.6) Ontario Works Employment Innovations - Bridges Out of Poverty & Circles Evaluation #2
8. (2.7) London Community Gardens Program Strategic Plan and Accessibility Update
9. (2.8) London Strengthening Neighbourhood Strategy 2017-2020: Neighbourhood Event Equipment Lending Program
10. (2.9) Request for Proposal 18-22 - Design, Construction and Operation of an Indigenous - Led Licensed Child Care and Family Centre

11.	(3.1) 9th Report of the Accessibility Advisory Committee	
12.	(3.2) 7th Report of the Community Safety and Crime Prevention Advisory Committee	
13.	(5.1) Deferred Matters List	
8.5	3rd Report of the Audit Committee	116
1.	Disclosures of Pecuniary Interest	
2.	(4.1) Internal Audit Summary Update Memo	
3.	(4.2) Observation Summary as at October 29, 2018	
4.	(4.3) June 2017 - December 2018 Internal Audit Dashboard as at October 29, 2018	
5.	(4.4) Procurement Process Assessment	
6.	(4.5) Homeless Prevention Assessment	
9.	Added Reports	
9.1	20th Report of Council in Closed Session	
10.	Deferred Matters	
11.	Enquiries	
12.	Emergent Motions	
13.	By-laws	
	By-laws to be read a first, second and third time:	
13.1	Bill No. 612 By-law No. A.- ____ - ____	118
	A by-law to confirm the proceeding of the Council Meeting held on the 20th day of November, 2018. (City Clerk)	
13.2	Bill No. 613 By-law No. A.- ____ - ____	119
	A by-law to exempt from taxation for municipal and school purposes a portion of the multi-residential assessed value of the property at 356 Dundas Street, in the City of London. (2.2/20/CSC)	
13.3	Bill No. 614 By-law No. C.P.- ____ - ____	121
	A by-law to exempt from Part-Lot Control lands located on the north side of Callingham Drive, west of Villagewalk Boulevard; being composed of all of Block 2 and 3 of Plan 33M-664, more accurately described as Parts 1-31 inclusive on Reference Plan 33R-20244 in the City of London and County of Middlesex. (2.8/17/PEC)	
13.4	Bill No. 615 By-law No. C.P.- ____ - ____	122
	A by-law to deem a portion of Registered Plan 33M-177 not to be a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act, R.S.O. 1990, c. P13. (2.9/17/PEC)	

13.5	Bill No. 616 By-law No. C.P.- ____ - ____ A by-law to exempt from Part-Lot Control, lands located on Asima Drive, west side of Jackson Road, legally described as Block 55 in Registered Plan 33M-699. (2.11/17/PEC)	123
13.6	Bill No. 617 By-law No. C.P.-1284(____)-____ A by-law to amend the Official Plan for the City of London, 1989 relating to 230 North Centre Road. (3.9a/17/PEC)	124
13.7	Bill No. 618 By-law No. S.- ____ - ____ A by-law to assume certain works and services in the City of London. (Crestwood Subdivision - Phase 3, Plan 33M-696) (City Surveyor)	128
13.8	Bill No. 619 By-law No. S.- ____ - ____ A by-law to assume certain works and services in the City of London. (North Lambeth Subdivision - Phase 2, Plan 33M-524) (City Surveyor)	129
13.9	Bill No. 620 By-law No. S.- ____ - ____ A by-law to assume certain works and services in the City of London. (North Lambeth Subdivision - Phase 3, Plan 33M-663) (City Surveyor)	130
13.10	Bill No. 621 By-law No. S.- ____ - ____ A by-law to assume certain works and services in the City of London. (North Uplands Subdivision - Phase 2 (Powell Farm), Plan 33M-680) (City Surveyor)	131
13.11	Bill No. 622 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 part of Bradley Avenue West, between Wonderland Road South and Wharncliffe Road South) (City Surveyor - for the purposes of establishing the lands as public highway)	132
13.12	Bill No. 623 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 Queens Avenue, west of the Thames River) (as widening to Queens Avenue, east of the Thames River) (as widening to Harris Park Gate, south of Queens Avenue) (as widening to Dundas Street, east of the Thames River) (City Surveyor - various roads that require dedication as public highway to ensure all of the traveled portions of the various roads are properly dedicated as required under the Municipal Act)	134
13.13	Bill No. 624 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 Ridout Street North, north of Albert Street) (City Surveyor - for the purposes on Ridout Street North registered as Instrument No. ER1191227 on September 5, 2018 that require dedication)	136
13.14	Bill No. 625 By-law No. Z.-1-18 _____	138

	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 100 Kellogg Lane and 1127 Dundas Street. (2.3/17/PEC)	
13.15	Bill No. 626 By-law No. Z.-1-18 _____	140
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3105 Bostwick Road. (2.5/17/PEC)	
13.16	Bill No. 627 By-law No. Z.-1-18 _____	142
	A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning of the land located at 1233 and 1237 Sandbar Street. (2.6/17/PEC)	
13.17	Bill No. 628 By-law No. Z.-1-18 _____	144
	A by-law to amend By-law No. Z.-1 to rezone the property located at 1175 Blackwell Boulevard. (3.1/17/PEC)	
13.18	Bill No.629 By-law No. Z.-1-18 _____	146
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 131 King Street. (3.4/17/PEC)	
13.19	Bill No. 630 By-law No. Z.-1-18 _____	149
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 809 Dundas Street. (3.8/17/PEC)	
13.20	Bill No. 631 By-law No. Z.-1-18 _____	153
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 230 North Centre Road. (3.9b/17/PEC)	

14. Adjournment



Council Minutes

19th Meeting of City Council
November 6, 2018, 4:00 PM

Present: Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, J. Zaifman
Absent: B. Armstrong, M. Salih
Also Present: M. Hayward, A. Barbon, G. Belch, J. Burt, B. Card, B. Coxhead, S. Datars Bere, K. Dawtrey, J. Fleming, A. Hagan, G. Kotsifas, L. Livingstone, P. McKague, D. O'Brien, D. Popadic, M. Ribera, C. Saunders, K. Scherr, M. Schulthess, S. Spring, S. Stafford, B. Warner, B. Westlake-Power, J. Wills and G. Zhang.

The meeting is called to order at 4:02 PM.

1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest in clause 4.1 of the 14th Report of the Civic Works Committee, having to do with a request for delegation related to Safe Water London, by indicating that the matter relates to fluoridation which has a connection to his employer, the Middlesex London Health Unit.

Councillor J. Zaifman discloses a pecuniary interest in clause 2.5 of the 16th Report of the Planning and Environment Committee, having to do with 660 Sunningdale Road East, Stormwater Management Facility, by indicating that his family formerly owned property in the area.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

At 4:06 PM, Councillor J. Zaifman enters the meeting.

4. Council, In Closed Session

Motion made by: M. van Holst

Seconded by: H. Usher

That the Council convene in closed session for the purpose of considering the following matters:

4.1 Labour Relations/Employee Negotiations/Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's associations or unions and advice which is subject to solicitor-client privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation. (6.1/19/CSC)

4.2 Solicitor-Client Privileged Advice/Litigation/Potential Litigation

A matter that pertains to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for the purpose

and directions and instructions to officers and employees or agents of the municipality regarding the Delay Claim regarding the Green Valley Road reconstruction project.(6.1/14/CWC)

4.3 Solicitor-Client Privileged Advice/Litigation/Potential Litigation

A matter that pertains to litigation or potential litigation with respect to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with 459 Second Street - Pottersburg Creek Erosion Repair Works; and for giving direction to employees or agents of the municipality with respect to this matter.(6.2/14/CWC)

4.4 Solicitor-Client Privileged Advice/Litigation/Potential Litigation

A matter that pertains to litigation or potential litigation with respect to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the work done on 267, 271 and 275 Ridgewood Crescent and future proposed remedial working including matters before administrative tribunals, affecting the municipality or local board with respect to slope failures. (6.3/14/CWC)

4.5 Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List. (6.1/16/PEC)

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

The Council rises and goes into the Council, In Closed Session, at 4:07 PM, with Mayor M. Brown in the Chair and all Members present except Councillors B. Armstrong and M. Salih.

The Council, In Closed Session, rises at 4:43 PM and Council reconvenes at 4:46 PM, with Mayor M. Brown in the Chair and all Members present except Councillors B. Armstrong and M. Salih.

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

5.1 18th Meeting held on October 16, 2018

Motion made by: H. Usher

Seconded by: T. Park

That the Minutes of the 18th Meeting held on October 16, 2018 BE APPROVED.

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

6. Communications and Petitions

6.1 J. Grainger, Architectural Conservancy Ontario - Affordable Housing - Planning Tools to Support the Development of Affordable Housing

Motion made by: J. Zaifman
Seconded by: V. Ridley

That the communication from J. Grainger, Architectural Conservancy Ontario, BE REFERRED to the Planning and Environment Stage for consideration with clause 2.1 of the 16th Report of the Planning and Environment Committee, as noted on the public Agenda.

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 19th Report of the Corporate Services Committee

Motion made by: J. Helmer

That the 19th Report of the Corporate Services Committee BE APPROVED.

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were declared.

Motion Passed

2. (2.1) City of London Days at the Budweiser Gardens - Day 2 Knight Events/Meals on Wheels London

Motion made by: J. Helmer

That, on the recommendation of the City Clerk, the request from Day 2 Knight Events/Meals on Wheels London to host the Seniors Prom 2019 on October 3, 2019, BE APPROVED as a City of London Day at the Budweiser Gardens; it being noted that only one other request has been received for 2019.

Motion Passed

3. (2.2) City of London Days at the Budweiser Gardens - Parkinson Society Southwestern Ontario

Motion made by: J. Helmer

That, on the recommendation of the City Clerk, notwithstanding Council Policy – City of London Days at the Budweiser Gardens, which restricts a group from having more than two event days over a five year consecutive period, the request from the Parkinson Society Southwestern Ontario to host a Charity Lunch Event featuring local restaurants on June 3, 2019, BE APPROVED as a City of London Day at the Budweiser Gardens; it being noted that only one other request has been received to-date for 2019.

Motion Passed

4. (2.4) Annual Report Risk Management Services

Motion made by: J. Helmer

That, on the recommendation of the Manager III, Risk Management and Managing Director, Corporate Services & City Solicitor, the staff report dated October 30, 2018 and the revised Appendix A regarding the annual report for Risk Management Services, BE RECEIVED for information.

Motion Passed

5. (2.5) City of London's Credit Rating

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the City of London's Credit Rating Report, providing a summary of Moody's Investors Service Credit Opinion of the City of London, BE RECEIVED for information.

Motion Passed

6. (2.6) Pre-Authorized Tax Payment Plan By-law and Collection of Property Taxes By-law (Relates to Bill No.s 602 and 603)

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services & City Treasurer, Chief Financial Officer, the following actions be taken with respect to property taxation for 2019:

a) a by-law to amend By-law A-5505-497, "a by-law to authorize the implementation of a pre-authorized payment plan" so that the calculation of pre-authorized payments is based on the previous year's taxes increased by the average increase in total property tax rates in the residential class in the previous year (Appendix "A" to the staff report dated October 30, 2018) BE INTRODUCED at the Council meeting on November 6, 2018; and

b) a by-law to amend By-law A-8, "a by-law to provide for the collection of property taxes" so that the calculation of the interim tax levy will be set at a percentage of 40.52% of the previous year's taxes (Appendix "B" to the staff report dated October 30, 2018) BE INTRODUCED at the Council meeting on November 6, 2018.

Motion Passed

7. (2.7) Association of Municipalities of Ontario (AMO) Board Meeting Update - City of Toronto, ON - September 27-28, 2018

Motion made by: J. Helmer

The communication dated October 18, 2018, from Councillor A. Hopkins, regarding the Association of Municipalities of Ontario (AMO) Board meeting held September 27-28, 2018 in Toronto, Ontario BE RECEIVED for information.

Motion Passed

8. (2.3) Land Allocation - Fire Station No. 15 - Innovation Drive

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Fire Chief and the Managing Director, Neighbourhood, Children and Fire Services, on the advice of the Manager of Realty Services, with respect to a portion of the City-owned land located between 2395 - 2455 Innovation Drive, described as Part Block 3, Plan 33M-544, designated as Parts 1 and 5, Plan 33R-18258, containing an area of approximately 1.68 acres (6,800 square meters), as shown on Schedule "A" appended to the staff report dated October 30, 2018, the following actions be taken:

- a) the subject land BE ALLOCATED for use as a future fire station; and
- b) the financing for this allocation BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 30, 2018 as Appendix "A".

Motion Passed

9. (3.1) Amendments to the Council Procedure By-law Striking Committee (Relates to Bill No. 604)

Motion made by: J. Helmer

That the following actions be taken with respect to proposed amendments to the Council Procedure By-law:

- a) on the recommendation of the City Clerk, proposed by-law appended to the staff report dated October 30, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018, to amend By-law No. A-50, "Council Procedure By-law", to update Part 3, section 23.2 "Striking Committee – composition"; and,
- b) the communication dated October 19, 2018, from S. Levin, with respect to Advisory Committee vacancies, BE REFERRED to the City Clerk for consideration;

it being pointed out that no members of the public made presentations at the public participation meeting with respect to this matter.

Motion Passed

8.2 14th Report of the Civic Works Committee

Motion made by: V. Ridley

That the 14th Report of the Civic Works Committee BE APPROVED, excluding Item 9 (4.1).

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: V. Ridley

That it BE NOTED that no pecuniary interests were disclosed

Motion Passed

2. (2.1) 10th Report of Cycling Advisory Committee

Motion made by: V. Ridley

That it BE NOTED that the 10 Report of the Cycling Advisory Committee, from its meeting held on October 17th, 2018, was received.

Motion Passed

3. (2.2) Amendments to the Traffic and Parking By-law (Relates to Bill No. 607)

Motion made by: V. Ridley

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law as appended to the staff report dated October 30, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018, for the purpose of amending the Traffic and Parking By-law (PS-113). (2018-T08/C01)

Motion Passed

4. (2.3) Rehabilitation of Wenige Expressway Bridge and Highbury Avenue South Preliminary, Detailed Design and Tendering - Appointment of Consulting Engineer

Motion made by: V. Ridley

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions BE TAKEN with respect to the appointment of a Consulting Engineer for the Rehabilitation of the Wenige Expressway Bridge and Highbury Avenue from Hamilton Road to Highway 401 (4-BR-14):

- a) Parsons Inc. BE APPOINTED Consulting Engineers to complete the Preliminary Design, Detailed Design, and Tendering Services in the amount of \$537,028.50 (excluding HST), in accordance with Section 15.2 e) of the Procurement of Goods and Services Policy;
- b) the financing for this appointment BE APPROVED as set out in the revised Sources of Financing Report as appended to the revised staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this appointment;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the Consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, including rail agreements, if required, to give effect to these recommendations. (2018-T04)

Motion Passed

- 5. (2.4) Construction Partnership with The Municipality of Central Elgin - 2018 Road Improvements Program Webber Bourne Reconstruction

Motion made by: V. Ridley

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the reconstruction of Webber Bourne:

- (a) the City of London estimated contribution of \$620,653.32 (excluding HST), representing 50% of the Municipality of Central Elgin total project cost of \$1,241,306.63, BE APPROVED; it being noted that the work is on a boundary road where the actual costs are shared equally between the two municipalities, it is included in an approved City budget and the method of purchase is in accordance with the Procurement of Goods and Services Policy 14.4 g), h) and i), covering purchases with another public body;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated October 30, 2018; and,
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this approval.(2018-T04/D27)

Motion Passed

- 6. (2.5) William Street Storm Sewer Outfall Municipal Class Environmental Assessment - Notice of Completion

Motion made by: V. Ridley

That, on the recommendation of the Managing Director Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the William Street Storm Sewer Outfall Environmental Assessment:

- a) the preferred outfall improvement alternative, executive summary as appended to the staff report dated October 30, 2018, BE ACCEPTED in accordance with the Schedule 'B' Municipal Class Environmental Assessment process requirements;
- b) a Notice of Completion BE FILED with the Municipal Clerk; and,
- c) the Municipal Class Environmental Assessment Schedule 'B' project file for the William Street Storm Sewer Outfall BE PLACED on public record for a 30-day review period. (2018-E05)

Motion Passed

7. (2.6) Short-Term Contract Amendment for Recycling Services

Motion made by: V. Ridley

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer and with the support of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the provision of curbside collection and Material Recovery Facility operations services provided by Miller Waste Systems Inc.:

- a) the action taken by the Managing Director, Environmental and Engineering Services and City Engineer in accordance with Procurement of Goods and Services Policy, Section 4.3 d. BE RECOGNIZED; it being noted that the action taken is in the best financial interest of the Corporation of the City of London;
- b) the extension of the contracts with Miller Waste Systems Inc. for the collection of recyclables in London and the collection of garbage and yard materials in the southwest portion of the city, including Lambeth, Riverbend, Settlement Trail, and Material Recovery Facility operations, for four (4) months plus two (2), one month extensions at the sole discretion of the City, from October 30, 2019 to April 30, 2020, in accordance with Procurement of Goods and Services Policy, Section 20.3 e)i. BE APPROVED; and,
- c) the Civic Administration BE AUTHORIZED to undertake final negotiations on the increased monthly service fee, all administrative acts that are necessary in connection with this matter and the Agreements referenced herein. (2018-E07)

Motion Passed

8. (3.1) 7th and 8th Reports of the Transportation Advisory Committee

Motion made by: V. Ridley

That the following actions be taken with respect to the Transportation Advisory Committee:

- a) the following actions be taken to the 7th Report of the Transportation Advisory Committee, from its meeting held on September 25, 2018;
 - i) the 2018 Work Plan BE APPROVED,
 - ii) the remaining clauses 1.1-4.1, 5.1 to 5.6 BE RECEIVED; and,

b) the 8th Report of the Transportation Advisory Committee, from its meeting held on October 23, 2018, BE RECEIVED;

it being noted that the Civic Works Committee did not receive a delegation from D. Foster.

Motion Passed

10. (4.2) Sanitary and Stormwater Flooding

Motion made by: V. Ridley

The City Solicitor BE REQUESTED to provide the Civic Works Committee with an opinion as to the appropriated ownership of the Pine Valley Condominium, sewer taking into consideration the previous decision to divest the sewer back to the Condominium Corporation and the properties previous history of flooding; it being noted that the communication from P. McLaughlin dated October 15, 2018 with respect to Middlesex Condo Corporation MCC122, and the response from S. Mathers, Director Water and Wastewater, dated October 29, 2018, were received.

Motion Passed

11. (5.1) Deferred Matters List

Motion made by: V. Ridley

That the Civic Works Committee Updated Deferred Matters List, as of October 29, 2018, BE RECEIVED.

Motion Passed

9. (4.1) Safe Water London

Motion made by: V. Ridley

That the request for delegation from K. Miller and C. Gupta with respect to Safe Water London BE REFERRED to incoming council for consideration. (2018-E13)

Yeas: (12): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H. Usher, T. Park, and J. Zaifman

Recuse: (1): S. Turner

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (12 to 0)

8.3 16th Report of the Planning and Environment Committee

Motion made by: S. Turner

That the 16th Report of the Planning and Advisory Committee BE APPROVED, excluding items 6 (2.5), 11(3.4) and 13(3.6).

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Turner

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Affordable Housing - Planning Tools to Support Development of Affordable Housing (18 AFF)

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to planning tools to support the development of Affordable Housing:

a) the staff report dated October 29, 2018, entitled "Affordable Housing – Planning Tools to Support the Development of Affordable Housing" BE RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to initiate an Affordable Housing Development Strategy to coordinate the various tools that support the development of affordable housing units; it being noted that the Strategy will also evaluate the potential opportunities, costs, and benefits of introducing additional tools to support the development of affordable housing. (2018-S11)

Motion Passed

3. (2.2) Application - 1284 and 1388 Sunningdale Road West - Foxhollow North Kent Subdivision - Phase 3 (39T-0510-3)

Motion made by: S. Turner

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the subdivision of land over Part of Lot 23, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, and on the north side of the Heard Drain, municipally known as 1284 and 1388 Sunningdale Road West:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the Foxhollow North

Kent Subdivision, Phase 3 (39T-04510-3) appended to the staff report dated October 29, 2018 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated October 29, 2018 as Appendix "B";

c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 29, 2018 as Appendix "C"; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2018-D09)

Motion Passed

4. (2.3) Application - 1284 and 1388 Sunningdale Road West - Foxhollow North Kent South Subdivision - Phase 4 (39T-04510-4)

Motion made by: S. Turner

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the subdivision of land over Part of Lot 23, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, and on the north side of the Heard Drain, municipally known as 1284 and 1388 Sunningdale Road West:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc. for the Foxhollow North Kent Subdivision, Phase 4 (39T-04510-4) appended to the staff report dated October 29, 2018 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated October 29, 2018 as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2018-D09/D12)

Motion Passed

5. (2.4) Application - 1311 Wharnccliffe Road South - Westbury Subdivision - Disposition of School Site (33M-641)

Motion made by: S. Turner

That, on the recommendation of the Manager, Development Planning, the owner, (1967172 Ontario Inc.), of the potential school site located on the east side of Singleton Avenue, south of Southdale Road East, municipally know as 3400 Singleton Avenue and legally described as Block 86, on Plan 33M-641 BE ADVISED that the City has no interest in acquiring the said property for municipal purposes. (2018-D12)

Motion Passed

7. (2.6) Application - 2674 Asima Drive (33M-699, Block 55) (P-8963)

Motion made by: S. Turner

That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the application by Rockwood Homes c/o Andrea McCreery, Stantec Consulting Ltd. to exempt lands from Part-Lot Control:

a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated October 29, 2018 BE INTRODUCED at a future Municipal Council meeting, to exempt part of Block 55 in Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, for a period not to exceed three (3) years; it being noted that these lands are subject to registered subdivision agreements and are zoned Residential R4 Special Provision (R4-5(2)) in Zoning By-law No. Z.-1, which zoning permits street townhouse dwellings with a garage front yard depth of 5.5m, an exterior side yard depth for the main building minimum of 3.0m and an interior side yard depth minimum of 1.5m;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control Bylaw for Blocks 55, Plan 33M-699 as noted in clause a) above:

i) the applicant be advised that the costs of registration of the said by-law is to be borne by the applicant in accordance with City Policy;

ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part-lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;

iii) the applicant submit to Development Services a digital copy, together with a hard copy, of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;

v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office, any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;

vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;

vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;

viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;

ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;

x) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;

xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan; and,

xii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part-Lot Control be re-established by the repeal of the by-law affecting the Lots/Block in question;

c) the Approval Authority (Municipal Council) BE REQUESTED to approve the by-law as noted in clause a) above; and,

d) the Applicant BE ADVISED that the cost of registration of the by-law, as noted in clause a) above, is to be borne by the applicant in accordance with City policy. (2018-D12)

Motion Passed

8. (3.1) 11th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: S. Turner

That the following actions be taken with respect to the 11th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on October 18, 2018:

a) the proposed "Is Your Cat Safe Outdoors" brochure BE REFERRED to the Manager, Licensing and Municipal By-law Enforcement, for implementation; and,

b) clauses 1.1, 2.1, 3.1 to 3.3, 4.1, 5.1 and 5.2 BE RECEIVED for information.

Motion Passed

9. (3.2) Application - 1331 Hyde Park Road (O-8927/Z-8928) (Relates to Bill No.s 606 and 609)

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 1331 Hyde Park Holdings Inc. and The Corporation of the City of London, relating to the property located at 1331 Hyde Park Road:

a) the proposed by-law appended to the staff report dated October 29, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018 to amend the Official Plan BY ADDING a policy to Section 10.1.3 – Policies for Specific Areas; and,

b) the proposed by-law appended to the staff report dated October 29, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Business District Commercial Special Provision (BDC2(4)) Zone TO a Business District Commercial Special Provision (BDC2(_)) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the ~~attached~~ public participation meeting record made oral submissions regarding these matters;

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

- the recommended Official Plan Amendment is intended to bring the policies of the 1989 Official Plan in-line with The London Plan for the subject site, allowing for an expanded range of permitted uses. This is intended to contribute to the further development of Hyde Park Road as a main street; and,
- the recommended Zoning By-law Amendment is also expected to contribute to the development of Hyde Park Road as a main street, allowing for a new retail use to occupy a vacant site. The Automobile Sales Boutique is a unique form of retail, similar to a standard storefront, which would be fully enclosed. A small area for the service and repair of vehicles would support this use, however requirements to limit the size, limit its use to the service and repair of motorcycles, and ensure full enclosure are intended to allow flexibility for the needs of the user while not detracting from the vibrancy of the main street or creating negative impacts on adjacent residential uses. The requested continuation of an existing special provision that would allow for no maximum front yard setback is not recommended to continue to be included in the Zoning By-law provisions for the subject site. This provision is

contrary to policies in the 1989 Official Plan and The London Plan that encourage reduced front yard setbacks on main streets to encourage pedestrian-oriented development. (2018-D09)

Motion Passed

10. (3.3) Application - 537 Crestwood Drive (Z-8915)

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Star Homes Ltd., relating to the property located at 537 Crestwood Drive, the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone and a Residential R6 Special Provision (R6-2(13)) Zone TO a Residential R6 Special Provision (R6-2(*)) Zone, BE REFUSED for the following reasons:

- a) the requested amendment to permit the residential development of the westerly portion of the subject lands is not consistent with the 2014 Provincial Policy Statement;
- b) the requested amendment to permit the residential development of the westerly portion of the subject lands does not conform to the 1989 Official Plan nor The London Plan; and,
- c) the requested amendment is premature, and the Urban Reserve (UR1) Zone should remain on the westerly portion of the subject lands until such time as a rehabilitation plan and site restoration have been completed for the adjacent aggregate resource extraction area;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- the ~~attached~~ communication dated October 28, 2018 from L. Connell and N. Ensley, 537-1 Crestwood Drive; and,
- the ~~attached~~ communication dated October 29, 2018 from J. McGuffin, Vice President/Principal Planner, Monteith Brown Planning Consultants;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the ~~attached~~ public participation meeting record made oral submissions regarding these matters. (2018-D12)

Motion Passed

12. (3.5) Application - 1395 Riverbend Road - Application for Zoning By-law Amendment (Z-8924)

Motion made by: S. Turner

That, the application by Sifton Properties Limited, relating to the lands located at 1395 Riverbend Road BE REFERRED to the Civic Administration to work with the applicant to increase the density of units to the senior's apartments and the retirement suites;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2018-D09)

Motion Passed

14. (4.1) 10th Report of the London Advisory Committee on Heritage

Motion made by: S. Turner

That the following actions be taken with respect to the 10th Report of the London Advisory Committee on Heritage from its meeting held on October 10, 2018:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to construct a new, detached garage on the property located at 550 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED as submitted in the drawings appended to the staff report dated October 10, 2018, with the following terms and conditions:

- only one driveway be permitted;
- the existing driveway and curb cut for the property off of Dufferin Avenue be closed and the driveway be removed and the area be restored with sod/grass; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 10th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received; and,

b) clauses 1.1, 2.1, 2.2, 3.1 to 3.5, inclusive, 5.2, 6.1 and 7.1, BE RECEIVED for information.

Motion Passed

15. (4.2) Section 37 - Planning Act (Bonusing) Revisions and Additional Opportunities for Implementation

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to Section 37 of the Planning Act (Bonusing) revisions and additional opportunities for implementation:

a) the staff report dated October 29, 2018 entitled "Section 37 of the Planning Act (Bonusing) Revisions and Additional Opportunities for Implementation" RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to research and review best practices for the implementation of Section 37 (Bonusing) of the Planning Act, review City needs and priorities and report back on findings and recommendations. (2018-D09)

Motion Passed

6. (2.5) Application - 660 Sunningdale Road East - Stormwater Management (SWM) Facility

Motion made by: S. Turner

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into an Agreement between The Corporation of the City of London and Peter Sergautis, for the subdivision of land over Part of Lot 13, Concession 6, (Geographic Township of London), City of London, County of Middlesex, situated on the west side of Adelaide Street North, between Sunningdale Road East and the City limits, municipally known as 660 Sunningdale Road East:

a) the Agreement between The Corporation of the City of London and Peter Sergautis (39T-09501) appended to the staff report dated October 29, 2018 as Appendix "A", BE APPROVED;

b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 29, 2018 as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2018-D12)

Yeas: (12): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, and T. Park

Recuse: (1): J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (12 to 0)

11. (3.4) Application - 324 York Street (TZ-8917) (Relates to Bill No. 610)

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Bradel Properties Ltd., relating to the property located at 324 York Street:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property by extending the Temporary Use (T-71) Zone for a temporary period of three (3) years, BE REFUSED for the following reasons:

i) the request is not consistent with the policies of the Provincial Policy Statement, 2014;

ii) the request does not conform to the newly established policies of the 1989 Official Plan or The London Plan regarding temporary commercial parking lots;

iii) the request does not implement the goals of Our Move Forward: London's Downtown Plan; and,

iv) the request does not implement the recommendations of the Downtown Parking Strategy;

b) the proposed by-law appended to the staff report dated October 29, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-71) Zone for a period not exceeding six (6) months;

it being noted that the purpose of the recommended short-term six (6) month extension of the temporary zone is to allow users of the surface commercial parking lot to find alternative parking arrangements;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the ~~attached~~ public participation meeting record made an oral submission regarding these matters;

it being further noted that the Municipal Council approves the extension of the Temporary Use (T-71) Zone for a period not to exceed six (6) months for the following reason:

- the request to extend the temporary zone for a period of three (3) years, representing the maximum extension permitted, does not encourage long-term redevelopment of the site. The recommended six (6) month extension is a balanced approach that would allow existing users of the surface commercial parking lot to make alternative parking arrangements while encouraging long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and is in conformity with the 1989 Official Plan and The London Plan. (2018-D09)

Motion made by: S. Turner

The motion to approve part a) is put:

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Bradel Properties Ltd., relating to the property located at 324 York Street:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property by extending the Temporary Use (T-71) Zone for a temporary period of three (3) years, BE REFUSED for the following reasons:

i) the request is not consistent with the policies of the Provincial Policy Statement, 2014;

ii) the request does not conform to the newly established policies of the 1989 Official Plan or The London Plan regarding temporary commercial parking lots;

iii) the request does not implement the goals of Our Move Forward: London's Downtown Plan; and,

iv) the request does not implement the recommendations of the Downtown Parking Strategy;

Yeas: (11): Mayor M. Brown, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Nays: (2): M. van Holst, and P. Hubert

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (11 to 2)

Motion made by: S. Turner

The motion to approve part b) is put.

b) the proposed by-law appended to the staff report dated October 29, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-71) Zone for a period not exceeding six (6) months;

it being noted that the purpose of the recommended short-term six (6) month extension of the temporary zone is to allow users of the surface commercial parking lot to find alternative parking arrangements;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the ~~attached~~ public participation meeting record made an oral submission regarding these matters;

it being further noted that the Municipal Council approves the extension of the Temporary Use (T-71) Zone for a period not to exceed six (6) months for the following reason:

- the request to extend the temporary zone for a period of three (3) years, representing the maximum extension permitted, does not encourage long-term redevelopment of the site. The recommended six (6) month extension is a balanced approach that would allow existing users of the surface commercial parking lot to make alternative parking arrangements while encouraging long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and is in conformity with the 1989 Official Plan and The London Plan. (2018-D09)

Yeas: (11): Mayor M. Brown, M. van Holst, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, and J. Zaifman

Nays: (2): J. Helmer, and T. Park

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (11 to 2)

13. (3.6) Byron Valley Nature Trail Planning Process

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Byron Valley Nature Trail Planning process:

- a) the staff report entitled "Byron Valley Nature Trail Planning Process" BE RECEIVED for information;
- b) members of the Trails Advisory Group, and Byron Participation House staff and residents BE THANKED for meeting onsite and providing suggestions to improve the Plan that were successfully integrated into the revised Byron Valley Nature Trail Concept Plan, in accordance with the Council approved Trails Advisory Group process.; and,
- c) the proposed final plan BE PRESENTED at a community meeting to be held in Bryon with all interested parties being invited to the community meeting;

it being noted that the Planning and Environment Committee heard verbal presentations from D. Park and S. Sutton, on behalf of D. Sutherland, Participation House Support Services;

it being further noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated September 4, 2018 from D. German, #12-1337 Commissioners Road West;
- the ~~attached~~ presentation from D. Park, 1288 Halls Mill Place;
- the ~~attached~~ communication dated October 25, 2018 from A. Santin;
- the ~~attached~~ communication dated October 22, 2018 from M. Santin, Iona Station;
- the ~~attached~~ communication dated October 22, 2018 from S. Santin, Iona Station;
- the ~~attached~~ communication dated October 18, 2018 from S. and D. Hersey, by e-mail;
- the ~~attached~~ communication dated October 15, 2018 from G. Smith, 1331 Commissioners Road West;
- the ~~attached~~ communication dated October 25, 2018 from M. Santin, Edmonton, Alberta;
- the ~~attached~~ communication dated October 25, 2018 from M. Minshall;
- the ~~attached~~ communication dated October 28, 2018 from O. Santin;
- the ~~attached~~ communication dated October 28, 2018 from O. Camboia;
- the ~~attached~~ communication from A. Park and J. Titizian, 219 Halls Mills Road;
- a petition signed by approximately 116 individuals. (2018-D09)

Amendment:

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

That Item 13 (3.6) BE AMENDED to read as follows:

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Byron Valley Nature Trail Planning process:

- a) the staff report entitled "Byron Valley Nature Trail Planning Process" BE RECEIVED for information;
- b) members of the Trails Advisory Group, and Byron Participation House staff and residents BE THANKED for meeting onsite and providing suggestions to improve the Plan that were successfully integrated into the revised Byron Valley Nature Trail Concept Plan, in accordance with the Council approved Trails Advisory Group process.;
- c) the proposed Plan appended to the staff report noted in a) above, BE REFERRED to the Civic Administration to present at a community meeting to be held in Bryon with all interested parties being invited to the community meeting and report back with the comments provided at the community meeting;
- d) the Upper Thames River Conservation Authority and the Ministry of Natural Resources BE INVITED as delegations at a future meeting of the Planning and Environment Committee when the Civic Administration reports back on c) above, to provide comments regarding the Byron Valley Nature Trail Planning Process;

it being noted that the Planning and Environment Committee heard verbal presentations from D. Park and S. Sutton, on behalf of D. Sutherland, Participation House Support Services;

Yeas: (8): M. van Holst, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H. Usher, and T. Park

Nays: (5): Mayor M. Brown, J. Helmer, M. Cassidy, S. Turner, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (8 to 5)

Amendment:

Motion made by: S. Turner

Seconded by: A. Hopkins

Motion to Approve Item 13 (3.6), as amended.

Yeas: (11): Mayor M. Brown, M. van Holst, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H. Usher, T. Park, and J. Zaifman

Nays: (2): J. Helmer, and S. Turner

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (11 to 2)

Item 13 (3.6), as amended, reads as follows:

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Byron Valley Nature Trail Planning process:

- a) the staff report entitled "Byron Valley Nature Trail Planning Process" BE RECEIVED for information;

b) members of the Trails Advisory Group, and Byron Participation House staff and residents BE THANKED for meeting onsite and providing suggestions to improve the Plan that were successfully integrated into the revised Byron Valley Nature Trail Concept Plan, in accordance with the Council approved Trails Advisory Group process;

c) the proposed Plan appended to the staff report noted in a) above, BE REFERRED to the Civic Administration to present at a community meeting to be held in Bryon with all interested parties being invited to the community meeting and report back with the comments provided at the community meeting; and,

d) the Upper Thames River Conservation Authority and the Ministry of Natural Resources BE INVITED as delegations at a future meeting of the Planning and Environment Committee when the Civic Administration reports back on c) above, to provide comments regarding the Byron Valley Nature Trail Planning Process;

it being noted that the Planning and Environment Committee heard verbal presentations from D. Park and S. Sutton, on behalf of D. Sutherland, Participation House Support Services;

it being further noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated September 4, 2018 from D. German, #12-1337 Commissioners Road West;
- the attached presentation from D. Park, 1288 Halls Mill Place;
- the attached communication dated October 25, 2018 from A. Santin;
- the attached communication dated October 22, 2018 from M. Santin, Iona Station;
- the attached communication dated October 22, 2018 from S. Santin, Iona Station;
- the attached communication dated October 18, 2018 from S. and D. Hersey, by e-mail;
- the attached communication dated October 15, 2018 from G. Smith, 1331 Commissioners Road West;
- the attached communication dated October 25, 2018 from M. Santin, Edmonton, Alberta;
- the attached communication dated October 25, 2018 from M. Minshall;
- the attached communication dated October 28, 2018 from O. Santin;
- the attached communication dated October 28, 2018 from O. Camboia;
- the attached communication from A. Park and J. Titizian, 219 Halls Mills Road;
- a petition signed by approximately 116 individuals. (2018-D09)

9. Added Reports

9.1 19th Report of Council in Closed Session

Present: Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Also Present: M. Hayward, A. Barbon, G. Belch, B. Card, B. Coxhead, K. Dawtrey, A. Hagan, L. Livingstone, D. Mounteer, D. Popadic, C. Saunders, K. Scherr, M. Schulthess, B. Warner, B. Westlake-Power and G. Zhang.

Motion made by: V. Ridley

Seconded by: S. Turner

1. Execution of Collective Agreement for London Professional Fire Fighters Association - January 1, 2011 to December 31, 2019

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the Civic Administration BE DIRECTED to undertake all administrative acts that are necessary in order for the Mayor and the City Clerk to obtain the necessary authorization to execute the Collective Agreement for the years 2011 to 2019, appended as Appendix "B" to the staff report dated October 30, 2018, pursuant to the Memorandum of Agreement dated April 12, 2017, between The Corporation of the City of London and the London Professional Fire Fighters Association.

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: H. Usher

Seconded by: T. Park

That Introduction and First Reading of Bill No.'s 601 to 609, and Added Bill No. 611, BE APPROVED.

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

Motion made by: J. Zaifman
Seconded by: M. Cassidy

That Second Reading of Bill No.'s 601 to 609, and Added Bill No. 611, BE APPROVED.

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

Motion made by: H. Usher
Seconded by: T. Park

That Third Reading and Enactment of 601 to 609, and Added Bill No. 611, BE APPROVED.

Yeas: (13): Mayor M. Brown, M. van Holst, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (13 to 0)

Motion made by: H. Usher
Seconded by: V. Ridley

That Introduction and First Reading of Bill No. 610 BE APPROVED.

Yeas: (11): Mayor M. Brown, M. van Holst, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, and J. Zaifman

Nays: (2): J. Helmer, and T. Park

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (11 to 2)

Motion made by: H. Usher
Seconded by: V. Ridley

That Second Reading of Bill No. 610 BE APPROVED.

Yeas: (11): Mayor M. Brown, M. van Holst, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, and J. Zaifman

Nays: (2): J. Helmer, and T. Park

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (11 to 2)

Motion made by: M. Cassidy
Seconded by: J. Zaifman

That Third Reading and Enactment of Bill No. 610 BE APPROVED.

Yeas: (11): Mayor M. Brown, M. van Holst, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, and J. Zaifman

Nays: (2): J. Helmer, and T. Park

Absent: (2): B. Armstrong, and M. Salih

Motion Passed (11 to 2)

The follow by-laws are enacted as by-laws of The Corporation of the City of London:

Bill No. 601 By-law No. A.- 7789-504	A by-law to confirm the proceeding of the Council Meeting held on the 6 th day of November, 2018. (City Clerk)
Bill No. 602 By-law No. A.- 5505(r)-505	A by-law to amend By-law No. A.-5505-497 entitled, “A by-law to authorize the implementation of a pre-authorized tax payment plan for The Corporation of the City of London”. (2.6a/19/CSC)
Bill No. 603 By-law No. A- 8-18025	A by-law to amend By-law No. A-8, the “Property Tax Collection By-law”. (2.6b/19/CSC)
Bill No. 604 By-law No. A- 50-18005	A by-law to amend By-law No. A-50, as amended, being, “A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London” by updating Part 3, section 23 - Striking Committee. (3.1/19/CSC)
Bill No. 605 By-law No. CPOL.-381- 506	A by-law to repeal By-law No. CPOL.-59-291 being “General Policy for Advisory Committees”, and all amendments thereto and to enact a new Council Policy, “General Policy for Advisory Committees”. (5.2/10/SPPC)
Bill No. 606 By-law No. C.P.-1284(ue)- 507	A by-law to amend the Official Plan for the City of London, 1989 relating to 1331 Hyde Park Road. (3.2a/16/PEC)
Bill No. 607 By-law No. PS- 113-18028	A by-law to amend By-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.2/14/CWC)
Bill No. 608 By-law No. S.- 5958-508	A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Wavell Street between Spruce Street and Merlin Crescent) (City Surveyor - for the purposes of establishing the Lands as public highway)
Bill No. 609 By-law No. Z.- 1-182702	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1331 Hyde Park Road. (3.2b/16/PEC)

Bill No. 610 By-law No. Z.-1-182703	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 324 York Street. (3.4b/16/PEC)
Bill No. 611 By-law No. A.-7790-509	A by-law to authorize the Mayor and City Clerk to execute the Collective Agreement between The Corporation of the City of London and The London Professional Fire Fighters Association. (6.1/19/CSC)

14. Adjournment

Motion made by: V. Ridley

Seconded by: S. Turner

That the meeting adjourn.

Motion Passed

The meeting adjourns at 5:39 PM.

Matt Brown, Mayor

Catharine Saunders, City Clerk



Councillor Virginia Ridley, Ward 10

Wednesday November 7, 2018

Chair, members, staff and residents of London

RE: Last Council Meeting

Please accept my regrets for missing this last meeting of Council for the 2014-2018 term. I am away representing the city at FCM.

I would like to take this opportunity to share a few thoughts and comments.

First and foremost, I would like to say that it really was an honour and a privilege to hold the position of Councillor for Ward 10. When I began this journey, I did it because I had a vision for our community. I wanted to make positive change for the next generation and to help build a city where our children and their children would have opportunities to stay in this city and love it as I do. I am excited for the next chapter, for me, for my family, and for our city.

Through the support of our community, my family and friends, I have had the opportunity to work towards this vision. I worked hard every day. I made myself available to the community day in and day out. I spent time learning from the staff and from the residents, and learning how to get things done. My favorite moments were the times I spent time in my neighbours' living rooms, porches and kitchens; helping them to solve their problems or realize their visions. I helped the community realize that through their elected official that they have a voice. That government is not for the people, but that government is the people. That every voice matters and deserves to be heard.

I am ending my term very proud of the work that we as a council have accomplished and what I have contributed.

In November of 2014, Councillor Van Meerbergen stated that the 2010 - 2014 Council had left the city better than they found it and that he fully expected that the next council would leave the city better than they found it. I believe that we did. The 2014 - 2018 Council has completed a significant number of infrastructure projects, passed the London Plan, increased road safety and improved transit options for Londoners. London has been recognized as a leader at the provincial and federal level in many things. We should be proud of the accomplishments. I can say that we have left the city better than we found it, and that I fully expect that the 2018 - 2022 Council will do the same.

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Cell: 226- 927-0539
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vridley@london.ca



Councillor Virginia Ridley, Ward 10

I want to thank the people of Ward 10 for trusting me, teaching me, and supporting me. I never took lightly the trust of the community, and I worked hard everyday to serve you well.

I want to thank my colleagues for an amazing four years. Each of you bring a different perspective and point of view to our discussions and I learned so much from each of you. We all enter public service with the ideals and vision. We go about our work in different ways, but we come from the same place and do it for the same reason - to serve our community.

The work accomplished by council, has been achieved only through the dedication of the civil servants who took our vision and implemented it in the community. I would like to thank the entire City of London staff team who come to work every day to make the lives of the people of London better and for supporting council and councillors to make impacts in the community.

My family have been my biggest supporters, since always, but even more so over the past four years. It was never just me that served, it was my entire family. My accomplishments over this term of council, are theirs as well.

I wish the 2018-2022 Council all the best for a prosperous term. Work, work well, and work together, for the city's future is in your hands.

Virginia Ridley
Councillor Ward 10

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November 9, 2018

Chair & Members
Planning and Environment Committee
City of London
300 Dufferin Avenue
London, ON N6A 4L9

**RE: UTRCA – Dingman Creek Subwatershed Screening Area Mapping – Item 2.7
OUR FILE 13184A, 1402A**

We are submitting this letter on behalf of Bluestone Properties and Tradewinds Properties & Exeter Dingman Investments. Combined, they own considerable land holdings throughout the City including a portfolio of developed and undeveloped properties.

The purpose of this letter is to identify major concerns with the potential impacts of the UTRCA Regulatory Floodplain Update on large tracts of lands within the City's urban boundary. Based on our review of the staff report and associated mapping, it is our understanding that hundreds, if not thousands of properties could be impacted should the floodplain mapping now encompass these parcels. These properties are comprised of vacant, future development lands as well as fully developed residential, commercial and industrial lands.

Further, major arterial roadways within the south quadrant of the City could now be within floodplain and/or hazard lands. This has significant and far reaching implications on how existing and future development will be accessed as some roads will no longer be considered to provide 'safe access' during major storm events. In addition, the implications on financing, insurance, liability and other related impacts have not yet been assessed but could impose significant challenges well into the future.

While we acknowledge that the updated floodplain mapping and associated "screening areas" are being undertaken by the UTRCA, we strongly urge the City to obtain more detailed information to fully assess the methodology and assumptions that resulted in these preliminary findings.

We support the conclusions outlined in the staff report that indicates the City will continue to work and assist the UTRCA in implementing their floodplain regulation mandate **however, as a first step, all of the stakeholders (City and landowners) need sufficient time to fully review the screening area designation and understand how it was determined.**

As it stands now, the entire planning approval process within the Dingman Creek Subwatershed is stalled until engineered flood mitigation and/or policy solutions are assessed through a subsequent phase of the Dingman EA.

By way of background, MHBC was retained in 2013 by Bluestone and Tradewinds to investigate whether a conversion of these lands from industrial to non-industrial uses was appropriate and warranted. We undertook extensive research and evaluated the potential employment land conversion in the context of

both the PPS and the City of London Official Plan. These documents provided clear direction and criteria for conversion of employment lands. Ultimately, City Council approved Official Plan Amendments that redesignated the majority of lands within the White Oak-Dingman study area for non – employment uses.

A Secondary Plan was to be undertaken following these Official Plan amendments to establish the most appropriate range of uses. In September 2014, we appeared before the Planning and Environment Committee to request that the Secondary Plan be considered a priority and that a report be brought back as soon as possible for Council consideration. It is now November 2018 and we have been advised that advancement of this Secondary Plan will be impacted by the updated floodplain mapping and the screening area approach.

Our concerns are that these lands could remain in the Urban Reserve designation for a prolonged time frame and worse, that the majority of lands may be sterilized from development as a result of this updated floodplain mapping. On a broader basis, many developed properties may be impacted by this screening area designation so as to limit or preclude any future redevelopment. This could have a significant economic impact on the City if extensive areas are constrained due to natural hazard impacts.

For this reason, it is imperative that the science and technical analysis that formulated these screening areas is thoroughly vetted and verified.

Our clients have not been able to have any of this floodplain information verified. It is our understanding that City staff has also not been able to review and evaluate the modelling undertaken by the UTRCA. We support the recommendations and conclusions in the staff report that further analysis must occur to identify potential options to mitigate the increased hazard limits. This analysis needs to be open and transparent and, as a minimum, involve all affected stakeholders.

We request that these findings be independently reviewed and that an extensive public consultation process be established before any of these findings are approved.

We find it incomprehensible that such extensive lands areas throughout the entire southern part of the City could be so severely impacted and urge the City to fully examine these findings more thoroughly. As noted above, this could have significant negative impacts on existing developed areas of the City.

In conclusion, we request that direction be given to Civic Administration to undertaken whatever means are available to fully and thoroughly analyse the findings to date and to ensure that affected landowners are brought into the process in a meaningful way. We will be in attendance at the Planning & Environment Committee on Monday November 12th and would be available to speak to this matter further and/or respond to questions.

Yours truly,

MHBC



Carol Wiebe
Partner

cc. *Bernie Bierbaum, Bluestone Properties*
Colin Bierbaum, Bluestone Properties
Mardi Turgeon, Bluestone Properties
Tom Weisz, Tradewinds Properties
Greig Garland, MBA, M.A.Sc., P.Eng. P.E.
Scott Snider, Turkstra Mazza Associates

**London Development Institute
and
London Home Builders' Association**

November 12, 2018

Mr. John Fleming
Managing Director, Planning & City Planner

Mr. George Kotsifas
Managing Director, Development and Compliance Services & Chief Building Official

Chair and Members of the Planning & Environmental Committee

Re: Upper Thames Conservation Authority - Dingman Creek Subwatershed
Screening Area Mapping

As there is no accompanying documentation provided by the UTRCA to explain the relevance of the recently released Screening Area mapping, it is impossible for the industry to determine its intentions, except to conclude that the areas being suggested to have some form of designation, are a radical change from prior accepted flood plain areas.

The industry is aligned with the City in its concern that the areas identified within the 'screening area' include significant lands that the City has already identified as growth or development lands and on which the future vision and community planning has been based.

However, as there is no definition or legislative status for the terminology of 'Screening Area', there is also no legislative guidance or indication of the implications for development approvals and municipal infrastructure works within this area. This begs the question of why this report is being flagged as areas where UTRCA will comment and/ or provide approvals on the acceptability of development applications before any City approval. This is a change from the current process for any lands (including these) that are within UTRCA regulated areas.

This also raises the question of how and why were decisions reached by the City with respect to the urban growth boundary, the London Plan, SWAP plans, major infrastructure investments in South London, BRT routing, industrial land strategy, etc with the absence of such critical decision making information. There are serious consequences to altering these significant planning processes at this late date.

City staff have indicated the "Screening Area" preliminary mapping report has not been reviewed and that the UTRCA has provided no documentation to support the 'screening area' findings. City staff have also indicated that a peer review needs to be completed to determine the validity of the modeling that was completed to develop this mapping. The Industry agrees that a comprehensive review is necessary to confirm whether the assumptions, parameters and science used to determine the 'screening area' is in accordance with Provincial guidelines and the generally accepted scientific principles for this watershed modeling.

The City needs to take a proactive approach to mitigate any potential conflicts that this 'screening area' will have on current and future planning applications or planned capital works projects, planning applications and including the issuance of building permits. The City has a vested interest in the development of the lands affected by this 'new' preliminary mapping and should not defer decisions on City of London growth planning and approvals to an outside agency.

The industry is concerned that this report appears to indicate that the City is taking a stance to comply with the "screening area" without the important and justified review of it.

The London Development Industry and the London Home Builders' Association will support the City and the UTRCA to firstly validate the revised Dingman creek watershed modeling and secondly to mitigate consequences of changes to the current regulatory flood plain area.

We ask that the City:

- respond to the UTRCA in an urgent manner that is fitting the significance this unprecedented report will have on the very core of our community's future growth plans;
- encourage and require that the UTRCA immediately provide appropriate information to allow for its review in the hope to resolve the threat this poses to the years of City planning, approved expenditures and works that are already in place, and lastly,
- encourage all parties to immediately work together in an expedient effort to determine a mechanism that will not shut the city down and jeopardize the interests of London taxpayers.

On behalf of the members of the
London Development Institute and the London Home Builders' Association

Bill Veitch, President, LDI
Lois Langdon, CEO, LHBA

cc:
Minister Yakabuski, Ministry of Environment, Conservation & Parks
Mr. Rick Martens, President, Ontario Home Builders' Association
Mr. Joe Vaccaro, CEO, Ontario Home Builders' Association

From: tchapman
Sent: Friday, November 09, 2018 3:21 PM
To: Lysynski, Heather <hlysynsk@London.ca>
Subject: Heritage Designation for North Talbot Neighbourhood

Hello

I am writing to voice my support for having the North Talbot Neighbourhood Community designated as a Heritage Community in London Ontario.

I live at 3-152 Albert Street and I feel strongly that we need to preserve the wonderfully historical architecture and environment for future generations as is represented on these streets: Albert, Talbot, Kent, Ridout, Mill, John, Richmond, St. George and Central Ave.

To not accept the committee's recommendation to grant Historical Status and the protection that it provides would show that the City of London Council has no respect for the history of our city and it's founders.

Thank You
Heather D Chapman
Owner
Cambridge Place
3-152 Albert Street
London Ontario

From: Jones/McKeating

Sent: Monday, November 12, 2018 4:04 PM

To: Turner, Stephen <sturner@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Park, Tanya <tpark@london.ca>

Cc: Fleming, John M. <JmFlemin@london.ca>; Corby, Mike <mcorby@London.ca>; Lysynski, Heather <hlysynsk@London.ca>

Subject: Comments Regarding 131 King Street Development Proposal

Members of the PEC,

Hopefully you'll have time to review my very last-minute written comments on the above prior to today's PEC meeting. I've just concluded that I'll be unable to attend the meeting to make verbal comments. I'll be as concise as possible.

The fact that the building to be constructed would replace a surface parking lot, and not a heritage structure, is very positive.

However, I'm concerned that the price being paid to the city by the developer for 10 storeys of bonus building height is too low. The current present value of the profits to be gained from those additional 10 storeys may be in the high seven figures, or more. The cost to the developer of this additional profit appears to be the provision of 40-ish public parking spots (which will deliver yet more profit to the property owner) and a very small (\$250,000) donation towards a public art installation somewhere in the city

Section 1378 (page 371) of the London Plan states that "Type II Bonus Zoning will **require** (my emphasis) such facilities, services, or matters as: ...". Of the 11 items listed, only 1 (Public Art) is being required/requested of this development proponent.

I suggest that that city take a tougher negotiating stance and require significantly more items in that Section 1378 list before agreeing to such a significant concession in additional height.

I have quickly reviewed the July 20, 2018 from the adjacent property owners at 125-127-129 King Street. Their concerns seem substantive and most reasonable. I hope that the city requires satisfactory resolution of those concerns prior to approving any zoning change.

One final point... As a regular at the Saturday morning Covent Garden farmers' market, I am concerned to read that "The surrounding public spaces (Market Square) will have additional shadowing for a small period of time during the mornings in the spring and fall." The report should be more specific. Is a "small period of time" 5 minutes or 2 hours? I hope that the city requires further detail in this regard prior to deciding whether or not to approve any zoning change.

Regards,

Kelley McKeating
329 Victoria Street
London, ON N6A 2C6

From: Vivien Rose
Date: November 11, 2018 at 4:59:03 PM EST
To: <csaunder@london.ca>
Subject: 230 North Centre Road

All Councillors and Planners.

Appreciate your 15 storey amendment. This is an established residential neighbourhood built at medium density.

The latest plan is still too large for this site, it is not gentle density, and will change the character of this medium density.

Bonusing is a trade off and not necessary, as all developers should be aware of what the city experts on overall design.

Alasdair Rose

From: Bejia 2nd Winds
Sent: Monday, November 19, 2018 7:19 AM
To: Saunders, Cathy <csaunder@london.ca>
Subject: Rebutal for Nov. 20th Agenda file Re: Nov. 20 City Council Meeting/Vote.

Dear Cathey Saunders: Please ensure this letter is included in the Agenda file for the Nov 20th Cityhall Meeting Re: TriCar application-230 North Centre Road.

To City Council: November 19, 2018.

Re: Tuesday, Nov 15 Meeting/Vote.

As indicated by the Mayor on the vote to support TriCars application, at Tuesdays meeting, it is no surprise to supporting council that I, and my community are completely disappointed with you, the 3 councillors voting in approval, as well as your obscured criteria and refusal to acknowledge “any” of the numerous issues identified by law, by community, by official government environmental studies, and ironically, by members of your own co-council.

All 3 members, in question, made it clear to us, the North Centre Community, that you were not interested, nor listening to us, throughout this full process. You sat through the “required” 3 public meetings, at times with your heads down, as the process required you to provide these meetings...because the affected community has the legal right to air any/all concerns and choose to appose an unreasonable application requesting a change of bi-law.

TriCar was also quite aware that in this, now passing council, they had strong majority support of council, as they took full and manipulative advantage of individual councils overwhelming support of the, now controversial, BRT project “domino affect”. TriCar tied themselves, unrealistically, to the BRT plan (on hold till spring, with real possibilities of not coming to pass), which is supported by the introduction of the North Transit Village-Masonville, which is tied to the new London Plan (under appeal for an unknown period of time, and NOT IN AFFECT presently). All 3 plans intersect and rely on each other in the goal to build the BRT over the next 10 year period.

TriCar purchased the last available, undeveloped medium density 1.1 hectare of land located at the most north-east corner of North Centre Road and Richmond Street. Rather than developing this parcel at the medium density bi-law, TriCar applied for a 22 storey high density/mass change of medium density bi-law. They offered \$250,000 toward the (future) proposed BRT build and indicated 1 level of underground parking in expecting Bonusing to allow for the over intensification of this 1.1 hectare. TriCars presentations throughout have highlighted their donation funds supporting the (unsecured) BRT Plan, and boosting that their high density build will provide 222 units, supporting transit use, therefore reducing traffic in the area (a specific goal/hope of the BRT and City Council).

It was made clear, by Maureen Cassidy, at the Nov. 15 meeting/vote that 1) Bonusing on money promised to “future possible proposals” is NOT BONUSABLE; 2) The 222 Unit high density build, proposed by TriCar, is a Luxury Condo Complex for SALE, Not Rent, and therefore is not realistically conducive to any real type of regular transit use, as owners of Luxury Condos historically drive 1-2 cars per household (unit). Therefore, TriCar, and some of councils claim that this build supports the transit vision of the BRT/London Plan (not in affect)

is a false claim/perception, by all parties. This is not opinion, this is reality. For TriCar, or council to misrepresent this fallacy is dishonest, irresponsible, and below the expectations of appropriate City Council representation by our appointed council.

It is clear, that some members of council have allowed their personal zealous, to see the BRT succeed, cloud their obligation to fully represent their constituents of London, to whom they serve. The statements made by both J. Helmer, and the Mayor where disgusting. Our community had to sit there and listen to J Helmer state there was “no chance to satisfy community...there is really strong pushback against the change, it’s like medium density or nothing...I listened really carefully to what everybody was saying and I did not find it persuasive, no, what is it, what is the concern that is motivating such strong opposition to the apartment building...I’m open to be persuaded but haven’t heard anything so far.”

J Helmer, if you truly do not know what the concern is, at this point, you have no place on this council. I do not, for a moment, believe this statement, you know exactly what the issues are, they just don’t fit in with our own broader agenda, and you think that siding with TriCar will help to secure this further agenda so you are giving us Trumpisms...say whatever you want as if it is truth, when it is really self-serving and dishonest, J. Helmer...dishonest. Either way...if you were totally dumbfounded, or you allowed your larger agenda to supersede your duty to do your job fairly, with integrity expected of all our City Council...your attitude and words were not warranted, and will reflect on you in the future, should this issue need to go further.

It was further disappointing to hear the Mayor (who is leaving office momentarily) condone J Helmer’s behavior by stating “...Helmer is right...22/18 storeys was okay, the London Plan says 15 storeys is okay...I accept this *unless I can hear good reasons to do other-wise, we’ve exhausted this process, time for a decision”. You want to hear “good reasons”, again, Mayor? Maureen Cassidy cohesively outlined most of the most serious issues, for you, prior to the vote, and you still didn’t find it in yourself to “do otherwise”!

Maureen Cassidy, our Ward 5 representative, did an amazingly ethical job of communicating with our community and representing our information and concerns to your council...in plain and clear English. Was it not clear, to all, that the London Plan is not the enforced OP Plan, and therefore, legally, can not be considered in this vote...“we are BOUND to make our decisions based on the OP.” (M Cassidy)

How unclear was it when M Cassidy explained the poor process in procedure, which facilitated frequent communication between Planning, TriCar and Western(!) from Feb-Nov, while actively shutting out any true communication with the community until near the end of Oct. (despite TriCars claims/dates) ...too little, too late. However, the community did provide an offer of compromise, to TriCar, at that short meeting: Medium Density with 50-60% bonusing, approximately a 10 storeys build-with approval of new environmental studies to support the intensification, and with further attention given to the other issues at hand (i.e. traffic, parking, greenspace, massing, shadowing...etc. TriCar came back with 15 storeys, little, to no reduction in massing/density, and no further consideration given to any other issues. But J. Helmer continued to label us, the community, as unmoving...stubborn beyond acceptance. This was unprofessional and just plain disgusting.

M. Cassidy, also outline the procedural criteria to allowing Bonusing. How hard was it to understand that Bonusing can not be given on future possible proposal. Seems like a no-brainer. TriCars \$250,000 intent to donate towards the BRT falls into this Not Qualifying criteria. The BRT is not a passed proposal. It is, in fact, on hold for review next spring, as a

number of incoming City Councillors, and Londoners are not in support of this BRT proposal. There is no guarantee that the BRT proposal will survive the further scrutiny it will receive. Therefore this \$250,000 BRT intention can not be considered for Bonusing. This is the law.

The 3 men on council, whom have voted in majority to accept this TriCar application have done so "against the official Plan in affect, against the official government environmental studies on file, and against the official Bonusing guidelines. Are you 3 above the law? No!

This application can still be refused. TriCar can be sent back to conduct themselves according to the OP, Bonusing criteria, and by truthfully working with the community (for real). We are still willing to work with TriCar to achieve a "realistic and fair compromise" for all, and, hopefully, welcome them into our beautiful neighbourhood.

The Mayor commented on getting this decision done last Tuesday, rather than looking at an appeal which may just end up with the same result, further disappointing our community. I don't believe we can be more disappointed than we are in the way we have been labeled and mistreated by some in this council/process, Mayor.

I am not convinced that an appeal outcome will necessarily be as unfair, and illegal in nature as we have experienced up to this point. We remain willing to work, in good faith, with TriCar to achieve a beautiful, safe, and profitable build on the 1.1 hectare known as 230 North Centre Road...but if this application is (illegally) passed, by this committee on November 20th, then this ordeal becomes a much more serious issue, of Council Conduct and Representation, which may have to be scrutinized, along with the decision, by a higher appointed power, than us. And, if that decision is fair, we will accept it.

In Full Sincerity,

Bejia Auger, 145 North Centre Road, London, Ontario.

From: Bev Boss
Date: November 18, 2018 at 7:15:50 PM EST
To: <csaunder@london.ca>
Subject: North Centre

Im writing in response to Nov 12, PEC meeting.

It is with extreme concern and disappointment that the vote on Monday went in favour of Tri car.

I am also extremely disturbed by the responses of the counsellors who said this was the most work done in any application from the planning Committee to date. "Does that not tell you there is a definite problem when area residents are that concerned and willing to go the distance on an issue that is so meaningful?"

This also tells me we didn't stand a chance. We were not listened to.

Those who voted in favour had their minds made up from the start.

We stressed over and over that the only concern , height, was minimally addressed. Among others, Leaving density/massing, green space and Traffic not even looked at. When it was your directive to Tri car to address these concerns. How does this translate to "no compelling reason to object the application," stated by the Major?

I urge council before voting to Listen to what Maureen Cassidy had to say that night." Is it even LEGAL to vote against the current plan in place?" According to Maureen it is your obligation to use the plan that is in effect today, the 1989 Official Plan not The London Plan of the future.

The current Official Plan states , "must protect the character of the neighbourhood." This application by Tri car does not do this.

Shame on counsellor Hellmer for his comment that this final application was worse than the original. Is it not your job as councillors to protect against this?? Did this not indicate to you that Tri car totally and blatantly disregarded your directives?

I am still trying to process how this application was passed when so so many issues were not addressed.

I would like to thank Maureen Cassidy for her help in fighting this issue with us, and those who voted against this application. You truly represent what the people of London need. We did feel heard by both of you. I plead with the remaining councillors to carefully listen to her before making their decision.

Extremely disappointed by this process of democracy and lack comprise in this application.

Bev Boss

145 North Centre.

Sent from my iPhone

A Note from Rodney Lover
9 Kerrigan Ct., London Ontario

November 15, 2018

In regards to development at Southdale and Bostwick/Farnham

City Council, and Planning team,

Firstly, thank you for your time on this issue.

It really is an exciting time to be in London. I am most often in favour of development in our city. Residential expansion and the ability of businesses to serve well are major factors in keeping our community thriving.

A concern in our community is often the solutions around traffic. And in the Westmount area (Ward 10), it has become a daily challenge and major concern.

My plea in regards to the York Southdale/Bostwick development is 1) that before development is approved a clear plan of dealing with the heightened traffic is presented to the community. And 2) well before the development is started, construction is completed to allow for smoother commute of the currently heightened traffic and even further increase in future.

With the new intensity of traffic along Wonderland from many points including the new 401 access, the increase of traffic around the new Bostwick Community Centre and congested traffic funneling west along Southdale to new developments, we desperately need better transportation solutions in this corridor.

For this noted corner of Southdale and Bostwick, these solutions include widening of Southdale from Wonderland to Byron and further traffic calming solutions north from Southdale on Farnham.

Please don't miss addressing these critical community issues.

Sincerely,

Rodney Lover

Corporate Services Committee

Report

20th Report of the Corporate Services Committee
November 13, 2018

PRESENT: Councillors J. Helmer (Chair), J. Morgan, P. Hubert, M. van Holst, J. Zaifman, Mayor M. Brown
ALSO PRESENT: M. Hayward, A. Barbon, D. Bordin, B. Card, I. Collins, B. Coxhead, M. Daley, J. Davies, J. Farmer-Bosma, L. Kolodianszny, L. Livingstone, K. Murray, J. Nolan, D. O'Brien, J. Senese, S. Spring, B. Warner and B. Westlake-Power

The meeting is called to order at 12:31 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: P. Hubert
Seconded by: J. Zaifman

That Items 2.1 to 2.3, BE APPROVED.

Yeas: (5): J. Helmer, J. Morgan, P. Hubert, M. van Holst, and J. Zaifman

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

2.1 Customer Relationship Management Software Implementation Partner - Phase Five

Moved by: P. Hubert
Seconded by: J. Zaifman

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the following actions be taken with respect to the work outlined in Request for Proposal (RFP) 16-52 Microsoft Dynamics Customer Relationship Management (CRM) Implementation Partner 2017 – 2019 of Phases Three, Four and Five:

- a) the price of \$225,000 (HST extra) negotiated with PricewaterhouseCoopers LLP for the provision of a Customer Relationship Management Software Implementation Partner – Phase Five BE ACCEPTED in accordance the Procurement of Goods and Services Policy;
- b) the Source of Financing for the provision of a Customer Relationship Management Software Implementation Partner – Phase Five, as set out in Appendix “A” as appended to the staff report dated November 13, 2018, BE APPROVED;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;
- d) the approval herein given BE CONDITIONAL upon the Corporation entering into a formal agreement or having a purchase order, or contract record relating to the subject matter of this approval; and,

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

Motion Passed

2.2 Residential Tax By-law for New Affordable Housing Program Projects - 356 Dundas Street, London

Moved by: P. Hubert
Seconded by: J. Zaifman

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law appended to the staff report dated November 13, 2018, BE INTRODUCED at the Municipal Council meeting on November 20, 2018, to tax the affordable housing property at 356 Dundas Street, London (2363289 Ontario Inc.) at an effective tax rate equal to the residential tax rate and that the City Clerk BE DIRECTED to give written notice of the by-law to the Municipal Property Assessment Corporation and the Secretary of all area school boards.

Motion Passed

2.3 2017 Annual Report on Development Charges Reserve Funds

Moved by: P. Hubert
Seconded by: J. Zaifman

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken: with respect to the 2017 Annual Report on Development Charges reserve Funds:

a) the above-noted 2017 Annual Report BE RECEIVED for information in accordance with section 43 (1) of the Development Charges Act, 1997, which requires the City Treasurer to provide a financial statement relating to development charge by-laws and associated reserve funds; and

b) the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE DIRECTED to make the 2017 Annual Report on Development Charges Reserve Funds available to the public on the City of London website to fulfill Council's obligation under section 43 (2.1) of the Development Charges Act, 1997.

Motion Passed

2.4 Advisory Committee Review - Interim Report

Moved by: J. Helmer
Seconded by: M. van Holst

That the following actions be taken with respect to the recruitment and appointment of Advisory Committee members for the up-coming term:

a) the recruitment for voting members, BE UNDERTAKEN;

b) the appointments for the above-noted recruitment BE LIMITED to a term from June 1, 2019 to February 28, 2021; it being noted that the current terms of Advisory Committee members will be extended to the date of June 1, 2019; and,

c) the City Clerk BE DIRECTED to report back to the Corporate Services Committee with respect to input from current Advisory Committee members related to existing Terms of Reference and the recommendations from the Diverse Voices for Change project, prior to the end of February 2019.

Yeas: (5): J. Helmer, J. Morgan, P. Hubert, M. van Holst, and J. Zaifman

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Community Recognition Program – Ontario Lottery Gaming Corporation

Moved by: M. van Holst

Seconded by: P. Hubert

That the Community Recognition Program presentation from the Ontario Lottery and Gaming Corporation, BE RECEIVED.

Yeas: (6): J. Helmer, J. Morgan, P. Hubert, M. van Holst, J. Zaifman, and Mayor M. Brown

Motion Passed (6 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Corporate Services Committee Deferred Matters List

Moved by: P. Hubert

Seconded by: M. van Holst

That the Corporate Services Committee Deferred Matters List, as of November 2018, BE RECEIVED.

Yeas: (5): J. Helmer, J. Morgan, P. Hubert, M. van Holst, and J. Zaifman

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

6. Confidential (Enclosed for Members only.)

Moved by: J. Morgan

Seconded by: J. Zaifman

That the Corporate Services Committee convene In Closed Session at 1:30 PM, for consideration of the following matters:

6.1 Land Acquisition/Solicitor-Client Privileged Advice

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition.

6.2 Litigation/Potential Litigation/Solicitor-Client Privileged Advice

A matter pertaining litigation or potential litigation affecting the municipality; advice that is subject to solicitor-client privilege, including communications, reports, advice or recommendations of officers and employees of the Corporation necessary for that purpose and directions to officers and employees of the Corporation pertaining to the Municipal Employee Indemnification By-law.

Yeas: (5): J. Helmer, J. Morgan, P. Hubert, M. van Holst, and J. Zaifman

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

The Corporate Services Committee convened in Closed Session from 1:30 PM to 1:39 PM.

7. Adjournment

The meeting adjourned at 1:39 PM.

Civic Works Committee

Report

15th Meeting of the Civic Works Committee
November 12, 2018

PRESENT: Councillors V. Ridley, T. Park, P. Hubert, P. Squire, H. Usher
ABSENT: Mayor M. Brown
ALSO PRESENT: Councillors J. Helmer and M. van Holst, D. MacRae, S. Mathers,
P. Shack, S. Spring, B. Westlake-Power and P. Yeoman

The meeting was called to order at 12:00 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: T. Park
Seconded by: P. Hubert

That items 2.1 and 2.2 BE APPROVED.

Yeas: (5): V. Ridley, T. Park, P. Hubert, P. Squire, and H. Usher

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

2.1 Appointment of Consulting Engineer - Infrastructure Renewal Program - Contract C - Dundas Street from Adelaide Street to Ontario Street

Moved by: T. Park
Seconded by: P. Hubert

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a Consulting Engineer for the Infrastructure Renewal Program - Contract C Project on Dundas Street from Adelaide Street to Ontario Street:

- a) Dillon Consulting Limited BE APPOINTED Consulting Engineers to carry out consulting services in the amount of \$1,046,147.82 (excluding HST), in accordance with Section 15.2(e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this appointment BE APPROVED in accordance with the Sources of Financing Report as appended to the staff report dated November 12, 2018;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this appointment;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the 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. (2018-E01/T04)

Motion Passed

2.2 Application By - City of London Street Renaming Portion of Third Street (From Oxford Street East to Cheapside Street) To Baransway Drive

Moved by: T. Park
Seconded by: P. Hubert

That, on the recommendation of the Director, Development Services, a public meeting for the proposed renaming of the portion of Third Street (between Oxford Street East and Cheapside Street) to Baransway Drive, BE SCHEDULED;

it being noted that the Applicant will be required to pay for the cost of the advertising and change of street signage and,

to compensate any property owner(s) for incurred costs associated with the municipal address change as a result of the street name change.
(2018-D29)

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: T. Park
Seconded by: H. Usher

That the Civic Works Committee Deferred Matters List, as of November 5, 2018, BE RECEIVED.

Yeas: (5): V. Ridley, T. Park, P. Hubert, P. Squire, and H. Usher

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

6. Adjournment

Moved by: P. Squire
Seconded by: P. Hubert

That the meeting BE ADJOURNED.

Yeas: (5): V. Ridley, T. Park, P. Hubert, P. Squire, and H. Usher

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

The meeting adjourned at 12:10 PM.

Planning and Environment Committee Report

17th Meeting of the Planning and Environment Committee Meeting
November 12, 2018

PRESENT: Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park, Mayor M. Brown
ALSO PRESENT: Councillors H.L. Usher and M. van Holst; I. Abushehada, A. Anderson, G. Barrett, G. Belch, M. Corby, L. Dent, A. DiCicco, M. Elmadhoon, M. Feldberg, J.M. Fleming, H. Lysynski, T. Macbeth, J. MacKay, S. Mathers, B. O'Hagan, C. Parker, M. Pease, L. Pompilii, C. Smith, J. Smolarek, M. Sundercock, M. Tomazincic, S. Wise and P. Yeoman

The meeting was called to order at 4:00 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: A. Hopkins

Seconded by: M. Cassidy

That Items 2.1 to 2.12, inclusive, BE APPROVED.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

2.1 10th Report of the Advisory Committee on the Environment

Moved by: A. Hopkins

Seconded by: M. Cassidy

The 10th Report of the Advisory Committee on the Environment, from its meeting held on October 3, 2018, BE RECEIVED; it being noted that the Report has previously been adopted by the Municipal Council.

Motion Passed

2.2 10th Report of the Trees and Forests Advisory Committee

Moved by: A. Hopkins

Seconded by: M. Cassidy

That the following actions be taken with respect to the 10th Report of the Trees and Forests Advisory Committee from its meeting held on October 24, 2018:

a) the following actions be taken with respect to black plastic rings around tree bases:

i) the Civic Administration BE REQUESTED to prioritize the city communications initiative with respect to black plastic rings around tree bases; and,

ii) Civic Administration BE INVITED to a future meeting of the Trees and Forests Advisory Committee (TFAC) to provide information with respect to the updated City of London's Urban Forestry website; it being noted that TFAC heard a verbal update from K. Hodgins, Supervisor of Operations, with respect to this matter; and,

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

Motion Passed

2.3 Application - 100 Kellogg Lane and 1127 Dundas Street (H-8957)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, based on the application by 1803299 Ontario Inc., relating to the properties located at 100 Kellogg Lane and 1127 Dundas Street, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Special Provision Business District Commercial (h-212•BDC1•BDC2(12)) Zone and a Holding Special Provision Business District Commercial (h-212•BDC1•BDC2(12)) Zone TO a Special Provision Business District Commercial (BDC1•BDC2(12)) and a Special Provision Business District Commercial (BDC1•BDC2(13)) Zone to remove the "h-212" holding provision from these lands. (2018-D09)

Motion Passed

2.4 Music, Entertainment and Culture District Strategy Amendments and Implementation Status Update

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Music, Entertainment and Culture Districts:

a) the revised Music, Entertainment and Culture District Strategy appended to the staff report dated November 12, 2018 as Appendix "A" BE APPROVED; it being noted that the Strategy has been amended as directed by the Municipal Council on March 21, 2017 and on June 13, 2017 and contains replacement pages 63 to 65, revisions to pages 66 to 67, and document-wide changes redefining and renaming the former "Downtown District"; and,

b) the Music, Entertainment and Culture District Implementation Status Update appended to the staff report dated November 12, 2018 as Appendix "B" BE ADOPTED. (2018-C08)

Motion Passed

2.5 Application - 3105 Bostwick Road (H-8968)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, based on the application by Topping Family Farm Inc., relating to the property located at 3105 Bostwick Road, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Special Provision Residential R2 (h*h-100*R2-4(2)) Zone TO a Special Provision Residential R2 (R2-4(2)) Zone to remove the "h" and "h-100" holding provisions. (2018-D09)

Motion Passed

2.6 Application - 1233 and 1237 Sandbar Street - Removal of Holding Provisions (h-82) (H-8970)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, based on the application by 905 Sarnia Inc., relating to the properties located at 1233 and 1237 Sandbar Street, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h-82*R1-13 (3)) Zone TO a Residential R1 Special Provision (R1-13 (3)) Zone to remove the h-82 holding provision. (2018-D09)

Motion Passed

2.7 Upper Thames River Conservation Authority Dingman Creek Subwatershed Screening Area Mapping

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner and Managing Director, Development and Compliance Services & Chief Building Official, the staff report dated November 12, 2018, entitled "Upper Thames River Conservation Authority Dingman Creek Subwatershed Screening Area Mapping" BE RECEIVED for information. (2018-E09)

Motion Passed

- 2.8 Application - 2313 and 2373 Callingham Drive - Blocks 2 and 3 Plan 33M-664 (P-8830)

Moved by: A. Hopkins
Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, based on the application by Town and Country Developments (2005) Inc., to exempt the following lands from Part-Lot Control, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to exempt Blocks 2 and 3 of Registered Plan 33M-664 from the Part Lot Control provisions of Subsection 50(5) of the *Planning Act*. (2018-D09)

Motion Passed

- 2.9 Application - 4161 and 4141 Raney Crescent

Moved by: A. Hopkins
Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application by John Spriet, relating to the properties located at 4161 and 4141 Raney Crescent:

- a) the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to deem Lots 21 and 23 of Registered Plan 33M-177, City of London, County of Middlesex not to be in a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;
- b) the City Clerk BE DIRECTED to provide notice of the by-law passing and undertake registration of the Deeming By-law, in accordance with the provisions in subsections 50(28) and 50(29) of the *Planning Act*; and,
- c) the applicant BE REQUIRED to pay for any costs incurred to register the deeming by-law at the land registry office. (2018-D12)

Motion Passed

- 2.10 Application - Talbot Village Subdivision - Phases 1, 1A, 1B, 2, 3 and 4 - Amending Agreements 39T-00514 and 39T-13501

Moved by: A. Hopkins
Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the Subdivision Agreements and Amending Subdivision Agreements between The Corporation of the City of London and Speyside East Corporation, for the subdivision of land referred to as the Talbot Village Community, located on the north side of Pack Road, east of Colonel Talbot Road:

- a) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 1A (Plan 33M-458); subdivision agreement;

b) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 1B (Plan 33M-494); subdivision agreement;

c) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 2 (Plan 33M-624); subdivision agreement;

d) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 3 (Plan 33M-562); subdivision agreement;

e) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 4 (Plan 33M-684), subdivision amending agreement; and,

f) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreements noted in a) to e) above, any further amending agreements and all documents required to fulfil its conditions. (2018-D12)

Motion Passed

2.11 Application - 2674 Asima Drive - Block 55 33M-699 (P-8963)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, based on the application by Rockwood Homes, c/o Andrea McCreery, Stantec Consulting Ltd., the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to exempt part of Block 55 in Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years. (2018-D12)

Motion Passed

2.12 Building Division Monthly Report for September 2018

Moved by: A. Hopkins

Seconded by: M. Cassidy

That the Building Division Monthly Report for the month of September, 2018 BE RECEIVED for information. (2018-D04)

Motion Passed

3. Scheduled Items

3.1 Public Participation Meeting - Application - 1175 Blackwell Boulevard (Z-8954)

Moved by: M. Cassidy
Seconded by: T. Park

That, on the recommendation of the Manager, Development Planning, with respect to the application of 700531 Ontario Ltd., c/o Tony Marsman Construction, relating to the property located at 1175 Blackwell Boulevard, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), FROM a Residential R4 (R4-5) Zone TO a Residential R5 (R5-5) Zone to permit townhouse and stacked townhouse dwellings;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding 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 2014;
- the recommended amendment conforms to The London Plan;
- the recommended amendment conforms to the policies of the 1989 Official Plan; and,
- the proposed development will permits a form of development that is appropriate for the subject lands and is compatible with the existing and planned surrounding land uses. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins
Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: Mayor M. Brown
Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.2 Public Participation Meeting - 600 Sunningdale Road West 39T-18501 (Z-8888)

Moved by: Mayor M. Brown
Seconded by: T. Park

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sunningdale Golf and Country Ltd., relating to a portion of the property located at 600 Sunningdale Road West, the comments received from the public during the Public Engagement process appended to the staff report dated November 12, 2018 BE RECEIVED; it being noted that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation of the subject application;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: Mayor M. Brown
Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: A. Hopkins
Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.3 Public Participation Meeting - Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (O-8965)

Moved by: A. Hopkins
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the application of The Corporation of the City of London to update and replace the Heritage Places guideline document which applies citywide:

a) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "A" and the draft guideline document – Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (Heritage Places 2.0) appended to the staff report dated November 12, 2018 as Appendix "C" BE RECEIVED;

b) the comments received at the Public Participation Meeting held on November 12, 2018 BE CONSIDERED in the preparation of the final Heritage Places 2.0 guideline document and associated proposed amendment to The London Plan; and,

c) the draft Heritage Places 2.0 BE CIRCULATED to the London Advisory Committee on Heritage (LACH), the Urban League and relevant neighbourhood associations for feedback on this draft guideline document; it being noted that the final guideline document Heritage Places 2.0 will be brought before a future meeting of the Planning and Environment Committee for adoption as a Guideline Document to The London Plan following consultation with the LACH, Urban League and relevant neighbourhood associations;

it being noted that the Planning and Environment Committee reviewed and received a communication dated November 9, 2018 from A.M. Valastro, 1-133 John Street;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2018-R01)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: T. Park

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: T. Park

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.4 Public Participation Meeting - Application - 131 King Street (Z-8902)

Moved by: T. Park

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of York Development, relating to the property located at 131 King Street:

a) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the

subject property FROM a Holding Downtown Area Special Provision (h-3*DA1(6) *D350) Zone TO a Holding Downtown Area Special Provision Bonus (h-18*DA1(6)*D350*B(_)) Zone; it being noted that the B(_) Bonus Zone shall be implemented through one or more agreements to provide for an apartment building height of 30-storeys or 102 metres (334.6ft) with an increased density of up to 931 units per hectare in return for the provision of the following facilities, services, and matters:

i) a high quality development which substantially implements the site plan and elevations as appended to the staff report dated November 12, 2018 as Schedule "1" to the amending by-law:

A podium design that includes;

- A) a well-articulated façade screening the multi-level parking structure that includes multiple step-backs, several canopies, planters on the main canopy above the retail level, and includes a variety of materials;
- B) a prominent principal entrance into the apartment building that is easily identifiable through the use of a recessed entrance and canopy that protrudes above the entrance;
- C) a retail component, west of the principal apartment entrance, that includes a two storey glass window wall, which maintains a similar rhythm and proportion of the existing storefronts along King Street;
- D) a large design feature, above the garage entrance (along King Street) to add interest to the streetscape and break up the appearance of this portion of the parking structure;
- E) ground floor windows on the west elevation with the possibility to become future storefronts facing the alley along the west side of the development; and,
- F) a canopy along the west elevation providing weather protection to pedestrians traveling between King Street and the rear of the building;

A tower design that includes;

- A) a varied step back of the tower from the podium along the King Street frontage;
- B) a design feature wall extending from the principle apartment entrance at the base of the podium to the top of tower clad in textured panels and window wall consisting of clear and coloured glazing;
- C) a protruding design element located on the 23rd and 24th storeys at the north east corner of the building fully clad in window wall consisting of clear and coloured glazing and framed;
- D) a material and colour palette that provides for a cohesive design between all elements of the building including the podium and the tower;
- E) a high proportion of transparent glazing and a relatively low proportion of exposed concrete or similar materials, including floor to ceiling window walls, and clear glass for balcony railings;
- F) a high level of articulation on the east and west elevations that reduce the overall visual mass of the building;
- G) a design of the top of the tower that provides interest to the skyline and is well integrated with the design language of the overall building; and,
- H) the incorporation of the mechanical and elevator penthouses with the roofline of the tower;

ii) Public Parking

the provision of 41 publicly accessible parking spaces on level 1 of the underground parking facility and accessed from York Street; it being noted that an agreement shall be entered into between the Corporation of the City of London and the property owner to facilitate this requirement;

iii) Design Feature

as depicted in the elevations shown in Schedule “1” to the amending By-law, a design feature will be located over the main vehicular access off of King Street; it being noted that the details for this feature, including design, appearance and materials, will be determined in consultation with Staff through the site plan approvals process;

iv) Public Art

the financial contribution of funding to a future public art project within the Downtown Area in the amount of 1% of the construction value up to a maximum of \$250,000, to be provided at the time of site plan approval;

v) 3 levels of underground parking

vi) Publicly accessible civic space located at the York Street entrance

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

- i) provide an enhanced treatment along the westerly elevation portion of the parking garage;
- ii) implementation of the recommendations provided in the wind study to reduce wind impacts at the commercial entrance at the northwest corner of the building; and,
- iii) ensure a full Noise and Vibration Study is undertaken to address the concerns raised by CN Rail;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding 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 2014;
- the recommended amendment conforms to the Downtown Area policies of the City of London Official Plan and Downtown Place Type policies of The London Plan;
- the recommended amendment facilitates the redevelopment of an existing surface parking lot in the downtown core and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard; and,
- the subject lands are located in a location where intensification can be accommodated given the existing municipal infrastructure, and existing and future public transit facilities in the area. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: Mayor M. Brown

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: T. Park

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.5 Public Participation Meeting - Application - 3080 Bostwick Road (Site 1)
(OZ-8941)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by 31675 Ontario Ltd. (York Developments), relating to Site 1, 3080 Bostwick Road, and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2018-D09)

Voting Record:

Moved by: S. Turner

Seconded by: A. Hopkins

That the applications submitted by 31675 Ontario Limited (York Developments), relating to Sites 1, 3 and 5, 3080 Bostwick Road BE REFERRED back to the Civic Administration to work with the applicant to complete the technical review and, where appropriate, prepare a Bonus Zone that would 'lock in' the design of the building and establish the commensurate facilities, services and matters that the applicant would provide in favour of the greater height and density at this site in accordance with the City of London Southwest Area Secondary Plan, 1989 Official Plan, The London Plan, and Section 37 of the *Planning Act*.

Yeas: (3): S. Turner, A. Hopkins, and J. Helmer

Nays: (3): M. Cassidy, T. Park, and Mayor M. Brown

Motion Failed (3 to 3)

Moved by: T. Park
Seconded by: Mayor M. Brown

That the following actions be taken with respect to the application of 31675 Ontario Ltd (York Developments Inc.), relating to the property located at 3080 Bostwick Road, referred to as Site 1:

a) the request to amend the Official Plan to add the site to the list of preferred locations for convenience commercial uses, and the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone TO a Holding Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h, h-213, h-(_), h-(_), R9-7(_)/CC4(_)/RO2(_)*B-(_)) Zone, BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018;

b) the City Solicitor BE REQUESTED to submit a report to the Municipal Council meeting to be held on November 20, 2018 providing advice with respect to potential bonusing; and,

c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the proposed amendments to the by-law are minor in nature and the Civic Administration will be reporting back on this matter.

Yeas: (3): M. Cassidy, T. Park, and Mayor M. Brown

Nays: (3): S. Turner, A. Hopkins, and J. Helmer

Motion Failed (3 to 3)

Moved by: Mayor M. Brown
Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: Mayor M. Brown
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.6 Public Participation Meeting - Application - 3080 Bostwick Road (Site 3) (Z-8942)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by 31675 Ontario Ltd. (York Developments), relating to Site 1, 3080 Bostwick Road, and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2018-D09)

Voting Record:

That the applications submitted by 31675 Ontario Limited (York Developments), relating to Sites 1, 3 and 5, 3080 Bostwick Road BE REFERRED back to the Civic Administration to work with the applicant to complete the technical review and, where appropriate, prepare a Bonus Zone that would 'lock in' the design of the building and establish the commensurate facilities, services and matters that the applicant would provide in favour of the greater height and density at this site in accordance with the City of London Southwest Area Secondary Plan, 1989 Official Plan, The London Plan, and Section 37 of the *Planning Act*.

Yeas: (3): S. Turner, A. Hopkins, and J. Helmer

Nays: (3): M. Cassidy, T. Park, and Mayor M. Brown

Motion Failed (3 to 3)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 31675 Ontario Ltd. (York Developments Inc.), relating to the property located at 3080 Bostwick Road referred to as Site 3:

- a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone TO a Holding Residential R9 Special Provision (h, h-213, h-(), h-(), R9-7()*H55) Zone, BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.- 1, (in conformity with the Official Plan);
- b) the City Solicitor BE REQUESTED to submit a report to the Municipal Council meeting to be held on November 20, 2018 providing advice with respect to potential bonusing; and,
- c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the proposed amendments to the by-law are minor in nature and the Civic Administration will be reporting back on this matter.

Yeas: (3): M. Cassidy, T. Park, and Mayor M. Brown

Nays: (3): S. Turner, A. Hopkins, and J. Helmer

Motion Failed (3 to 3)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: T. Park

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.7 Public Participation Meeting - Application - 3080 Bostwick Road (Site 5)
(OZ-8943)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by 31675 Ontario Ltd. (York Developments), relating to Site 1, 3080 Bostwick Road, and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2018-D09)

Voting Record:

That the applications submitted by 31675 Ontario Limited (York Developments), relating to Sites 1, 3 and 5, 3080 Bostwick Road BE REFERRED back to the Civic Administration to work with the applicant to complete the technical review and, where appropriate, prepare a Bonus Zone that would 'lock in' the design of the building and establish the commensurate facilities, services and matters that the applicant would provide in favour of the greater height and density at this site in accordance with the City of London Southwest Area Secondary Plan, 1989 Official Plan, The London Plan, and Section 37 of the *Planning Act*.

Yeas: (3): S. Turner, A. Hopkins, and J. Helmer

Nays: (3): M. Cassidy, T. Park, and Mayor M. Brown

Motion Failed (3 to 3)

Moved by: T. Park

Seconded by: Mayor M. Brown

That the following actions be taken with respect to the application of 31675 Ontario Ltd (York Developments Inc.), relating to the property located at 3080 Bostwick Road referred to as Site 5:

- a) the request to amend the Official Plan to add the site to the list of preferred locations for convenience commercial uses, and the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject

property FROM an Urban Reserve (UR4) Zone TO a Holding Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h, h-213, h-(_), h-(_), R9-7(_)/CC4(_)/RO2(_)*B-(_)) Zone, BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018;

b) the City Solicitor BE REQUESTED to submit a report to the Municipal Council meeting to be held on November 20, 2018 providing advice with respect to potential bonusing; and,

c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the proposed amendments to the by-law are minor in nature and the Civic Administration will be reporting back on this matter.

Yeas: (3): M. Cassidy, T. Park, and Mayor M. Brown

Nays: (3): S. Turner, A. Hopkins, and J. Helmer

Motion Failed (3 to 3)

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: Mayor M. Brown

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.8 Public Participation Meeting - Application - 809 Dundas Street (Z-8875)

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Paramount Development (London) Inc., relating to the property located at 809 Dundas Street:

a) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Office Residential/ Business District Commercial Special Provision (OR*BDC(20)*D250*H46) Zone TO a holding Business District Commercial Special Provision Bonus (h-17*h-18*BDC(20)*D250*DH46*B-_) Zone and to change the Parking Area of a portion of the subject property FROM Parking Area 3 TO Parking Area 1; it being noted that the B(_) Bonus Zone shall be implemented through one

or more agreements to provide for a mixed-use apartment building with two 24 storey (82m (269ft)) buildings with an increased density up to 710 units per hectare in return for the provision of the following facilities, services, and matters:

i) a high quality development which substantially implements the site plan and elevations as appended to the staff report dated November 12, 2018 in Schedules “1” and “2” to the amending by-law:

Base

- A) division of the front façade along Dundas Street into multiple bays representative of separate individual units;
- B) a ground floor design that includes large proportions of clear glazing as well as a variety of brick with separate direct entrances to individual commercial units to Dundas Street;
- C) a ground floor to ceiling height that is greater than the height of all other individual storeys to activate the street and create a vibrant pedestrian realm;
- D) permanent architecturally integrated canopies/awnings above the ground floor entrances to differentiate the building base and provide overhead protection from natural elements;
- E) the provision of a portion of the top of the third level of the building (fourth floor terrace) as a greened outdoor amenity area for the residents;
- F) use of transparent glazing on the second and third floors; and,
- G) pedestrian connection along the south of the building from the pick-up/drop-off area to Rectory Street;

Middle

- A) slim tower architectural style with tower floor-plate of less than 1,060m² to minimize the overall mass, visual impact and sunlight disruption of the tower;
- B) towers that utilize a high proportion of vision glass and spandrel glass (window-wall) as the primary form of cladding for the tower, to mitigate the overall visual building mass and provide a light and refined appearance in the Old East Village Skyline;
- C) a stepback of 11m of the tower portions of the buildings from Dundas Street above the third storey; and,
- D) utilize changes in colour and material to visually break up the massing of the tower;

Top

- A) utilize building step-backs and variation in massing to define the building cap and completely conceal the mechanical and elevator penthouse within the overall architectural design of the top of the building to contribute to a dynamic Old East Village skyline;

ii) provision of one level of underground parking

iii) provision of Affordable Housing

the provision of 25 affordable housing units, established by agreement at 95% of average market rent for a period of 25 years; it being noted that an agreement shall be entered into with the Corporation of the City of London, to secure said affordable housing units for the 25 year term;

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

- i) provide directional lighting from the rear of the building to illuminate the municipal laneway;
- ii) formalize and pave the municipal laneway including the access to Rectory Street; and,
- iii) provide a difference in paving, materials or treatment for the length of the municipal laneway to provide for enhanced pedestrian comfort and reflect that the space is shared;

c) Civic Administration BE DIRECTED to initiate an amendment to The London Plan for the property at 809 Dundas Street to ADD a new policy to the Specific Policies for the Rapid Transit and Urban Corridor Place Types, to allow for a maximum height of 24 storeys subject to a bonus zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding 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 (PPS), 2014, which promotes intensification, redevelopment and a compact form in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents;
- the recommended amendment is consistent with the policies of the Provincial Policy Statement, 2014 which requires planning authorities to facilitate pedestrian and non-motorized movement by promoting a land use pattern, density and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended amendment supports the objectives of the Old East Village Main Street Commercial Corridor policies of the City of London Official Plan which encourages redevelopment in the Area of Transition and Redevelopment segments of the Main Street Commercial Corridor;
- the recommended amendment will allow for an increase to height and density through a bonus zone which requires that the ultimate form of development be consistent with the site plan and elevations appended to the amending by-law;
- the recommended amendment will facilitate an enhanced form of development in accordance with the OEV Commercial Design Guidelines which includes an architecturally defined base, middle and top with the base serving to frame the pedestrian realm at a human-scale;
- the recommended bonus zone provides for an increased density and height in return for a series of bonusable features, matters and contributions that benefit the public in accordance with Section 19.4.4 of the Official Plan;
- the recommended Policy for Specific Areas is appropriate as it maintains the existing place type identified through The London Plan while providing flexibility for the site to support the increased height and densities; and, the recommended amendment is appropriate for the site and context and will assist with the continued improvement and revitalization of old east village. (2018-D09)

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Additional Votes:

Moved by: J. Helmer

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

3.9 Public Participation Meeting - Application - 230 North Centre Road (OZ-8874)

Moved by: J. Helmer

Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of The Tricar Group, relating to the property located at 230 North Centre Road:

a) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend the Official Plan to change the designation of the subject lands FROM a Multi-Family, Medium Density Residential designation TO a Multi-Family, High Density Residential designation;

b) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Holding Residential R5/R7/R8 (h-5*R5-7/R7*D75*H12/R8-4*H12) Zone TO a Holding Residential R9 Bonus (h-183*R9-7*B(_)) Zone; it being noted that the B(_) Bonus Zone shall be implemented through one or more agreements to provide for an apartment building height of 15 storeys or 56 metres (183.7ft) with an increased density of up to 192 units per hectare in return for the provision of the following facilities, services, and matters:

i) a high quality development which substantially implements the site plan and elevations appended in the staff report dated November 14, 2018 in Schedule "1" to the amending by-law:

Podium

- A) the inclusion of podium townhouse units, seven along the Richmond Street frontage and seven along the North Centre Road frontage;
- B) brick as the primary material on the street-facing elevations;
- C) individual unit entrances with front door access for all townhouse units;
- D) ground floor units with walkways leading to the City sidewalk for all street facing townhouse units;
- E) a prominent principle entrance into the apartment building that is easily identifiable by including some or all of the following: a change of massing, a higher level of clear glazing, and/or the incorporation of canopies;
- F) a multi-level parking structure that is buffered from the street-facing facades by the inclusion the townhouse units; and,
- G) architectural details and design elements on the north podium elevation that will be visible to those entering the City from the north;

Mid Rise Portions

- A) a material and colour palette that provides for a cohesive design between all elements of the building including the podium, the mid-rise portions and the tower; it being noted that this could include the inclusion of brick and/or a similar colour to the brick cladding on the podium;
- B) a high proportion of glass materials and a relatively low proportion of exposed concrete or similar materials, including floor to ceiling window walls. Use of clear glass balcony barriers; and,
- C) the inclusion of window walls on the eight floor matching the top levels of the tower portion;

Tower

- A) a material and colour palette that provides for a cohesive design between all elements of the building including the podium, the mid-rise portions and the tower; it being noted that this could include the inclusion of brick and/or a similar colour to the brick cladding on the podium;
- B) a high proportion of glass materials and a relatively low proportion of exposed concrete or similar materials, including floor to ceiling window walls. Use of clear glass balcony barriers;
- C) a step-back of the fourteenth and fifteenth floors on all tower elevations;
- D) the inclusion of window walls on the fourteenth and fifteenth floors;
- E) the design of the top of the towers that provides interest to the skyline and is well integrated with the design language of the overall building; and,
- F) incorporation of mechanical room with the roofline of the tower;

ii) Transit Station

the financial contribution of funding to the future Transit Station at Masonville Mall in the amount of 1% of the construction value up to \$250,000, for the provision of facilities, services, programming, public art or other matters for positive project enhancements to be provided at the time of site plan approval or construction of the station, whichever occurs first;

iii) 1 level of underground parking

iv) publicly accessible civic space located at the southwest corner of the site

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

A) consider designing the exterior elevations of the amenity room with more prominence and relate it further to the corner entrance rather than the design of the townhouses. Both the entrance and amenity room could appear as one from the outside, this would provide for a stronger building presence at the corner;

B) on the south elevation of the corner entrance, extend the glass/spandrel treatment further east up to the brick on the townhouse

C) explore ways to provide interest on the west façade of the 3 storey townhouse at the corner entrance, this could be achieved in many ways including; greenwall, vines, mural, brick patterns, etc.;

D) remove the columns on the balconies on the west elevation of the midrise portion along Richmond Street similar to what is shown on the east elevation. Alternatively, if the columns are necessary consider moving them up against the building making them appear as an extension of the building rather than columns;

E) as three new townhouse units have been added to the east elevation of the podium, consider locating these townhouses further south immediately north of the towns along North Centre Rd as this would provide for an active edge on a very visible portion of building and would provide for a more welcoming entrance to the site;

ensure any visible portions of the north podium elevation include architectural details and design elements that provide interest in order to avoid large blank portions of wall on the podium; it being noted that this is important as this northern façade will be seen by those entering the City, southbound, at this important gateway;

d) the Civic Administration BE REQUESTED to investigate and report to the Civic Works Committee on the potential installation of a pedestrian crossover on North Centre Road;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication from S. Gliksman, Board of Directors and Residents, MSCC#582;
- a communication dated November 1, 2018 from V. Digby, by e-mail;
- a communication dated November 8, 2018 from C. MacKinnon, by e-mail;
- a communication dated November 8, 2018 from R. Croft, 38-145 North Centre Road;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding 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 2014;
- the recommended amendment is consistent with the City of London Official Plan policies and Transit Village Place Type policies of The London Plan;

- the recommended amendment facilitates the development of an undeveloped lot and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard;
- the subject site is located in a location where intensification can be accommodated given the existing municipal infrastructure, the nearby arterial roads (Richmond Street & Fanshawe Park Road), large commercial node, and existing and future public transit facilities in the area. (2018-D09)

Yeas: (3): S. Turner, J. Helmer, and Mayor M. Brown

Nays: (2): A. Hopkins, and M. Cassidy

Absent: (1): T. Park

Motion Passed (3 to 2)

Additional Votes:

Moved by: M. Cassidy

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and Mayor M. Brown

Absent: (2): J. Helmer, and T. Park

Motion Passed (4 to 0)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent: (1): T. Park

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: A. Hopkins

Grant G. McGinn-McTeer an extension beyond 5 minutes.

Absent: (1): T. Park

Motion Passed

Moved by: M. Cassidy
Seconded by: A. Hopkins

Referral to Staff to reduce the massing.

Yeas: (2): A. Hopkins, and M. Cassidy

Nays: (3): S. Turner, J. Helmer, and Mayor M. Brown

Absent: (1): T. Park

Motion Failed (2 to 3)

Moved by: J. Helmer
Seconded by: Mayor M. Brown

d) the Civic Administration BE REQUESTED to investigate and report to the Civic Works Committee on the potential installation of a pedestrian crossover on North Centre Road;

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent: (1): T. Park

Motion Passed (5 to 0)

4. Items for Direction

4.1 D. Broostad, Hamilton Road Area Business Association - Request for Amendment to Hamilton Road BIA By-laws

Moved by: M. Cassidy
Seconded by: A. Hopkins

That the City Clerk BE DIRECTED to bring forward to a future meeting of Municipal Council a by-law to incorporate the proposed amendments to the Hamilton Road Business Improvement Area By-law as requested by the Hamilton Road Business Improvement Area Board of Management as outlined in the communication dated November 4, 2018 from D. Broostad.(2018-A23/C12)

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) 11th Report of the Advisory Committee on the Environment

Moved by: M. Cassidy
Seconded by: J. Helmer

That the following actions be taken with respect to the 11th Report of the Advisory Committee on the Environment from its meeting held on November 7, 2018:

a) the following actions be taken with respect to recycling:

i) the Civic Administration BE REQUESTED to consider a voluntary commercial recycling reporting system similar to the Health Unit Dine Safe

Program where businesses display signage indicating their recycling efforts including, but not limited to, what materials are being recycled; and,
ii) staff representatives responsible for the above-noted request BE IDENTIFIED to the Advisory Committee on the Environment (ACE) and attend a future meeting of the ACE for further discussion;

b) J. Adema, Planner II, BE REQUESTED to provide a timeline to the Advisory Committee on the Environment with respect to when feedback is required from the Committee related to the ReThink Zoning Draft Terms of Reference document dated October 31, 2018; and,

c) clauses 1.1, 3.1, 3.2, 5.1 to 5.3, inclusive, 6.2, 6.3 and 7.1 BE RECEIVED for information.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

6. Confidential

Moved by: T. Park

Seconded by: A. Hopkins

(Confidential Appendix enclosed for Members only.)

The Planning and Environment Committee convened in camera from 4:03 PM to 4:43 PM after having passed a motion to do so, with respect to the following matters:

6.1. Litigation or Potential Litigation/Solicitor-Client Privilege

A matter pertaining to litigation or potential litigation currently before the Ontario Superior Court of Justice, Court file No. 2796/16, affecting the municipality, advice that is subject to solicitor-client privilege, including communications necessary for the purposes of negotiating settlement and for the purpose of giving directions or instructions to officers, employees or agents of the municipality or persons retained by or under a contract with the municipality.

6.2. Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

7. Adjournment

The meeting adjourned at 10:58 PM

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 1175 Blackwell Boulevard (Z-8954)

- D. Stanlake, Stanlake Consulting, on behalf of Rembrandt Developments – expressing support for the staff recommendation.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 600 Sunningdale Road West (Z-8888)

- *(Councillor S. Turner enquiring about the Environmental Impact Statement; Mr. C. Smith, Senior Planner, stated that it has been received but there are still some technical refinements that had qualified for suitability for accepting a complete application.);* Mr. C. Smith, Senior Planner, responding that the Environmental Impact Study was received, it is just the delineation of the buffering, there has been some discussion about the buffer, there have been site visits and there have been discussions between our Ecologist and the applicants Ecologist and they are working on the details of the final buffering for the significant Environmental Medway Valley.
- Anna Lee Baroudi, Lawyer for the applicant – advising that she has reviewed the staff report as well as comments from staff in relation to this application; confirming that her client does look forward to continuing to work positively with staff and expeditiously on these applications; having said that, she is here tonight because they want to make sure that they are moving forward on these applications under the appropriate policy regime and that the appropriate policy regime is being applied to these applications; pointing out that in the staff report, there are a large number of London Plan policies listed that remain under appeal; looking specifically at Section 3.3 which is called Policy Context and as a few examples, Policies 202, 203, 204, 211, 212, 213, 219, 220, the list goes on, in terms of the policies that are still under appeal, they have not yet been determined; stating that applications must be evaluated on the policies that are in force at the time the application is submitted and these applications were submitted on March 7, 2018; indicating that policies that were under appeal at that time, many of which continue to be under appeal, cannot be applied to these applications in a mandatory fashion; advising that she does not think that that point has been made clear in the staff report; thinking it is a very important point from an information standpoint which she believes is the purpose of today's meeting; realizing that this is obviously going to come down to legal questions and she looks forward to setting aside some time with the City Solicitor's Office so they can work through some of these issues and perhaps put them to rest and move forward under the appropriate policy regime.
- Sue Wastell, 2429 Waterside Close – advising that she lives in the Sunningdale community just east of the proposed site; expressing support for Corlon's proposed development; indicating that she is in a unique position where she can speak on the project on three different fronts, as President of the London Home Builders Association, as a builder that builds in London and as a neighbour to this proposed development; stating that, as many of you know, housing prices have increased over the last two years more than anyone could have imagined and a big factor to this increase has been due to the lack of supply of new lots; pointing out that builders are finding it very difficult to find new lots to build on and without places to build, the jobs of people who build homes are at risk; families in Sunningdale are in bidding wars just to buy a new home; recently there have been smaller sized lots that have come on stream in the north end but it has been years since they have seen lots like the ones proposed in size to be available in North London and she gets calls every week asking when will these lots come on stream because people want to buy one; moving forward with this development now is a step toward solving the lot supply shortage and providing diversity of housing within our city; stating that, beyond the business aspect, she does live right next door; indicating that her house, when she looks out of her windows, are going to be looking out over the top of this new development; thinking that this plan is a great fit within their neighbourhood.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (O-8965)

- *(Councillor M. van Holst indicating that when they were doing the Community Improvement Plan for Hamilton Road, this question came up, staff was polling the citizens about various things and the idea of the heritage designation for the area came up and there was almost unanimously no; expressing concern that there may be areas up there where the citizens are not interested and if we do a bunch of work it would not be fruitful, it would be a waste of time; are we going to do that check as well to make sure that we are not doing a bunch of work unnecessarily.);* Ms. L. Dent, Heritage Planner, responding that these areas are not slated for designation, they have simply been identified through our process, through input from the heritage community in London that this area has heritage significance and that it merits further study for potential Heritage Conservation District; believing through the circulation of this draft document that they will take into consideration that type of input that they get from community groups such as the one that Councillor M. van Holst is mentioning; Mr. J.M. Fleming, Managing Director, Planning and City Planner, pointing out that the problem has actually been the opposite, that there have been communities that have been arguing over being the next in line for the next Heritage Conservation District and that is really what prompted Council to ask them to re-evaluate the list because there were a number of communities that were saying that they want to be designated and they want to be designated now and this helps to sort it out; understanding the point made by the Councillor but he wants to point out that there are many communities that are actually looking for this.
- *(Councillor A. Hopkins enquiring about the numbering one to fourteen, does that state the priorities, one being the priority of the candidate area or does it matter);* Ms. L. Dent, Heritage Planner, responding that yes, the numbering indicates a prioritization; direction from Council was not only to update the document and take a look at other potential areas that have heritage significance in the city but also to look at prioritization and she thinks that was the direction provided from Council.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 131 King Street (Z-8902)

- Laverne Kirkness, Kirkness Consulting, on behalf of York Developments – indicating that he would like to give his time to David Yuhasz, Zedd Architecture, who has been the mastermind behind the proposal that they are very pleased to bring to the city; advising that he would like Mr. Yuhasz, Zedd Architecture, to advise the Committee of a few of the features of the philosophy behind this.
- David Yuhasz, Zedd Architecture – indicating that they are the Architects for this project and they have gone through numerous iterations and have worked quite closely with the Urban Design Peer Review Panel responding to them quite significantly as well as with the Urban Design department; indicating that Mr. M. Corby, Senior Planner, did a good job pointing out what the building is all about; concentrating on the street pedestrian experience, what they find in a lot of buildings in Downtown London and elsewhere, when there is not enough parking and they are doing parking podiums, there is a lot of effort in this particular design to try to hide the parking elements because they have three levels below grade, they have three levels above grade and what you can see is that what they have been able to do is the three storey comes down to the glazing level and then gets hidden by two levels of glass and that way they are able to push the parking elements back, you do not realize that there are parking floors in there whatsoever; stating that the rest of the design is really quite articulated; there are lots of interesting materials that are going to be using on the façade; noting that it is quite a rich environment for this strip of King Street; showing other views; showing the different levels that they have been using to tie into existing context; advising that the existing context is really a three storey, two storey, there is nothing that consistent but they have picked up on a number of the elements along the street and brought them in as horizontal and vertical elements dividing the façade into three different components; advising that Mr. M. Corby, Senior Planner, talked about the larger element that is the retail defined entrance into the apartment itself and the parking level where they are anticipating an art installation that would be part of that design; focusing on the jewel design element of the building, which you can see in the two renderings; advising that what that comprises of in the building is the lounge area and the bar area and the library and all of the amenities of the building that are quite a focal point for the building itself; indicating that on the roof element, there is going to be a separate lounge and terracing for all the inhabitants of the building; showing how the elements are coming together; indicating that there is a walkway on the alleyway down the side of the building and then the potential to introduce glazing there as well because it forms a pedestrian link through to York Street; relating to the ground floor, there are two accesses to parking because the third floor, off of King Street, the public parking would be going up the ramp and then two floors on top of that and then from York Street they would be going down the ramp to the three floors below so it is two separate access points to the two separate parking levels; noting that there is a large retail component on the ground floor; pointing out the twenty-third floor, this is what they call the jewel element that gives you the lounge and the gaming which is a focal point for the building; extensive landscaping and terracing on the rooftop, together with the lounge area; showing a cityscape shot of the building in situ. (See attached presentation.)
- Bob Usher, General Manager and CEO, Covent Garden Market – advising that he attended the previous meeting and he raised a couple of concerns; indicating that tonight, with the changes that have been made and moving the parking the way that they have, etc., they are in a position to say thank you for what you have done and they fully support the application.

- Greg Priamo, Zelinka Priamo Ltd., on behalf of Mr. and Mrs. Mendez – advising that they attended the last meeting and raised some concerns about the relationship of the development of the new building as it related to Mrs. Mendez’s buildings directly to the west and they are pleased to report that they have spent some considerable time with York Developments over that time period and have arrived at arrangements that have sufficiently addressed their concerns and at this point they can advise the Committee that they have no objection to the zoning being brought forward.



KING STREET RENDERING

zedd ARCHITECTURE

18-001 York Developments | 131 King Street | Rendering | July 05, 2018 | SK-01



18-001 York Developments | 131 King Street | King Street Materials | July 05, 2018 | SK-41



KING STREET

zedd ARCHITECTURE

18-001 York Developments | 131 King Street | Perspective | July 05, 2018 | SK-43



KING STREET LOOKING NORTH

zedd ARCHITECTURE

18-001 131 King Street (255 UNITS) | Rendering | Dsk-30



KING STREET LOOKING SOUTH

18-001 131 King Street (255 UNITS)

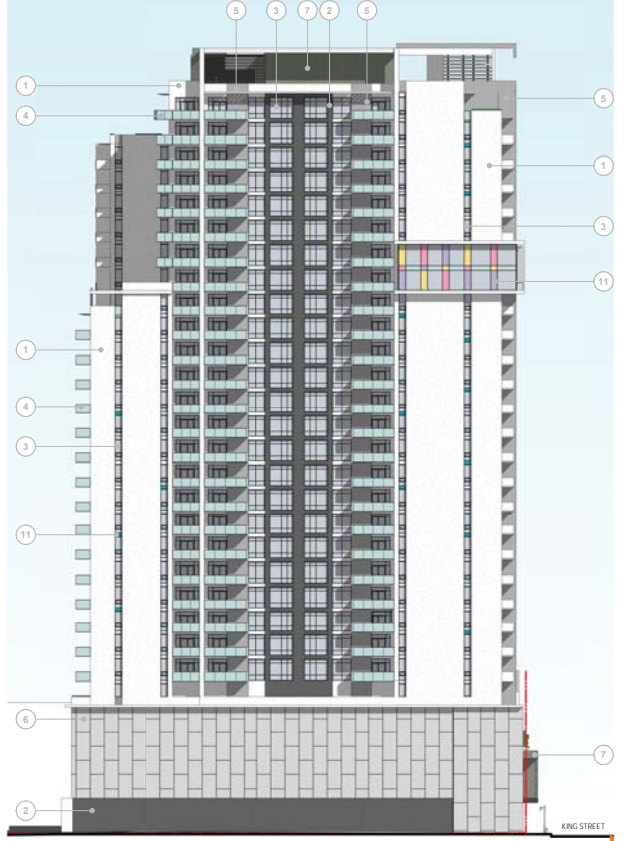
Rendering

Dsk-31



MATERIAL LEGEND

1. CONCRETE - TEXTURED FINISH (LIGHT)
2. CONCRETE - TEXTURED FINISH (PRESSED DARK)
3. WINDOW WALL - CLEAR GLASS, CHARCOAL MULLIONS
4. GLASS RAILING - TEMPERED CLEAR
5. HORIZONTAL TEXTURED PANELS
6. TEXTURED PANELS
7. JACK CANOPY - CHARCOAL
8. GARAGE DOOR - ALUMINUM FRAME, LAMINATED GLASS
9. JACK SIDING - CHARCOAL
10. STAINLESS STEEL PANELS - FACETTED
11. COLORED GLASS
12. METAL GRILLES - CHARCOAL
13. ALUMINUM TRELLIS - WHITE



KING STREET

18-001 131 King Street (255 UNITS)

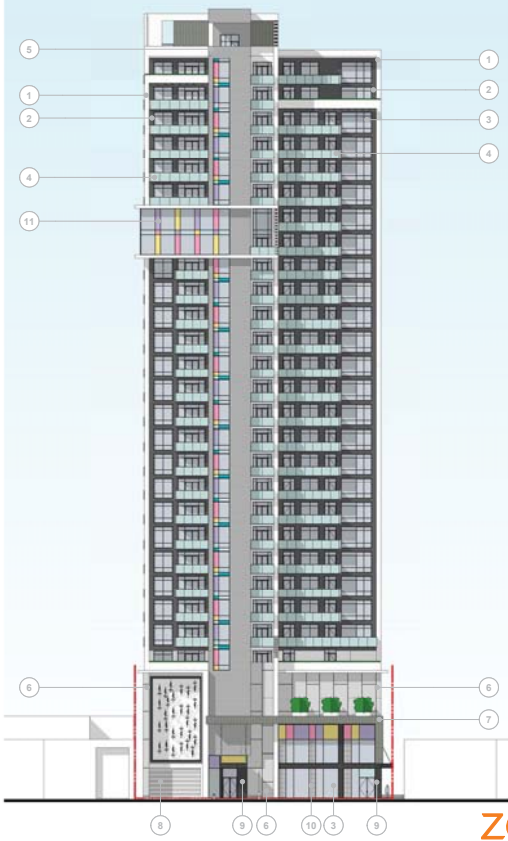
EAST Elevation

Dsk-33



MATERIAL LEGEND

1. CONCRETE - TEXTURED FINISH (LIGHT)
2. CONCRETE - TEXTURED FINISH (PRESSED DARK)
3. WINDOW WALL - CLEAR GLASS, CHARCOAL MULLIONS
4. GLASS RAILING - TEMPERED CLEAR
5. HORIZONTAL TEXTURED PANELS
6. TEXTURED PANELS
7. JACK CANOPY - CHARCOAL
8. GARAGE DOOR - ALUMINUM FRAME, LAMINATED GLASS
9. JACK SIDING - CHARCOAL
10. STAINLESS STEEL PANELS - FACETTED
11. COLORED GLASS
12. METAL GRILLES - CHARCOAL
13. ALUMINUM TRELLIS - WHITE



18-001 131 King Street (255 UNITS)

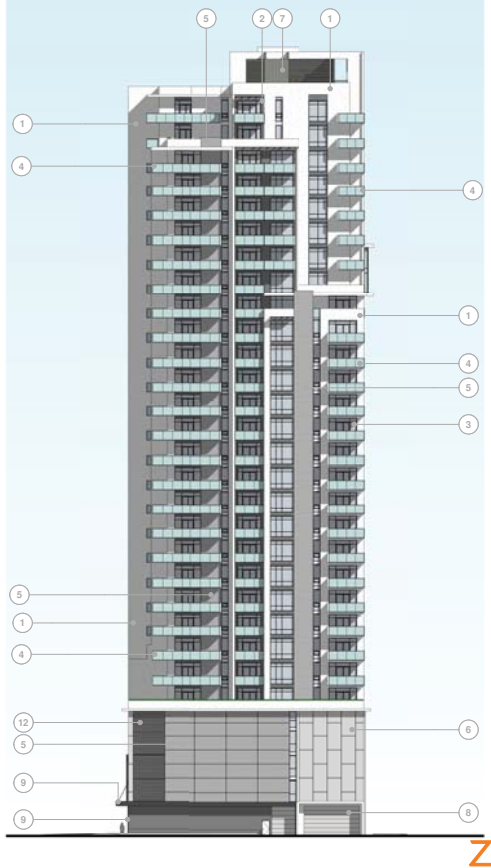
NORTH Elevation

Dsk-32



MATERIAL LEGEND

1. CONCRETE - TEXTURED FINISH (LIGHT)
2. CONCRETE - TEXTURED FINISH (PRESSED DARK)
3. WINDOW WALL - CLEAR GLASS, CHARCOAL MULLIONS
4. GLASS RAILING - TEMPERED CLEAR
5. HORIZONTAL TEXTURED PANELS
6. TEXTURED PANELS
7. JACK CANOPY - CHARCOAL
8. GARAGE DOOR - ALUMINUM FRAME, LAMINATED GLASS
9. JACK SIDING - CHARCOAL
10. STAINLESS STEEL PANELS - FACETTED
11. COLORED GLASS
12. METAL GRILLES - CHARCOAL
13. ALUMINUM TRELLIS - WHITE



18-001 131 King Street (255 UNITS)

SOUTH Elevation

Dsk-34



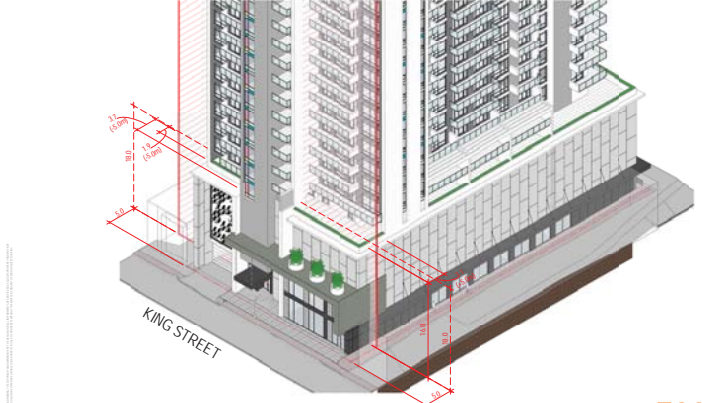
MATERIAL LEGEND

1. CONCRETE - TEXTURED FINISH (LIGHT)
2. CONCRETE - TEXTURED FINISH (DRESSED DARK)
3. WINDOW WALL - CLEAR GLASS, CHARCOAL MULLIONS
4. GLASS RAILING - TEmPERED CLEAR
5. HORIZONTAL TEXTURED PANELS
6. TEXTURED PANELS
7. JACK CANOPY - CHARCOAL
8. GARAGE DOOR - ALUMINUM FRAME, LAMINATED GLASS
9. JACK SIGNING - CHARCOAL
10. STAINLESS STEEL PANELS - FACETTED
11. COLOURED GLASS
12. METAL GRILLES - CHARCOAL
13. ALUMINUM TRELLIS - WHITE

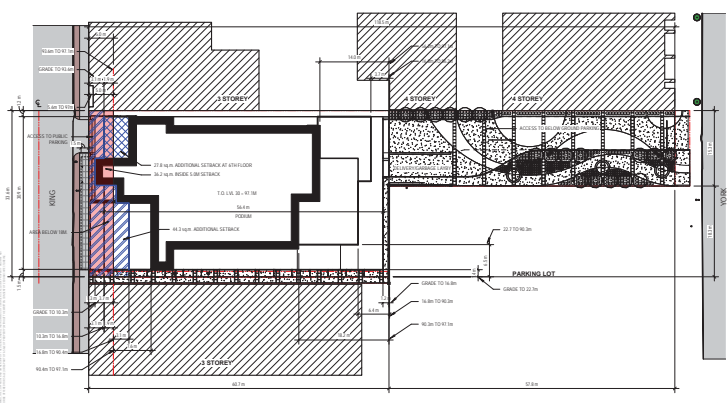


18-001 YORK DEVELOPMENTS 131 KING STREET (255 UNITS) WEST ELEVATION DSK-35
 ARCHITECTURE
 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W7
 TEL: (416) 291-2222 FAX: (416) 291-2223
 WWW.ZEDDARCHITECTURE.COM

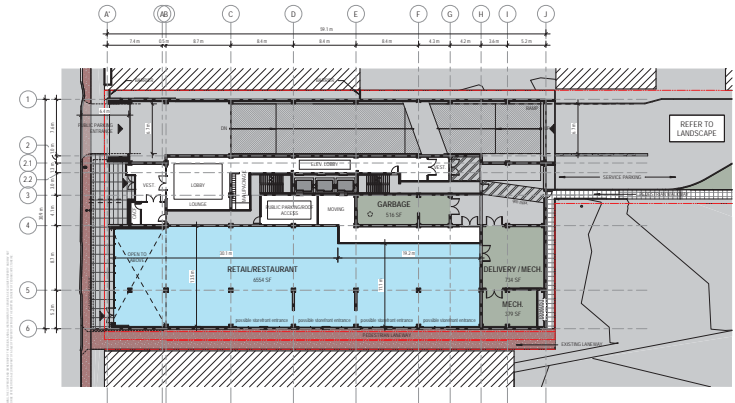
18-001 | 131 King Street (255 UNITS) | WEST Elevation | Dsk-35 | zedd ARCHITECTURE



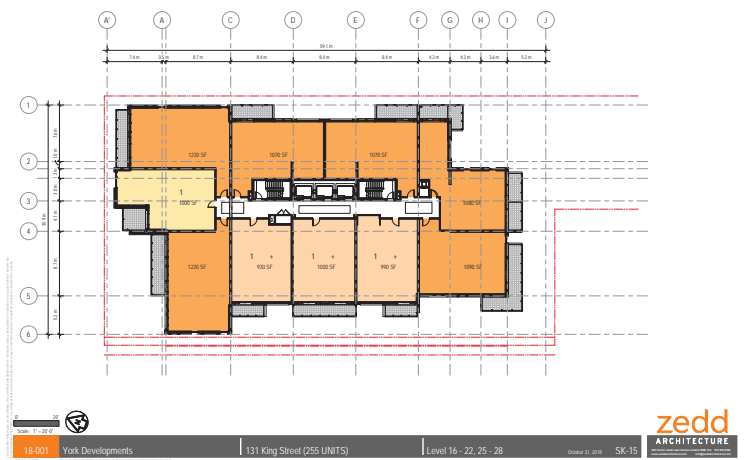
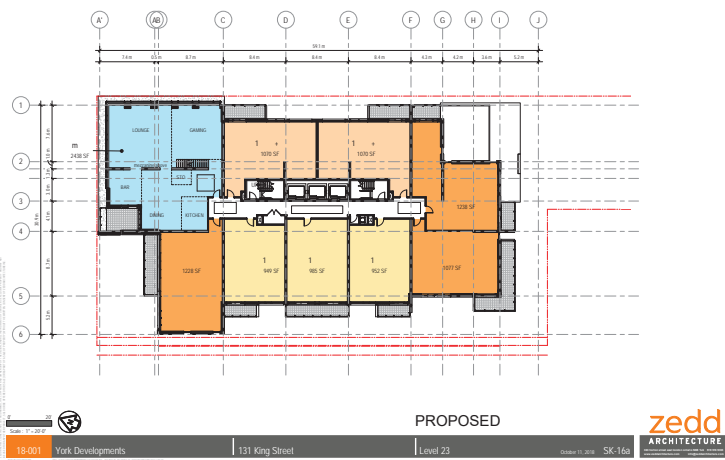
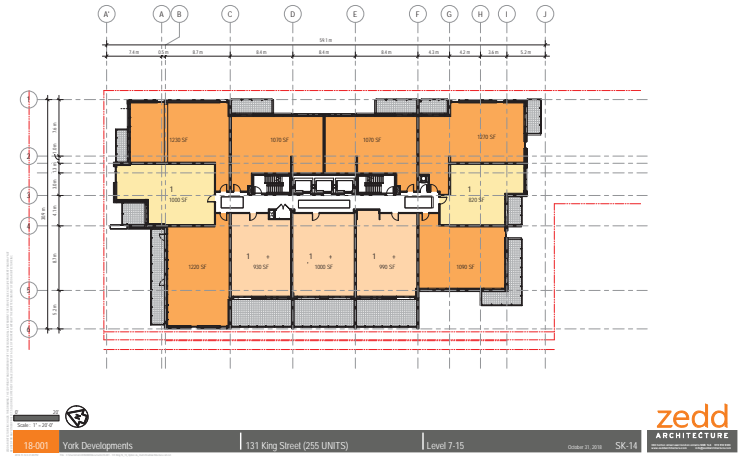
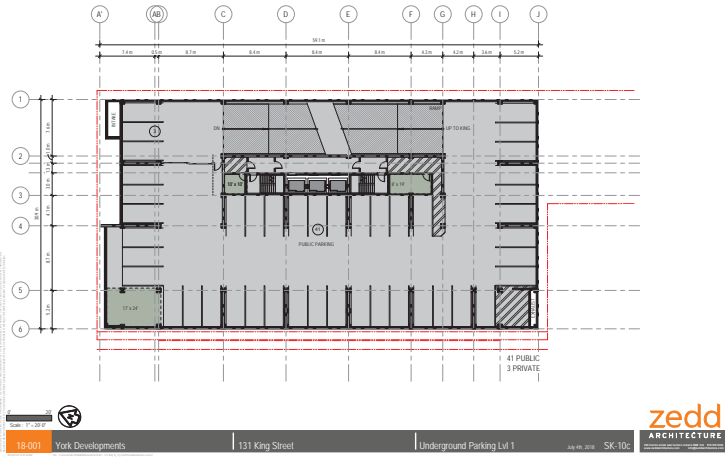
18-001 | York Developments | 131 King Street (255 UNITS) | Sleppback Diagram | October 21, 2018 | SK-07 | zedd ARCHITECTURE

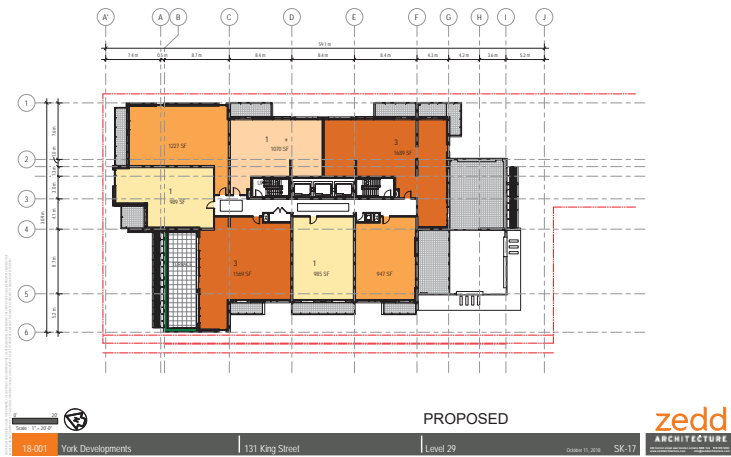


18-001 | York Developments | 131 King Street (255 UNITS) | Site Plan | October 21, 2018 | SK-06 | zedd ARCHITECTURE



18-001 | York Developments | 131 King Street | Level 1 | July 16, 2018 | SK-11 | zedd ARCHITECTURE





PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (Site 1) (OZ-8941)

- John Ponikvar, 40 McMaster Crescent – expressing concern with how much sky will be lost from their view from their backyard; expressing concern with how much light pollution will emanate from these high rises; expressing concern with construction dust during the process.

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (Site 3) (Z-8942)

- John Ponikvar, 40 McMaster Crescent – expressing the same concerns as with Site 1; expressing concern with how much sky will be lost from their view from their backyard especially in consideration with the request for extension for a higher height; expressing concern with how much light pollution will emanate from these high rises; expressing concern with construction dust during the process.

PUBLIC PARTICIPATION MEETING COMMENTS

3.7 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (Site 5) (OZ-8943)

- John Ponikvar, 40 McMaster Crescent – advising that he did not see any provision for widening Southdale Road; noting that it is already quite congested there.

PUBLIC PARTICIPATION MEETING COMMENTS

3.8 PUBLIC PARTICIPATION MEETING – Application – 809 Dundas Street (Z-8875)

- Harry Frousios, Zelinka Priamo Limited, Planning Consultants for Paramount Developments – thanking staff for their efforts in bringing forward the staff recommendation tonight for the Committee’s consideration; advising that what is before the Committee tonight is a culmination of several months; noting that his clients might say that it has been two years but he is leaving it at several months of ongoing discussions with staff, the Old East Village Business Improvement Area, the Old East Village community, the Housing Development Corporation and the Urban Design Peer Review Panel and what that has done is allowed them to bring a development forward that is not only going to be a benefit to the Old East Village community but to the entire City of London; advising that this development hits a lot of the high notes, you are going to have a very attractive building that is highly articulated, it is going to attract new residents and new businesses into this community and it is going to be a trigger, it is going to be a catalyst for more development in this community and enhance the revitalization of this community as well; pointing out that, as was stated, it is going to provide a necessary form of housing in the fact that they are providing twenty-five affordable units within the development; indicating that he is pleased to advise, on behalf of Paramount Developments, that they are in support of the staff recommendation and look forward to the Committee’s consideration this evening.
- Allan Terletzki, 418 Rectory Street – enquiring about the municipal laneway out back that the applicant plans on using for transportation, services maybe fifty houses, which could be seventy-five cars; wondering how it is going to support three hundred thirty-two; noting that his business uses that laneway multiple times a day, it is a lane and a half; wondering how trucks and two way traffic are going to take place there.
- Mel Shean, 304 Oxford Street West – indicating that she does not live in the neighbourhood but she spends enough time there to be familiar with the area over the past number of years; wondering why only twenty-five affordable units out of four hundred plus; indicating that that seems kind of redundant in an area where most of their most vulnerable happen to live or frequent; twenty-five units, she appreciates the effort but that is minimal and considering the affordable housing crisis we are finding ourselves in as time goes on, this is not really a step to address that, it is really just bypassing it, out of four hundred plus units, only twenty-five are affordable; ninety-five percent market rate, how is that affordable to anybody, given the market rent rate for a condominium in this city is only affordable to a certain “class” or “economic status”, it is not affordable to pretty much anyone that needs affordable housing, it is only affordable to those that can work two or three jobs at a time to afford it; Dundas Street Downtown has enough of a detour going on right now; assuming there is going to be some kind of road construction on Dundas Street to fix the sewage, electricity, etc., so she is assuming there will be detours for London Transit Commission so she would like to know if there is going to be any notice given to the London Transit Commission to anticipate those detours so that people that ride the buses down in that area are well aware of it long before it becomes an issue as they have seen in the Dundas debacle, a lot of people were expecting not so much detours but they got them anyways.
- Jacqueline Thompson, Executive Director, Life*Spin – indicating that, further to the last speaker, the average rent for a one-bedroom apartment in London as of October, 2017 according to Canada Mortgage and Housing Corporation was \$841.00 a month and ninety-five percent of this is \$799.00 a month; stating that a family of four people who receive Ontario Disability would have to share a one bedroom at this rate, a family of six people would have to share the only bedroom at this rate if they were in receipt of Ontario Works; advising that if the

affordability factor is ninety-five percent and it is equivalent to \$504 per year of savings for each of the twenty-five units for a total of \$12,600 over the twenty-five years proposed for each unit; since families who receive Ontario Works and Ontario Disability Benefits would not afford these units without serious overcrowding, we must assume that the target renters will be working poor families; an investment of \$12,600 in the first time homebuyers grants would provide housing perpetually in perpetuity for a family to purchase a home with five percent down offered through such grants enabling them to purchase homes valued at \$250,000 each; furthermore, there is an ambiguous suggestion in the Housing Development Corporation report on page 600 that the City is somehow financing fifty percent of the construction costs; indicating that this needs to be clarified and justified as fiscally responsible; stating that it is laudable that Paramount Developments agreed to work with the city staff to address affordability as part of negotiating for many extra floors; however, in this report it is not clear who is benefitting but it is not London's low-income families; indicating that it is not a fair trade for their neighbourhood.

- Jen Pastorius – see attached communication.

- Thank you for the opportunity to speak to this proposal and thank you to the entire Paramount Development team and City Planning Staff for their collaboration throughout this process.
- The BIA has been involved at the early stages and has provided the opportunity for area residents and businesses to offer feedback to this proposed development even before their pre-application.
- We held the first of two community consultations in March of 2017 and the second in June of 2018. Much of the input that was gathered at these consultation were successfully integrated into the plan including requests for enhanced urban design, affordable housing, the reduction of units on Rectory Street and reducing the height of the podium between the two towers.
- In addition to that feedback, themes also emerged around connectivity, increased feet on the street, and site utilization, construction, shading and height. Many of these topics have been addressed in the report, so I will just address three.
- Connectivity – I was pleased to see the pedestrian connectivity from the rear of the building to the Rapid Transit station specifically addressed considering it is important to effectively connect 809 residents to the proposed Western Fair Market Rapid Transit station just south east of the development. I would like clarification from staff regarding the intent to require a different paving or surface treatment within the laneway (on pg 12, 2nd paragraph). If possible could staff speak to this with a bit more detail to what they are proposing to provide pedestrian access along the laneway?
- Construction – Old East Village has seen its fair share of infrastructure improvements over the past two years so I am not surprised that construction concerns would be raised regarding this development. As with the recent construction projects, the BIA commits to work with the Developers/construction team to create a communication process to ensure surrounding businesses are aware of work that may impact them. Potential impacts will be shared with the business community to mitigate stress and any concerns of the businesses will be relayed back to the construction team.
- Affordable Housing – There were many comments from the community regarding the integration of affordable housing on this site. London’s vacancy rate is at 2% at this time so this development will not only create more units generally but also contribute to the spectrum of affordable units available in Old East Village and city wide.
- In closing, community feedback on this project was provided and welcomed early, on more than one occasion and with a variety of area stakeholders. I would like to again thank City staff and Paramount Developments for their consultations with the Old East Village BIA, area businesses and residents.

PUBLIC PARTICIPATION MEETING COMMENTS

3.9 PUBLIC PARTICIPATION MEETING – Application – 230 North Centre Road (OZ-8874)

- Andrea McCreery, Stantec Consulting, speaking on behalf of the applicant, the Tricar Group - expressing thanks to the City of London Planning staff for their ongoing support and assistance in facilitating the development process; indicating that the consultant team that worked on this project has also worked on a number of other projects, including Azure, Riverwalk and the Villas of Wortley; stating that the Tricar Group is an established builder, developing and managing award-winning multi-family high-rise developments for thirty years; noting that they have recently completed projects in London and across Southwestern Ontario and demonstrated quality in the form of their buildings; stating that they are committed to providing compatible, cohesive homes in the areas in which they live and work; stating that the initial Zoning By-law Amendment request was to support a twenty-two storey apartment building on the subject site; noting that Tricar has put significant effort into the community consultation and has hosted two public information centres, two meetings with the Ward Councillor and community members and have participated in a City-led open forum discussion with the community members; stating that Tricar has also presented revised applications based on community input at three Planning and Environment Committee meetings, totalling eight public engagement events; indicating that there has been more public consultation on this project for Tricar than any one they have ever completed; noting that the complete design process has included three major building redesigns while working with and obtaining feedback from stakeholders, Councillors, City staff and City departments; noting that Tricar has dedicated significant effort into the community consultation and into development that is consistent with the vision of The London Plan and aligned with the housing needs of Londoners; stating that they have been able to address concerns raised throughout this process through the building design revisions but also through information sharing; stating that, in the latest community consultation meeting, ten specific concerns were raised with the project team and they have worked with City staff to address; stating that the project team understands these concerns and have actively worked to provide a compatible development that balances the needs of the community while conforming to the vision of The London Plan; indicating that one of the concerns raised was the increased traffic and safety of the retirement community east of the adjacent site; noting that since the existing arterial and secondary collector have the capacity to support this type of development, a formal Transportation Study was not required; stating that there is a proposed one shared driveway to reduce access/egress conflicts with the other driveways along North Centre Road; noting that the location of the development and the proximity to the commercial, retail and employment encourages alternate uses of transportation as well; citing the example that the future planned Bus Rapid Transit provides convenient access from the site and the existing sidewalk connections along North Centre Road and Richmond Street provides safe access and mobility for active transportation such as walking or cycling; stating that a concern was raised regarding insufficient green space; indicating that through the previous draft plan of subdivision process, the subject site has been identified as a private development parcel, not as a public area or community park; stating that the proposed development does provide sufficient landscape and amenity areas for the residents of this development, including a substantial area in the podium terrace; indicating that concerns were raised with regard to aesthetic design; noting that the aesthetic of any building are subjective to the nature, however a high-level or urban design has been demonstrated with this proposal; stating that the project team has worked very closely with the City Urban Design Planner and the Urban Design Peer Review Panel to ensure the development is visually

appealing and pedestrian-oriented; noting that there are no other examples in London that exemplify the unique characteristics of this building and the site features; noting that concerns were raised with regard to geotechnical and hydrogeological concern; indicating that Stantec's Senior Hydrogeologist has confirmed that there are no anticipated impacts with regard to groundwater; indicating that further investigation will occur to remove the holding provision on this site; ensuring that there are no concerns and this will occur at the site plan stage as required by the City staff; noting that there is a concern for the loss of privacy with regard to the adjacent retirement residence; indicating that the residential portion of the building is primarily sited on the north and the west side of the site and it transitions down to six storeys and then transitions down again to three; stating that, in addition, there will be proposed landscape features between the townhouses and parking and the adjacent retirement residence to the east and this should provide adequate screening between the two developments; stating that concerns were raised with regard to the building height and the mass; indicating that the reduction has been made from twenty-two to eighteen storeys and reduced again to fifteen storeys, for a total reduction of seven storeys; indicating that the proposed fifteen storey building is in conformity with The London Plan and that is without any proposed bonusing; noting that the density has also been reduced from two hundred and thirty to one hundred and ninety two units per hectare; stating that it is important to note that there is a need for higher density along the transit corridor to support the ridership along the proposed Bus Rapid Transit and that the density is further justified being that Masonville is the major corridor node in London; stating that the proposed density is in line with The London Plan and the provincial policies and it supports the provincial direction to provide mixed-density, opportunities for healthy, active transit, public transport and in proximity to commercial, retail and employment opportunities; stating that concerns were raised with respect to the adjacent Provincially Significant Wetland; indicating that the wetland is approximately one hundred and seventy-one metres from the northeast corner of the site and provincial and city policies are able to require an impact assessment for developments within one hundred and twenty metres of this type of natural heritage feature; stating that the proposed development is well outside of the provincial policy identified impact area, and as such, no impacts are anticipated for the wetland feature; noting that concerns were raised with regard to a view loss from Gibbons Lodge; noting that on the screen it shows three arrows (on the slide), the orange, the yellow and the blue, which shows the three different views to the downtown core; stating that the proposed development is outside of the primary view shed from Gibbons Lodge and, as such, no impacts are to occur; stating that there is a significant demand for this proposed type of accommodation in this area; noting that the built rentals at 300 North Centre Road and 1985 Richmond Street have a waiting list and there are two sold out condo buildings on Sunningdale Road, just west of Richmond Street; stating that there was an extremely high turnout of prospective buyers for the residential units at this site that had come out to the public information centres as well; indicating that the current Official Plan saw many high-density parcels built out as medium density, which has created a major shortage of high-density living options in one of the most densely populated areas in the city; stating that the site is located in the built area boundary, the primary transit area and designated as Transit Village Urban Plan Place in the London Plan; stating that these designations were voted on unanimously by this Council, who supports the intensifications of these heights; noting that The London Plan has had a significant amount of public consultation throughout the process and the applicant is proposing a development which will implement these policies of The London Plan; stating that the city building policies support and encourage the intensification and development on vacant and underutilized lands; noting that the transit village place type promotes exceptionally designed, high-density residential development that can support both active and public transit and

promotes development of a density that can support ridership within the rapid transit corridors and this development conforms to The London Plan, the provincial policy statement and the general idea of the Official Plan and Zoning By-law; noting that it provides an opportunity to initiate the City's vision without disrupting the existing uses; indicating that throughout the process there have been many development changes and redesigns, including the change in the building location from the southwest to the northwest corner, a reduction in height from twenty-two to eighteen storeys and an additional reduction from eighteen to fifteen storeys, a six storey wing on the north side of the building and a ten storey on the west, which has been further reduced to eight storeys, the addition of amenity space on the rooftop, three levels of enclosed parking to provide sufficient space for both the residents and visitors within the site and this is to be screened by the townhouse units and additional landscaping; noting that there has been an extension of the podium townhouse units across the entire Richmond Street frontage and a consolidated site access with alignment to the existing North Centre Road to help limit the vehicle conflicts. (See attached presentation.)

- Jesse Chestnut, 145 North Centre Road – see attached communication.
- Victoria Digby, 1890 Richmond Street - thanking the Committee for this opportunity to those on Council and the Committee, to the planning group in front of them; calling out and shouting out to Mr. M. Corby, Senior Planner, who has been an awesome contact for them; noting that he deserves a raise; speaking to her fellow people up here who are my resident's and community supporters with her here today, she would like to thank you all and giving me this opportunity to talk; pointing out a couple of things, she is on your 3.9 agenda item in the green sheet, it says that her letter starts on page 664 when in fact it is between 661 and 663; asking if you could just get that in front of you, pages 661 to 663 and you can go through and in a sense peruse the specific items that she called to attention given the latest design by Tricar, so she is not going to repeat those right now because she thinks that you can read her concerns in that letter; wanting to call, basically to the attention of what we are looking at here, if she could do just a quick summary; stating that she has been involved from day one and yet this is the first time she has ever met or had any input with Tricar was just a couple of weeks ago when we met last month, that was the first time; Granted all those dates that were listed on the screen, were either sales events for Tricar or were for opportunities that she was not involved with so maybe they were talking to a Councillor, maybe they were talking to Western and Peter, but they never talked to her and she has been highly involved since day one; indicating that, for her, she has only had one really strong opportunity to talk directly with the Tricar developer, who is very nice and very corporative; shouting out to Adam, you were very kind and considerate that night and she appreciates that opportunity to talk with you; believing that what we are really talking about here, if you look from February there is only three main dates, February, the design with twenty-two storeys came in a 230 units at 199 units per hectare, the second came in July with 18 storeys, 186 units per hectare went from 215 back up then to 230 so there really was not a net difference in units in total; noting that the units per hectare went down by approximately 13 but then this latest design really shows with 15 storeys plus plus, units total 222, units per hectare 192, so really we are only in total talking about a total of 8 units net difference in terms of total units and a net difference of only 7 units per hectare; stating that is what all of this has happened and transpired and this is the outcome of almost nine months of discussion; 8 units total, 7 units per hectare total; that is it; indicating that, to her, that is not a compromise, to her that is not less intensification, to her that is not less massing, to her that is not listening to any of the issues that they have talked about; stating that, with all due respect, we were not heard, we were not heard.

- Gregory Davis, 2317 Rupert Drive, San Jose California – indicating that he is the owner of a unit at 215 North Centre Road; stating that, as you know he currently lives under the shadow of an aggressive developer and it is with some dismay that he saw that the plans have not really significantly changed; advising that he submitted a letter on the first application and he has seen no indications that any of the comments that he made in that letter have been addressed; advising that, yes he has travelled over 3,000 miles to talk to the Committee personally; indicating that he will incorporate his letter by reference and hopefully it is in the file someplace but he will speak and highlight a few of the points; advising that he was struck by the young lady representing the architectural firm and Tricar and how she explained the close working relationship with the planning staff and it was with some chagrin that he noticed that the residents of the area really have no such opportunity; thinking that this is really an indication of how these egregious developments come into being, develop a close working relationship, a sense of camaraderie, he is sure that the interested parties have also been meeting with the Councillors and this is how bad things happen; wishing that they would not; advising that there are two main areas that he would like to focus on and he guesses that one is where he has standing, he got notice of this meeting because he owns the unit at 215 North Centre Road; advising that he purchased that when it was a hole in the ground and he was reliant on the signs that were in the area prominently displayed that indicated what the usage of the land was and there was a sign on the corner of Richmond Street and North Centre Road that said it was going to be town homes or senior housing development; stating that it was with some chagrin that he noticed today that there is a huge sign saying that there are luxury condominiums coming; guessing Tricar feels that it is a forgone conclusion that you are going to vote for their zoning change; urging the Committee not to; providing a few highlights, sightlines, his unit, which he might have retired in and may still, has got commercial to the west and south already; advising that when you walk out the door there is Loblaw's to the south, there is a bar and dental offices to the west and the third point on the compass is going to become this monstrosity; indicating that, luckily, there will be someplace to look to the east, but that is over a fence over some houses; expressing that this is a severe diminishing of the value of the property; undue reliance on encouraging the use of public transit is a joke, it is belied by the marketing of luxury condominiums; indicating that the traffic gridlock will be just composed of high end luxury vehicles from the two income households that are going to be in that building; finding it irritating as the transit corridors are brought up again and again; indicating that he lived on transit when he was growing up; advising that he was born at St. Joseph's, lived in East London, lived Downtown, went to the University and used public transit and bicycles all the time; noting that these are not going to do anything for public transit; *(Councillor S. Turner indicating that he has one minute)*; pointing out that the traffic gridlock is going to be horrible, it is now; indicating that he still does maintenance on the unit, he was there on the weekend and it was hard to get out of that area; expressing doubt if you would even be able to turn out of the driveway with all the cars that are going to be coming out of this; advising that there is no place to put snow, there is no place to park on the street, it is going to encourage illegal parking and all the traffic hazards that come along with that; thinking, on its face that this was a plan that was going to be shot down and clearly it does not seem to be that way; *(Councillor S. Turner indicating that there is just about five seconds left, Mr. Davis.)*; indicating that his second reason, as a son of London we used to vacation in Bayfield and coming over that crest down Richmond was where he understood why this was called The Forest City, the vista from that point of view is remarkable and now all you are going to see is a concrete building; expressing sadness; urging the Committee to not to refer this proposal but to simply deny it and affirm the original zoning for this property; *(Councillor S. Turner thanking Mr. Davis.)*; he hit the high points.

- Resident - Mr. Chairman this gentleman did travel 3,000 miles, he is entitled to five minutes and if he needs any more time to speak he would gladly yield the floor to let him speak on.
- Anne Marie Patrick, 1890 Richmond Street – advising that she and her husband have lived here for about seven years; indicating that they moved back to London from Goderich and one of the reasons that we chose that community was because of the community around it; stating that if they had wanted high rise living, they would have moved into the city center; indicating that is a monstrosity of a building; when you look at it from above all you see is building with a little wee green space around it; indicating that it does not belong on that site; it is a lovely building, it is lovely, but somewhere where it fits better; stating that it does absolutely nothing for the community; pointing out that this is a community of town houses, condos, of single family homes; stating this is not right, it does not fit and is not that one of the prerequisites of a building is to fit in with the community; outlining that it obviously does not fit; indicating that there has been talk about the Bus Rapid Transit, about how all these people are going to be taking the bus; noting that she does not think so; indicating that the Bus Rapid Transit may never ever come to be; we have how many units there, eight less than when they started; pointing out, as a matter of fact, the one meeting that she came to, the previous meeting, that they had been asked to go and communicate with the community and they did not and they came back and there were more units; sitting up here as a neighbour she was absolutely appalled; indicating that she thought how disdainful of them, they did not listen to a thing, they came back with higher density instead of lower; advising that, as the Committee she would have been insulted, they did not do what you instructed, they did the exact opposite; believing that this is a moral and ethical problem; wondering if you are going to allow a company to come in and dictate what happens in an already established neighbourhood or are you going to take into consideration the neighbourhood, the people that already live there; thinking it is like changing the rules to a ball game halfway through; totally unfair to everybody who is already there.
- Beth Boss, 5-145 North Centre Road – advising that she has been in the Masonville Ward 5 area for over thirty years and just moved on North Centre to enjoy her retirement; indicating that she guesses that she missed the sign of the big condominiums going up; thanking the Committee for another opportunity to persuade Council that this proposed building, as it sits now, is alarming to our neighbourhood and to our residents there; pointing out that she can repeat the concerns again, we all know what they are, but she does want to say something; she followed the election this year very very closely because of what was going on in Ward 5 and there was one comment that she repeatedly heard over and over and over and it was from not just the citizens of London, it was also from people that were running for Council and that comment was and she quotes “ the City Council is not listening.”; stating that this is alarming; Councillors are voted in by the citizens of London to be our voices and to speak for us as to what we think is fair with what is already built in the area; thinking that you are there to represent us; indicating that from where she stands she has to agree that she does not think that City Council is listening to Ward 5 and to what they want in their community; advising that they have been clear about their concerns and they do appreciate the small compromise by Tricar reducing it from twenty-two storeys down to fifteen; thanking Tricar for that, but with current zoning of six storeys, six to fifteen is a huge win for Tricar and not for our residents of North Centre Road; believing that a compromise to her would perhaps be the difference between six as it zoned for now and fifteen where Tricar sits right now; reiterating that that would be to her, at least for now, would be a more legitimate starting point not to mention the plus plus plus of the other buildings attached to the fifteen storey; advising that there has been one real change from the original put forth and that is the height; wondering about the massing and the density, what about the congestion of the traffic; wondering if the Committee has ever

been down North Centre Road; advising that she walks her little dog down there every single night; indicating that she used to live on Glenora Drive, it was living on a highway and she guarantees you that North Centre Road is going to be another highway if this proposed plan is accepted; wondering about the lack of green space in our Forest City, has that been addressed; shadowing, has it been properly addressed; expressing her greatest concern is it just does not fit; it is not a good fit for our community; it is not compatible with the existing one floor homes in the neighbourhood; asking the Council to listen to the community and the residents of Ward 5 and to reject the current plan of Tricar; asking the Committee also to send a message to the residents of London and to Ward 5 that we still have a say of what happens in our neighbourhoods that we choose to live in.

- Randy Warden, 205 North Centre Road – stating that he lives about 170 feet from the applicant's site; indicating that this is the third time he has appeared before this Committee and he thanks you; indicating that absolutely nothing has changed you know my perspective; advising that they have heard it go from twenty-two to eighteen to fifteen and he asks this Committee to recall that it is zoned for six; asking the Committee to please listen to the constituents, listen to the citizens, listen to the people here, it is overwhelming not what this community wants; asking the Committee to reject this application.
- Michele Senescu, 145 North Centre Road – thanking City staff for taking the initiative to set the initial meeting between Tricar, Stantec and the community on October 4, 2018; stating that this was a very productive conversation to talk between the parties about our actual concerns as a community; saying that it was, she thinks, they were kind of set up to fail; thinking, at this meeting, going from medium density which is six to high density, fifteen, to high density plus bonusing, twenty-two, is such a far stretch that she thinks it was pretty much impossible for them to try to find a compromise, we really tried; pointing out that the night before, they met as a community to try to figure this out; noting that they met for three hours on October 3, 2018; noting that Councillor Maureen Cassidy was there, we were all talking about ok how can we find a compromise and we agreed ok, what about medium density plus bonusing for this area, we started talking about that, we proposed that and it was listened to, but with the new proposal that has come through, you can see what is now being proposed and it is very much not that big of a difference, honestly its marginal compared to what has come out before; stating that they have come down before to fifteen from twenty-two is just eight units from what they have gone down to, 230, it is marginal and she thinks our community, like a lot of this is based around Bus Rapid Transit and the hypothetical is it going through is it not going through; thinking if we are giving a stamp of approval we need to be sure because this property is going to set a precedent for our area; pointing out that, at the community meeting, they were told that it was forecasted, the idea that the Western University property eventually being developed; indicating that she talked to Western University and they said as long as the president wants to live in that property it would never be developed, but that is just if it gets developed, they have already set a precedent and then they have heard that Chapters is for sale and PetSmart is for sale and the idea of Good Life being for sale and it is one property after another after another and this is in an established community; they already have homes here, we have a tax payer base here for decades just paying to the community to the tax fund to move this city forward; advising that she just really wants the Committee to look at the design right now, its marginal like they may have decreased the units just a little bit, but they expanded everything else, the massing did not change and there still no green space and there is still a lot of other things that they have issues with; thinking with this plan and she thinks there is a huge gap right now with this, still looking forward with what she thinks Planning staff and City Council want to see our community be turned into; thinking if this continues, if every single proposed project continues in their neighbourhood, the intensification and over intensification they are going to

be fighting every single time; stating she wants to find a way to find a compromise for everyone to be happy, but this plan is not it; reiterating that, in her eyes, it will set a precedent that over intensification is ok in her area; advising that that first meeting was very helpful, they got to talk, but it was such a lofty goal; stating that they need the Committee's help to listen to them and their concerns and find them valid.

- Paul Digby, 890 Richmond Street – advising that he has had an opportunity to speak to the Committee a little while ago and this is his third meeting; understanding that democracy takes time and he thanks the Committee for taking the time to make judgements accordingly; hearing the word compromise a lot, hearing the words we do not see compromise a lot; looking at the design and he does not see the compromise; indicating that the Committee sent it back to the Planning for less girth, put it on a diet and it comes back; here we are almost three meetings later and it has not lost much weight, sounds like his life most of the time; advising that he looked up compromise in the dictionary, it says the settlement of differences by mutual concessions when two sides give up some demands to meet somewhere in the middle; eighteen storeys to fifteen storeys, 230 units to 222 units, that is not a compromise; compromise is not one side winning and the other side losing and if you prove that that is what you're saying; compromise forms the basis of mutual respect and cooperation; compromise allows each side to declare victory; the Committee's responsibility and he knows you know this as elected leaders of the people is to find this compromise, find something that works, listen to the people that have spoken tonight, help find the middle ground; he knows and he is hopeful that you will do that; 222 units on a small package of land is not a compromise; listen to your heart, it will give you the right answer.
- Alastair Rose, Richmond Woods - indicating that this has been a journey; advising that they have made phone calls to City Hall and they have had great connections; stating that Tricar bought this property as medium density; advising that Tricar can and has some amazing designs out there that they can build as medium density on land that he knew as medium density; if we took more than a moment, all of us in here, we would be honest with ourselves and realize that this is over development; intensive development and the transit village might not be part of it which is part of Bus Rapid Transit, which still has not left the station; the transit village were two words that did not mean anything to them until back in the presentation they were surprised and somewhat deflated to learn that the transit village can change your density to high density; advising that they had no reason to be aware of this change, they could not react and realize that transit village impact on their medium density residential love to live here neighbourhood; indicating that this is significant over the top change and as has been stated it will impact on other areas; noting that there have been other comparisons that could fit in here overnight; believing this has probably been one of the longest issues that the Committee has been involved in and the longer you are in it the more critical it is to the residents and the Committee; wondering how you make a decision, you make a decision on how it was brought about, how it needs to be built as and it can be done; stating that there are amazing designs out there; believing that Tricar is a significant builder in every major city in Ontario and he has wow factor; he can do it, there is no doubt in his mind.
- Gloria McGinn-McTeer, Past President, Stoneybrook Heights Residents Association/Uplands – indicating that she is going to be reasonably blunt in her comments; advising that she is extremely perturbed by comments in The London Free Press from a Planning and Environment Committee member that did not paint them in a good light; advising that she is tired of this constant throw-back to community and neighbourhoods when they partake in democracy which they all remember from Remembrance Day yesterday and they are part of the planning process, this is the community planning process and if she hears one more time from any elected representatives that communities are not accepting of change or density or things like that, she will be at their office; leaving it at that; going to

tell the Committee that this Residents Association has appeared before the Planning and Environment Committee three times in the last two years; you think of all the development that has gone on in the north end including the commercial building where the church used to be behind Sobey's, including all the medium-low density, medium density apartment buildings being built north of Philbrook Drive and south of Sunningdale Road, did you see anybody from the community here talking about that stuff, no, and do you know why, because it fits within the plan; indicating that the three times that they were here, northwest corner of Richmond Street and Sunningdale Road, the York property, the Poole property and North Centre Road; leaving out the ten years that they spent protecting the wetland which the City of London Planning Department did not do; noting that it took eight Ontario Municipal Board hearings to do that; stating that parts of the Official Plan are being ignored, this is the big one, no adverse impact on adjoining and abutting land; indicating that there is not supposed to be any, that is in the Official Plan, everyone has already talked about the issue of massing but that building itself leaves a strip of green around it and that is not acceptable, it is a concrete mass on a 1.1 hectare that takes up almost all of the property; expressing happiness to hear that there is some landscaping planned there, there was not any mention of it until now; expressing surprise that they did not get any bonusing for that like they usually do; noting that she does not mean Tricar, she means anyone that puts a couple of trees in; stating that there is no transition between these two unique concepts; believing that it is a unique neighbourhood; advising that there is nothing that the community can do when she hears folks say, as Tricar did in their comments today, or somebody did, you know, it is high density someplace else and it did not get built and then does that make it ok for Tricar to come in and build high density in an area that is zoned for medium; indicating that no it does not, you do not make trade-offs like that, it is about good planning; stating that the planning that was put into place on this piece of property was put in place by the Ontario Municipal Board under the guidance of good planning, it is in the decision; *(Councillor S. Turner indicating that she has thirty seconds left)*; asking for an extension, please; *(Councillor S. Turner indicating that an extension was moved by Councillor M. Cassidy and seconded by Councillor A. Hopkins; noting that the motion passed.)*; stating that this high density versus medium density, that is a moot point when people talk about that because it was a Council or a previous time that did that; taking the Planning and Environment Committee through an article that was in The London Free Press at the beginning of April, it was online and it was taken down but she has a letter and a call into The London Free Press to ask where it is; advising this is how it was shown on her screen, it was an introduction of the development, there were comments from Senior Planner Michael Tomazincic and from Adam Carapella and the opening line was something along this, Michael says "I am hoping", he was thinking out loud, this is kind of how it was put out, "hoping to find someone that can put a mark on the land, a set of vistas so that people coming over the hill on Richmond Street will immediately know they are in London; noting that those will be the people who cannot see the sign that says "London", green and white; and later on in the article Adam chips in to say when he heard of this he said "Hey we want to be the ones to do this" and it went on and on like that; advising that she went through the paper, last week, and she could not find it, it has been replaced by a little wee article down on April 2, first page at the bottom; indicating that on the other page there was a huge picture of the building and quite a lot of discussion between the Planner and Tricar prior to, of course, any discussion with them; stating that the vista issue, she does not know if that is something necessarily made up or whatever and she is going to be fair about this because she has not heard back from The London Free Press yet but she hopes that it is not one of those things that somebody threw on the computer and then took it down like what they saw during the Election; indicating that this fear of change that they hear about from the community is nonsensical; advising that the concern that they have had all along is the huge concern about

the community planning process itself and how it really has not worked here because it is clear to her after twenty-five years of seeing what is going on that there has been, she does not want to say a concerted effort because she does not know that, but there has been little effort to engage with the community even when Council provided direction to do that, twice, so that is problematic for them; seeing what else she has missed as she does not want to repeat everything everyone else has said but she wanted to remind the Committee about the Ontario Municipal Board decision, the fact that that represents good planning and, in particular, the Official Plan where it says no adverse impacts on adjoining and abutting land and those have not been addressed; indicating that there is no bonusing for something that will occur in the future, so maybe the argument or the proposal put forward is that they will make it a transit hub now to do, there it is and so they can provide bonusing on that basis alone; thinking that is a little circumspect and it is not fair to the community; requesting that the Committee refuse this application and leave it at that and start over with something new and something that fits in there; reiterating, as her final comment, a unique neighbourhood, very unique and it has been built out the way that it was designated on the Official Plan; noting that needs to be respected and to put in something that is being proposed in this manner, in this location is entirely inappropriate; *(Councillor S. Turner taking a moment to take a point of personal privilege; believing that the comment made at the beginning might have been made towards him as a member of Council, the most recent The London Free Press article mentions two Councillors with respect to this and he is going to read that so he can clear the air on that; he takes great pains to make sure that he does not cast one community or applicant in any positive or negative light; states in here that the issue goes to Planning & Environment Committee meeting for public input on November 12, Councillor Stephen Turner, Chairperson of the Committee credited Tricar with revising its plans to try to accommodate the concerns of the neighbours; it sounds like they are trying to take the residents' concerns into account and made a number of changes he said the decision for us is is it consistent with The London Plan; the Plan does allow for increased density along a Bus Rapid Transit corridor and this would be part of that corridor; it is clearly in the transit village and greater density is encouraged; they will look at the provincial alignments, Turner said; good planning is about mixed density in the same area rather than just uniform density in a neighbourhood; indicating that those were his comments and those are not any different than the comments that he has made here.);* understanding what he said but he still phrased it in a negative connotation to what the neighbourhood is saying and she is also going to say that the Official Plan is the guideline for now, it is not the London Plan; *(Councillor S. Turner advising Ms. McGinn-McTeer that he is not going to engage in cross debate, he just wanted to make that point.); (Mayor M. Brown indicating that it is highly irregular for him to do this, Mr. Chair, but there were some comments made in that last presentation directed towards a Senior Planner in reference to an article that may or may not still be posted online; wanting to be very clear, he understands that these are very emotional issues and people care deeply about their neighbourhoods; our staff are extremely professional, our staff are tasked with the job of interpreting policy that Council approves and to bring plans forward that they feel align with the policies that they approve; certainly this is not a staff led initiative, this is a Council led initiative and that is all part of the public planning process; sometimes staff members are criticized simply for doing their job and he wants to be very clear and on the record that he sees nothing but professionalism coming from our Planning Department.); (Councillor S. Turner indicating that they do try to make every effort to ensure that it is a comfortable environment for people to speak at and we try not to take any steps that sound admonishing or in any tone; please do feel comfortable to make your comments known; when there are questions of opinion on that they do need to be addressed however.)*

- Derek Rice, 396 Queens Avenue – providing a different, positive perspective; noting that he is a different age than most people in the room; indicating that he recently moved into an apartment; noting that he cannot afford a place yet; addressing people driving more and increased traffic in the area, since he has moved into an apartment he is driving less and that concern may be decreased compared to what a lot of people may think; speaking to the compromise and a lot of people thinking that there was not a lot of compromise, it seems to him, just from what he has heard, the compromise was more in the height, which seems they have come to; realizing it is not to medium density, the six storey but it was considered; indicating that he cannot afford a \$400,000 home but he will be able to afford a \$400,000 home sooner than he can the cost of most of the homes in the area; indicating that developments like this give him the ability to look to the future and think he can live in areas near Masonville.
- Bejia Auger, 145 North Centre Road – indicating that she had a speech but she is not going to read it as a lot of things have been said tonight; addressing the issues that were just brought up, the positive comments that were just brought up; pointing out that this is a person who is renting, not buying and, as far as this luxury condominium apartment giving him hopes of being able to live near Masonville Mall, the four corporations that are right across the street from this proposed building are less than \$400,000 at this time; noting that it is a considerable amount less so he would still be able to live in this area; touching on a couple of things that were said during the meeting tonight, compromise was a big one that was talked about and this has been going on, these talks have been going on since February to October now and it has been pointed clearly out that the difference between the compromise that has been given between February and October, three meetings, this is her second meeting as she missed the first meeting, has been a difference of eight units; wondering in what world is that compromise, that is not compromise; this has been put across and displayed as we have produced these changes and there has been a lot of wonderful language used but it is not accurate as to what is really going on, it is flowery, it sounds good but it is not accurate, it is not great, it has been a process that has went in a medium density zoning, Tricar has taken the lead and presented a twenty-two storey building in a medium density and all of the viewing throughout all of these months of talks has gone from a top down effort; it should not be a top down; twenty-two is never what it was, you go from what is reality; reality is six floors and to go from ok, well, look at what they have done, they have gone from twenty-two to eighteen and from eighteen to fifteen; stating that they are in a six and you go from six up, you go from bottom up, not top down; relate this twenty-two to eighteen to fifteen like when she used to sell antiques, you never asked the price that you wanted, you always went up because you knew you were always going to be required to go down and she does not think that Tricar is any different in their business; they are not fools, this is the way the game works; advising that she does not think that the twenty-two was ever realistic, it was a shell game, the shell game was twenty-two drop down to eighteen right away and they never did drop down from eighteen; (*Councillor Turner indicating that he has asked in previous meetings that people not make assumptions of what other people's motives were; thinking that is damaging.*); indicating that she understands, she will stick by the procedure as it is a logical procedure; stating that you never ask for what you want, you always go higher because you are going to have to go down and you know it; noticing that Tricar, again made a point of saying that they have had to do more work on this than they have had to on any other project; believing that, if they would have come to the table as perhaps they did just a couple of weeks ago for the first time from what they have heard from their representatives who met with them, if they would have come like that from the beginning in February, we would not be here right now, we would be compromising, we would be saying the community is more than willing to compromise; advising that she knocked on doors of three out of four of the condo corporations before their second meeting; indicating that she and Michelle talked

to every single person in all three of those condo corporations, everything except hers, at 145; noting that everyone was against it except for one person who said they just moved in, they do not really know anything about it and they were not sure, they did not know anything about it; every single person that they knocked on their doors did not agree with it; they stand by the community; *(Councillor Turner advising that it has been five minutes and asking the speaker to please wrap up.)*; advising that she was in interior design and she does not understand why Richmond Street North cannot be used, there is more than ample space there to put in a large right turn lane to have an entrance in off Richmond Street North on the north side of 230 North Centre Road and then have their own exit on North Centre Road on the south side of 230 North Centre Road, this would cut the traffic in half, that was the other thing that this gentleman talked about, he said he does not have a car. *(Councillor Turner asking the speaker to please wrap it up there.)*

**230 North Centre Road
Official Plan Amendment &
Zoning By-law Amendment
(OZ-8874)**



Planning and Environment Committee
November 12, 2018



Public Consultation

Public Information Centre	March 2018
Councilor & Community	April 16, 2018
Councilor & Community	April 18, 2018
Public Information Centre	July 2018
Planning & Environment	September 2018
Public Information Centre	October 4, 2018
Planning & Environment	November 12, 2018



The Tricar Group



Riverwalk
40 York Street



Azure
Talbot & Dufferin

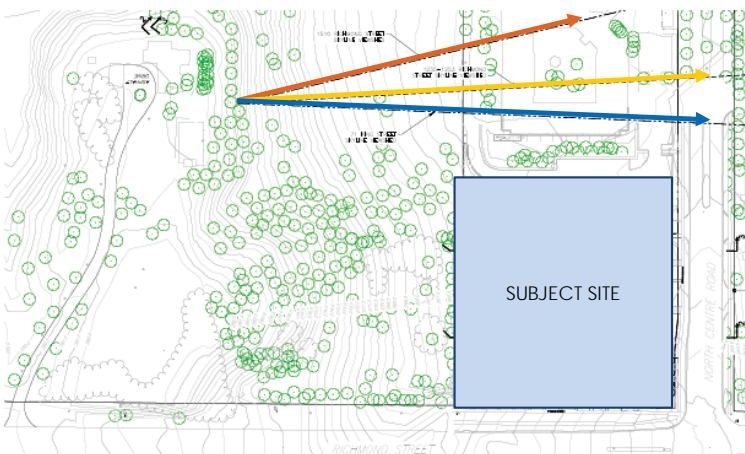
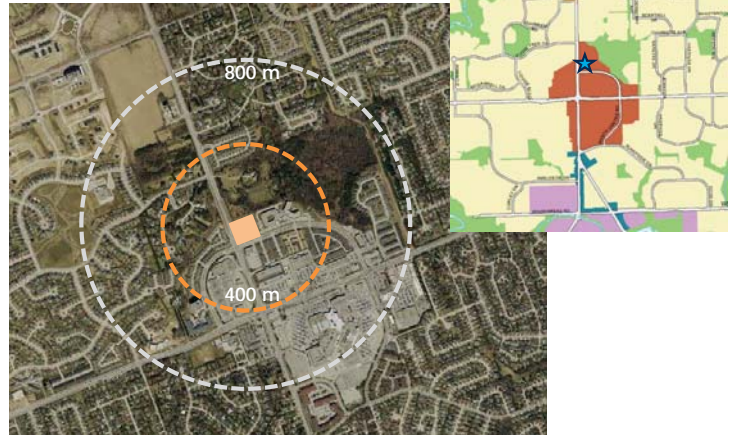


Community Consultation





The London Plan



Proposed Development Concept



Questions



Good evening everyone.

I am here to emphasize why 230 North Centre should remain Medium Density. Our entire established community are low level buildings, all conducive to the area. This land at 230 was purchased as Medium Density by Tricar from Sifton Properties who own Richmond Woods. Every Tricar unit is to purchase not to rent. Each time Tricar have always proposed about 230 units in a tower with about 17 podiums with walkways to either Richmond or North Centre with three of them recently added facing Richmond Woods. But in fact the one tower proposed is actually 3 conjoined towers – yes 3. And yes it is massive, across, back & up. That is why this building sitting on 1 hectare of land takes up almost the entire property— no land to enjoy the outside for the greater than 500 people who will live in this building. Except on Tricar’s website, it states “How the pedestrian entrance will be a focal point with a clear & unobstructed view & an ideal location to take advantage of the direct sun exposure”. What about our clear & unobstructed view with direct sun exposure! On Tricar’s online document, it states “Shadowing should not affect neighbouring area” instead of WILL NOT! Each unit is For Sale in the \$400,000 range. At Tricar’s “information sessions”, it was stated in the LFP “extremely high turnout of perspective buyers..”. The meetings really weren’t for us. The city projects this building will add approximately 700+ more vehicles per day to North Centre Rd. This Road also is a bypass road used for vehicles between Richmond & Fanshawe. I was on it today & cars whiz by both ways, cutting through. A number of school buses pickup & drop off students. So we are a community of all ages with many seniors. Because the 3 conjoined towers take up almost the entire hectare of land, there is only one laneway straight in & the same laneway out, facing north/south & sharing Richmond Woods entrance. That means this one laneway will service all 3 floors of underground parking, act as the **main entrance** for people and vehicles coming & going in/out of the building, for service vehicles such as garbage trucks repair vehicles, ambulance & their noise. There are only 5 guest parking spots facing Richmond Woods on this same laneway. The sloped hill behind with Western property on top is not as high as it seems. That’s because the property gradually slopes all the way down to North Centre & through townhomes below to Loblaws.

Now briefly lets compare 230 North Centre (purchase units) to 300 N.Centre (rental, 2-3 bedrom units), behind Staples. Both owned by Tricar & both are about 1 hectare. 300 N. Centre is a true one-tower bldg., 119 units, circular driveway at main entrance at front, a south side parking area for tenants with 13spots for guests; + has 2 underground parking entrances, along south side. It sits into a very steep and high hill behind with tall old evergreens at the top. There are about 7 allowable parking spots in front of bldg. on North Centre, often all full. So where will the overflow of vehicles from 230 NC park?

So with these 3 conjoined towers at 230 N.Centre being For Sale Units in the \$400,000 range, vs. the 300 N.Centre bldg. being affordable rental units, which building is most conducive to using Transit from Masonville. It won't be owners from 230 N.Centre. Besides, Transit to & from Masonville is most often used by younger service people who are coming to work there, students, or others catching transit to go to work. Having an expensive **to buy unit** does not translate into ridership for transit. So if Tricar is trying to tie in to the Transit System, why do they have the units for sale & not for affordable housing? It just doesn't mesh!

These conjoined buildings need to conform to the surrounding area of Medium Density. This land will only hold one true tower, not three. Tricar has put no thought, no care, into our neighbourhood. There are other options for Tricar if only envisioned!

My one Questions I would like answered later: Will the podiums be used for businesses, like Tricar on Sunningdale?

At prior council meetings I have already talked about this land is part of Arva Moraine track, high water table, shadowing and about Density & Bonusing.

Community and Protective Services Committee

Report

15th Meeting of the Community and Protective Services Committee
November 13, 2018

PRESENT: Councillors M. Cassidy, B. Armstrong, M. Salih, P. Squire
ABSENT: V. Ridley, Mayor M. Brown
ALSO PRESENT: Councillors J. Helmer, H. Usher and M. van Holst; G. Bridge, J. Bunn, S. Datars Bere, L. Livingstone, D. MacRae, D. O'Brien, M. Pease, C. Saunders, M. Schulthess, S. Spring, S. Stafford

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: B. Armstrong
Seconded by: P. Squire

That Items 2.1 to 2.9 BE APPROVED.

Yeas: (4): M. Cassidy, B. Armstrong, M. Salih, and P. Squire

Absent: (2): V. Ridley, and Mayor M. Brown

Motion Passed (4 to 0)

2.1 11th Report of the Animal Welfare Advisory Committee

Moved by: B. Armstrong
Seconded by: P. Squire

That the 11th Report of the Animal Welfare Advisory Committee, from its meeting held on November 1, 2018, BE RECEIVED.

Motion Passed

2.2 11th Report of the Diversity, Inclusion & Anti-Oppression Advisory Committee

Moved by: B. Armstrong
Seconded by: P. Squire

That the 11th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee, from its meeting held on October 18, 2018, BE RECEIVED.

Motion Passed

2.3 9th Report of the London Housing Advisory Committee

Moved by: B. Armstrong
Seconded by: P. Squire

That the 9th Report of the London Housing Advisory Committee, from its meeting held on October 10, 2018, BE RECEIVED.

Motion Passed

2.4 Absent from Meeting

Moved by: B. Armstrong
Seconded by: P. Squire

That the communication dated October 30, 2018, from Councillor V. Ridley, with respect to the Councillor being absent from the November 13, 2018 Community and Protective Services Committee, BE RECEIVED.

Motion Passed

2.5 Emergency Communications Program Update (One Voice)

Moved by: B. Armstrong
Seconded by: P. Squire

That, on the recommendation of the Managing Director, Corporate Services and Human Resources Officer, the staff report dated November 13, 2018 with respect to an update on the Emergency Communications Program (One Voice), BE RECEIVED. (2018-P03/P16)

Motion Passed

2.6 Ontario Works Employment Innovations - Bridges Out of Poverty & Circles Evaluation #2

Moved by: B. Armstrong
Seconded by: P. Squire

That, on the recommendation of the Managing Director, Housing, Social Services and Deerness Home, the staff report dated November 13, 2018 with respect to the Ontario Works Employment Innovations Bridges Out of Poverty and Circles Evaluation #2, BE RECEIVED. (2018-S04)

Motion Passed

2.7 London Community Gardens Program Strategic Plan and Accessibility Update

Moved by: B. Armstrong
Seconded by: P. Squire

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the staff report dated November 13, 2018 with respect to an update on the London Community Gardens Program Strategic Plan and Accessibility, BE RECEIVED. (2018-S12)

Motion Passed

2.8 London Strengthening Neighbourhood Strategy 2017-2020: Neighbourhood Event Equipment Lending Program

Moved by: B. Armstrong
Seconded by: P. Squire

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the current model for the Neighbourhood Event Equipment Lending Program BE MAINTAINED. (2018-S12)

Motion Passed

- 2.9 Request for Proposal 18-22 - Design, Construction and Operation of an Indigenous - Led Licensed Child Care and Family Centre

Moved by: B. Armstrong

Seconded by: P. Squire

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, with the concurrence of the Director, Financial Services, the staff report dated November 13, 2018, with respect to the Request for Proposal 18-22 for the design, construction and operation of an Indigenous-led Licensed Child Care and Family Centre, BE RECEIVED. (2018-S12/F18)

Motion Passed

3. Scheduled Items

- 3.1 9th Report of the Accessibility Advisory Committee

Moved by: B. Armstrong

Seconded by: P. Squire

That the following actions be taken with respect to the 9th Report of the Accessibility Advisory Committee from its meeting held on October 25, 2018:

- a) the request for A. Salton, Manager, Zoning and Public Property Compliance, to forward any zoning applications with accessibility implications, to be considered by the Committee of Adjustment, to the Accessibility Advisory Committee, in a timely manner, for comment BE REFERRED to the Civic Administration for review; it being noted that the communication from S. Lewis, Chair, and J. Preston, Vice-Chair, Committee of Adjustment, as appended to the agenda, and a verbal delegation from M. Pease, Manager, Development Planning and S. Lewis, Chair, Committee of Adjustment, were received;
- b) delegation status BE APPROVED for representatives of the Accessibility Advisory Committee to speak at the December 10, 2018 meeting of the Community and Protective Services Committee regarding the Community Diversity and Inclusion Strategy (CDIS); it being noted that the Municipal Council resolution, from its meeting held on October 16, 2018, with respect to the CDIS, was received;
- c) that clause 4.1 of the above-noted Report BE REFERRED back to the Accessibility Advisory Committee for further clarification with the appropriate Civic Administration in attendance at that meeting;
- d) the following actions be taken with respect to the ACCAC Deferred Matters List:
 - i) the Civic Administration BE REQUESTED to provide the ACCAC with an update on the following two items for the Mayor's meeting with members of the ACCAC in June, 2018:
 - A) the creation of a "past-chair" non-voting position on the ACCAC;

- B) the active recruitment for ACCAC voting and non-voting positions; and,
- ii) the Civic Administration BE REQUESTED to attend a future meeting of the ACCAC to speak to the status of the City of London Facility Accessibility Design Standards Manual (FADS); and,
- e) clauses 1.1, 2.1, 2.2, 3.1, 3.3, 5.1 and 6.1, BE RECEIVED.

Yeas: (4): M. Cassidy, B. Armstrong, M. Salih, and P. Squire

Absent: (2): V. Ridley, and Mayor M. Brown

Motion Passed (4 to 0)

3.2 7th Report of the Community Safety and Crime Prevention Advisory Committee

Moved by: P. Squire

Seconded by: M. Salih

That the following actions be taken with respect to the 7th Report of the Community Safety and Crime Prevention Advisory Committee, from its meeting held on October 25, 2018:

- a) the following actions be taken with respect to Informed Response:
 - i) M. Hayward, City Manager, or designate, BE INVITED to attend a future Community Safety and Crime Prevention Advisory Committee meeting to provide an update on the completion of the Informed Response project;
 - ii) Dr. C. Mackie, Medical Officer of Health and Chief Executive Officer, Middlesex-London Health Unit, or designate, BE INVITED to attend the January, 2019 Community Safety and Crime Prevention Advisory Committee (CSCP) meeting to provide information on the issuance of a Standing Order and the effects of crystal methamphetamine and other psychosis inducing drugs, including the following:
 - A) ways the CSCP can support solutions;
 - B) providing examples of initiatives being undertaken in other cities; and,
 - C) an outline of Dr. C. Mackie's powers with respect to these matters;

it being noted that the CSCP reviewed and received the presentation, as appended to the above-noted report, from M. Hayward, City Manager, with respect to these matters;

- b) the following actions be taken with respect to the 5th and 6th Reports of the Community Safety and Crime Prevention Advisory Committee (CSCP), from the meetings held on June 28 and September 27, 2018, respectively:
 - i) the 5th and 6th Reports of the CSCP BE RECEIVED; and,
 - ii) that NO ACTION BE TAKEN with respect to the request to provide an update to the CSCP with respect to the City of London's undertaking relating to Bill C-175, Safer Ontario Act, 2017;
 - c) the following amendments to the Community Safety and Crime Prevention Advisory Committee Terms of Reference BE REFERRED to the comprehensive Advisory Committee review that is currently being undertaken:

- i) remove the reference to “the Neighbourhood Watch London Board of Directors” and the “Block Parent Central Committee” and replace it with “participating organizations and/or partners”;
 - ii) add the following community initiatives:
 - A) addiction;
 - B) mental health; and,
 - C) crime prevention;
 - iii) amend voting members by:
 - A) deleting “Traffic Safety Education Committee (Children’s Safety Village)” and replacing it with “Children’s Safety Village”; and,
 - B) adding various representation by the following:
 - 1) senior citizens;
 - 2) indigenous citizens;
 - 3) Urban League of London;
 - 4) newcomers to London/multicultural groups; and,
 - 5) London Economic Development Corporation;
 - iv) amend Non-Voting Members by:
 - A) deleting the word “Bureau” at the end of “Fire Prevention”; and,
 - B) adding “Addiction Services”;
 - v) delete the words “the Block Parent Central Committee” and “the Council for London Seniors”;
 - vi) adding the words “a minimum of” after “meetings shall be held”,
- it being noted that the CSCP will further review their Terms of Reference at their next meeting;
- d) the expenditure of up to \$2,150 BE APPROVED for the purchase of ten batteries for motorized cars, fifteen scooters and thirty bicycle seat clamps for the Children’s Safety Village; it being noted that the Community Safety and Crime Prevention Advisory Committee has sufficient funds in its 2018 Budget to accommodate this request; and,
 - e) clauses 1.1, 2.1, 3.2, 5.1, 5.4, 5.5 and 6.1 to 6.4, BE RECEIVED;
- it being noted that a verbal delegation from L. Norman, Community Safety and Crime Prevention Advisory Committee, was received with respect to this matter.

Yeas: (4): M. Cassidy, B. Armstrong, M. Salih, and P. Squire

Absent: (2): V. Ridley, and Mayor M. Brown

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: P. Squire

Seconded by: M. Salih

That the Deferred Matters List for the Community and Protective Services Committee, as at November 5, 2018, BE RECEIVED.

Yeas: (4): M. Cassidy, B. Armstrong, M. Salih, and P. Squire

Absent: (2): V. Ridley, and Mayor M. Brown

Motion Passed (4 to 0)

6. Confidential

That the Community and Protective Services Committee convene in closed session with respect to the following matter:

6.1. Land Acquisition Resolution

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose; commercial and financial information supplied in confidence, the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied and result in undue loss or gain to any person, group, committee or financial institution or agency with respect to a property acquisition.

6.2. Personal Matters/Identifiable Individual

Personal matters pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List.

Motion Passed

The Community and Protective Services Committee convened in camera from 4:48 PM to 4:54 PM with respect to the above-noted matter.

7. Adjournment

The meeting adjourned at 4:55 PM.

Audit Committee Report

3rd Meeting of the Audit Committee
November 7, 2018

PRESENT: P. Hubert (Chair), A. Hopkins, S. Turner, M. van Holst, S. Khullar
ALSO PRESENT: ALSO PRESENT: A.L. Barbon, B. Card, I. Collins, K. den Bok
(KPMG), J. Freeman, L. Livingstone, S. Oldham, J. Pryce
(Deloitte), M. Redden (KPMG), J. Richardson, A. Ruffudeen
(Deloitte), G. Smith, S. Spring, S. Swance and B. Westlake-
Power

The meeting was called to order at 12:01 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

None.

3. Scheduled Items

None.

4. Items for Direction

4.1 Internal Audit Summary Update Memo

That the memo dated October 29, 2018 from Deloitte, providing an internal audit summary update, BE RECEIVED.

Motion Passed

4.2 Observation Summary as at October 29, 2018

That the Observation Summary from Deloitte, as of October 29, 2018, BE RECEIVED.

Motion Passed

4.3 June 2017 - December 2018 Internal Audit Dashboard as at October 29, 2018

That the communication from Deloitte, with respect to the June 2017 - December 2018 Internal Audit Dashboard as at October 29, 2018, BE RECEIVED.

Motion Passed

4.4 Procurement Process Assessment

That the Audit Report with respect to the Procurement Process Assessment issued October 26, 2018, BE RECEIVED and the recommendations BE IMPLEMENTED.

Motion Passed

4.5 Homeless Prevention Assessment

That the Audit Report with respect to the Homeless Prevention Assessment issued October 29, 2018, BE RECEIVED and the recommendations BE IMPLEMENTED.

Motion Passed

5. Deferred Matters/Additional Business

None.

6. Confidential (Enclosed for Members only.)

6.1 Personal Matters/Identifiable Individual/Solicitor-Client Privileged Advice

That the Audit Committee BE CONVENED in closed session with respect to item 6.1, a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees, with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Motion Passed

The Audit Committee convened in closed session from 12:51 PM to 1:18 PM.

7. Adjournment

The meeting adjourned at 1:18 PM.

Bill No. 612
2018

By-law No. A.-____-____

A by-law to confirm the proceedings of the
Council Meeting held on the 20th day of
November, 2018.

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 Municipal Board 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.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

Bill No. 613
2018

By-Law No. A.-____-____

A by-law to exempt from taxation for municipal and school purposes a portion of the multi-residential assessed value of the property at 356 Dundas Street, in the City of London.

WHEREAS Section 110 of the *Municipal Act, 2001*, S.O.2001 c.25 as amended (the "Act") provides that the council of a municipality may exempt from taxation for municipal and school purposes land or a portion of it on which municipal capital facilities, including municipal housing project facilities, are or will be located;

AND WHEREAS pursuant to Section 110(1) of the Act the Corporation of the City of London has entered into an agreement with 2363289 Ontario Inc. dated December 9, 2016 for the provision of municipal housing project facilities on the property at 356 Dundas Street (the "Property");

AND WHEREAS it is deemed expedient to exempt from taxation for municipal and school purposes a portion of the multi-residential assessed value of the Property owned by 2363289 Ontario Inc. upon which municipal housing project facilities are or will be located;

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

1. A portion of the multi-residential assessed value of the Property described in Schedule A attached hereto, and on which municipal housing project facilities are or will be located, shall be exempt from taxation for municipal and school purposes in accordance with this by-law.
2. A portion of the assessed value for the Property shall be exempt from taxation each year so that the total of the property tax payable for the Property will be equal to the total taxes which would be payable if the Property were assessed in the residential class.
3. The exemption provided for in this by-law shall be effective from October 2018 for a period of 35 years.
4. Each year the Property will be returned on the assessment roll as taxable and the amount of the exemption referred to above will be calculated by the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer.
5. In this by-law, total property taxes means the sum of the property taxes for municipal and school purposes, and includes any adjustments under part ix of the Municipal Act 2001.
6. This by-Law comes into force on the date that it is passed.

PASSED in Open council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"

Number of Units: 50 affordable units and 19 market units

Property Address: 356 Dundas Street, London

PIN: 08271-0079LT

Description: PT LT 7 S/E QUEENS AV & W ½ LT 7 N/E DUNDAS ST, PTS, 1, 2, 3, 4
33R4290; CITY OF LONDON

Bill No. 614
2018

By-law No. C.P.-____-____

A by-law to exempt from Part-Lot Control lands located on the north side of Callingham Drive, west of Villagewalk Boulevard; being composed of all of Block 2 and 3 of Plan 33M-664, more accurately described as Parts 1-31 inclusive on Reference Plan 33R-20244 in the City of London and County of Middlesex.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Town and Country Developments (2005) Inc., it is expedient to exempt lands located on the north side of Callingham Drive, west of Villagewalk Boulevard; legally described as Blocks 2 and 3 in Registered Plan 33M-664, London, from Part Lot Control;

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

1. Lands located on the north side of Callingham Drive, west of Villagewalk Boulevard; being composed of all of Block 2 and 3 of Plan 33M-664, in the City of London and County of Middlesex, more accurately described as Parts 1-31 inclusive on Reference Plan 33R-20244 are hereby exempted from Part Lot Control pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended; for a period not to exceed three (3) years;
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

Bill No. 615
2018

By-law No. C.P.-_____-_____

A by-law to deem a portion of Registered Plan 33M-177 not to be a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act, R.S.O. 1990, c. P.13*.

WHEREAS subsection 50(4) of the *Planning Act* provides that the council of a local municipality may by by-law designate any plan of subdivision or part thereof that has been registered for eight years or more, and deem it not to be a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;

AND WHEREAS Lots 21 and 23 are currently separate lots within the registered plan;

AND WHEREAS Registered Plan No. 33M-177 has been registered for more than eight years;

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

1. That the following lots on Registered Plan 33M-177 shall be deemed not to be a registered plan of subdivision for the purposes of Section 50(3) of the *Planning Act*: Lots 21 and 23 on 33M-177, City of London, County of Middlesex being all of PINs 08208-0054 and 08208-0056.
2. This by-law comes into force on the day it is enacted by the Council of the Corporation of the City of London, subject to the provisions of subsection 50(27) of the *Planning Act*.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

Bill No. 616
2018

By-law No. C.P.-____-____

A by-law to exempt from Part-Lot Control, lands located on Asima Drive, west side of Jackson Road, legally described as Block 55 in Registered Plan 33M-699.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Rockwood Homes, it is expedient to exempt lands located on Asima Drive, west of Jackson Road, legally described as Block 55 in Registered Plan 33M-699, from Part-Lot Control;

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

1. Block 55 in Registered Plan 33M-699, located on Asima Drive, west of Jackson Road, are hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, for a period not to exceed three (3) years; it being pointed out that these lands are zoned to permit street townhouse dwellings in conformity with the Residential R4 Special Provision (R4-5(2)) Zone of the City of London Zoning By-law No. Z-1, covering the subject area.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on November 20, 2018

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - November 20, 2018
Second Reading – November 20, 2018
Third Reading - November 20, 2018

Bill No. 617
2018

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to 230 North Centre Road.

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 – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of certain lands described herein from Multi-Family, Medium Density Residential to Multi-Family, High Density Residential on Schedule “A”, Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 230 North Centre Road in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the Provincial Policy Statement, 2014, and the Multi-Family, High Density Residential policies of the Official Plan and the Transit Village Place Type policies of The London Plan.

The recommended amendment will facilitate a residential apartment building which is compatible with the surrounding land uses.

D. THE AMENDMENT

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

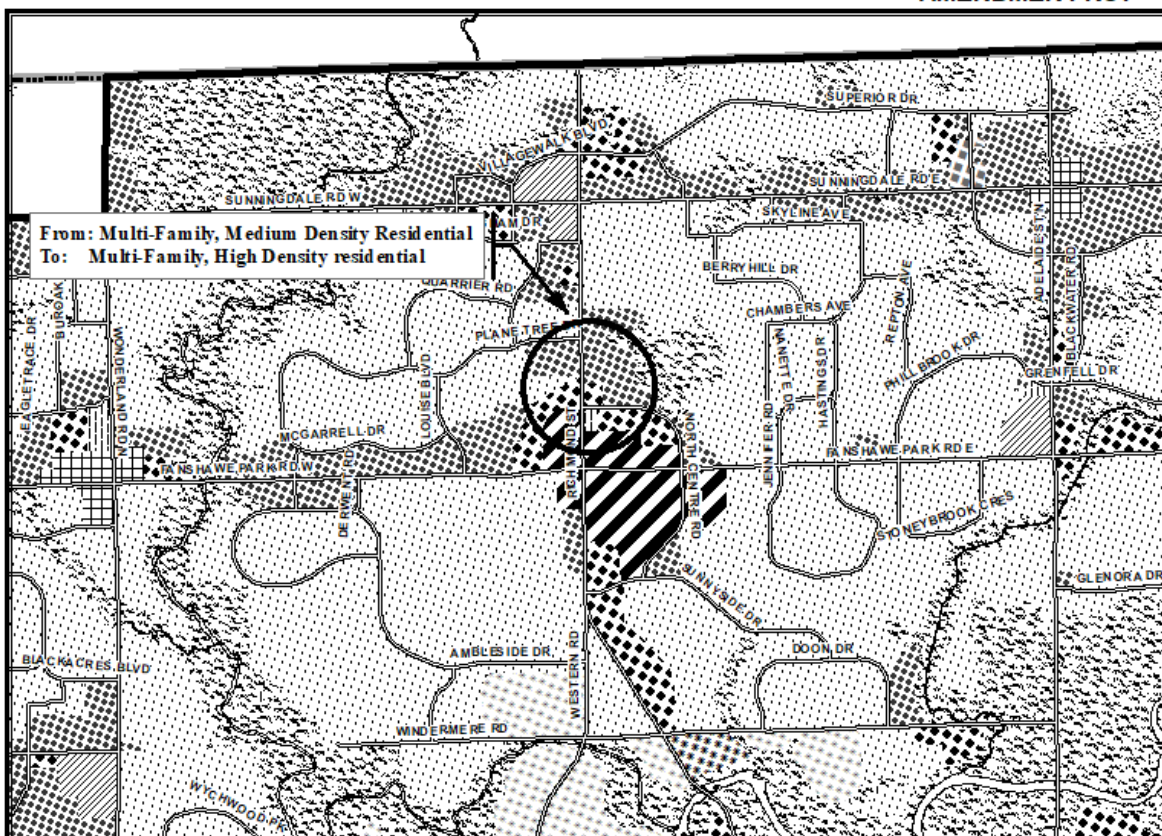
Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 230 North Centre Road in the City of London, as indicated on “Schedule 1” attached hereto from Multi-Family, Medium Density Residential to Multi-Family, High Density Residential.

SCHEDULE "A"



SCHEDULE "1"

AMENDMENT NO: _____



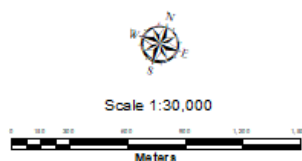
Legend

Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**
AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8874
PLANNER: MC
TECHNICIAN: MB
DATE: 2018/04/13

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consol\00\amendments\oz-83\10\mxd\scheduleA_b&w_8x11_with_SWAP.mxd

Bill No. 618
2018

By-law No. S.____ - ____

A by-law to assume certain works and services
in the City of London. (Crestwood Subdivision -
Phase 3, Plan 33M-696)

WHEREAS the Managing Director, Environmental & Engineering Services
and City Engineer of The Corporation of the City of London has reported that works and
services have been constructed to his satisfaction in Crestwood Subdivision - Phase 3,
Plan 33M-696;

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:

Crestwood Subdivision Phase 3, Plan 33M-696
Norquay Buttonbush Land Corp. c/o Craig Linton

Collins Drive - All;
Cranbrook Road - All;
Thornley Street - All;
Blocks 67 - Walkway - All

2. The warranty period for the works and services in the subdivision referred
to in Section 1 of this by-law is for a period November 21, 2018 to November 20, 2019.

3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

Bill No. 619
2018

By-law No. S.____ - ____

A by-law to assume certain works and services
in the City of London. (North Lambeth
Subdivision - Phase 2, Plan 33M-524)

WHEREAS the Managing Director, Environmental & Engineering Services
and City Engineer of The Corporation of the City of London has reported that works and
services have been constructed to his satisfaction in North Lambeth Subdivision -
Phase 2, Plan 33M-524;

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:

North Lambeth Subdivision - Phase 2, Plan 33M-524

North Lambeth Inc.
c/o Oliver & Associates

Clayton Walk - All;
Isaac Drive - From North of Clayton Walk to Limit of Plan;
Angela Court - All;
Block 41 - Storm Channel

2. The warranty period for the works and services in the subdivision referred
to in Section 1 of this by-law is for a period November 21, 2018 to November 20, 2019.

3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

Bill No. 620
2018

By-law No. S.____ - ____

A by-law to assume certain works and services
in the City of London. (North Lambeth
Subdivision - Phase 3, Plan 33M-663)

WHEREAS the Managing Director, Environmental & Engineering Services and City Engineer of The Corporation of the City of London has reported that works and services have been constructed to his satisfaction in North Lambeth Subdivision - Phase 3, Plan 33M-663;

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:

North Lambeth Subdivision - Phase 3, Plan 33M-663

North Lambeth Inc.
c/o Oliver & Associates

Isaac Court - All;
Block 24 - Open Space

2. The warranty period for the works and services in the subdivision referred to in Section 1 of this by-law is for a period November 21, 2018 to November 20, 2019.

3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

Bill No. 621
2018

By-law No. S.____ - ____

A by-law to assume certain works and services
in the City of London. (North Uplands
Subdivision - Phase 2 (Powell Farm), Plan
33M-680)

WHEREAS the Managing Director, Environmental & Engineering Services
and City Engineer of The Corporation of the City of London has reported that works and
services have been constructed to his satisfaction in North Uplands Subdivision - Phase
2 (Powell Farm), Plan 33M-680;

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:

North Uplands Subdivision - Phase 2 (Powell Farm), Plan 33M-680
2047790 Ontario Inc.
c/o Z-Group, Dara Honeywood

Canvas Way - All;
Dauncey Crescent - All;
Jackpine Way - All;
Superior Drive - All;
Block 104 - Open Space;
Block 105 - Parkland Including Storm Sewers;
Block 106 & 107 - Walkways Including Storm Sewers;

2. The warranty period for the works and services in the subdivision referred
to in Section 1 of this by-law is for a period November 21, 2018 to November 20, 2019.

3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

Bill No. 622
2018

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 part of Bradley Avenue West, between Wonderland Road South and Wharncliffe Road South)

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 part of Bradley Avenue West, between Wonderland Road South and Wharncliffe Road South, namely:

“Part of Lots 35 and 36 in Concession 2, in the geographic Township of Westminster, now in the City of London, designated as Parts 1, 2 and 3 on Reference Plan 33R-15502.”

And

“Part of Lots 35 and 36 in Concession 2, in the geographic Township of Westminster, now in the City of London, designated as Parts 4, 5 and 6 on Reference Plan 33R-15502.”

And

“All of Block 93 on Registered Plan 33M-602, in the City of London and County of Middlesex.”

And

“All of Block 95 on Registered Plan 33M-602, in the City of London and County of Middlesex.”

And

“All of Block 97 on Registered Plan 33M-641, in the City of London and County of Middlesex.”

2. This by-law comes into force and effect on the day it is passed.

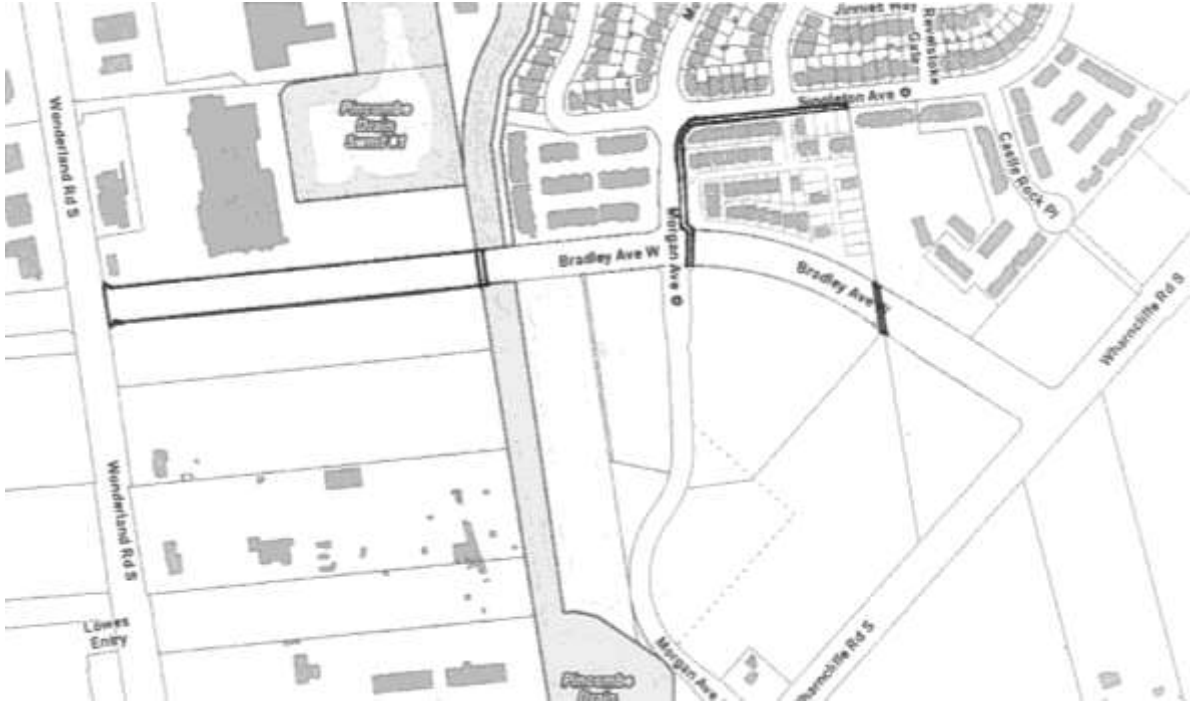
PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - November 20, 2018
Second Reading - November 20, 2018
Third Reading - November 20, 2018

LOCATION MAP



 SUBJECT LANDS

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Queens Avenue, west of the Thames River) (as widening to Queens Avenue, east of the Thames River) (as widening to Harris Park Gate, south of Queens Avenue) (as widening to Dundas Street, east of the Thames River)

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 Queens Avenue, west of the Thames River, Queens Avenue, east of the Thames River, Harris Park Gate, south of Queens Avenue, and Dundas Street, east of the Thames River, namely:

“Part of Lots 1, 2 and 3 North of Dundas Street on Registered Plan 347(W), in the City of London and County of Middlesex designated as Part 2 on Reference Plan 33R-20214.”

And

“Part of Lot 3 North of Dundas Street on Registered Plan 347(W), in the City of London and County of Middlesex designated as Part 3 on Reference Plan 33R-20214.”

“Part of Lot 1 West of Ridout Street on Registered Plan 61(W) and Part of Queens Avenue (formerly Carling Street and North Street), in the City of London and County of Middlesex designated as Part 4 on Reference Plan 33R-20214.”

“Part of Carling Street (closed by By-law S.-1967-252, Instrument No. 512672), in the City of London and County of Middlesex designated as Part 5 on Reference Plan 33R-20214.”

And

“Part of Lands adjoining to the West of Lot 25, North of West Dundas Street and lying East of the River Thames on Crown Plan 30, in the City of London and County of Middlesex, designated as Part 6 on Reference Plan 33R-20214.”

“Part of Lands adjoining to the West of Lot 25, North of West Dundas Street and lying East of the River Thames on Crown Plan 30, in the City of London and County of Middlesex, designated as Part 7 on Reference Plan 33R-20214.”

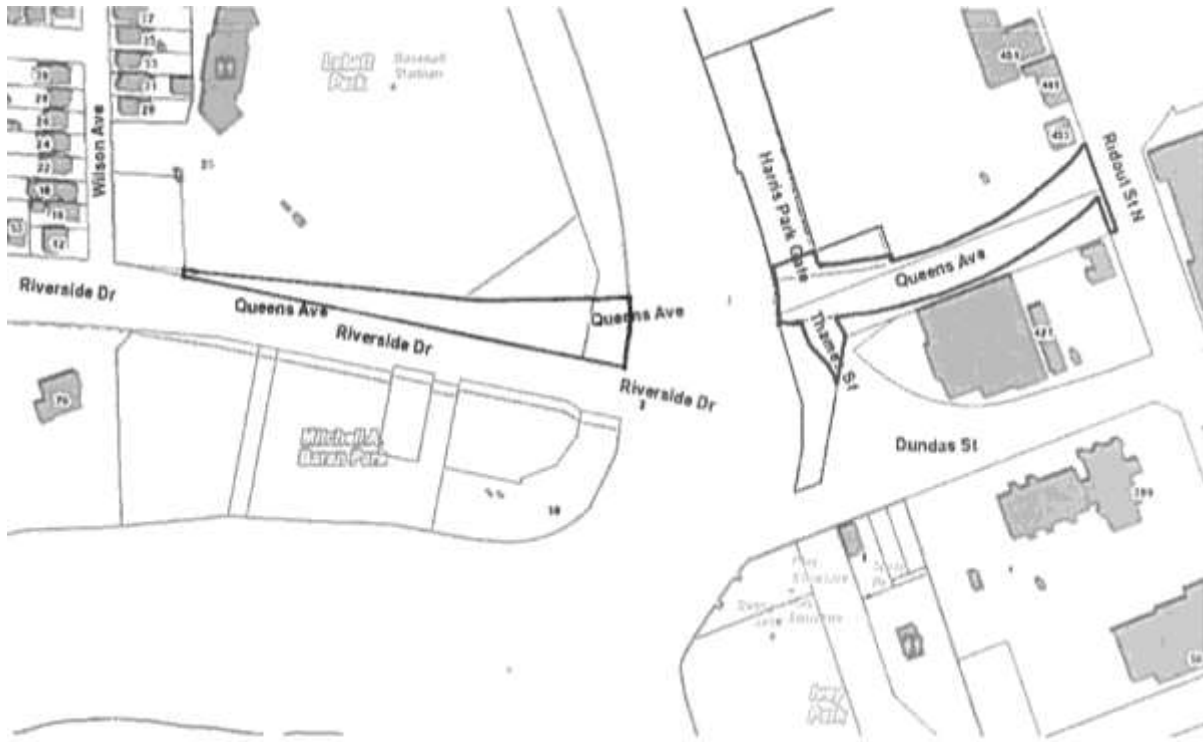
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

LOCATION MAP



 SUBJECT LANDS

Bill No. 624
2018

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 Ridout Street North, north of Albert Street)

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 Ridout Street North, north of Albert Street, namely:

“Part of Lot 46 on Registrar’s Compiled Plan 1032, in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-20127.”

2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - November 20, 2018
Second Reading - November 20, 2018
Third Reading - November 20, 2018

LOCATION MAP



 SUBJECT LANDS

Bill No. 625
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 100 Kellogg Lane and 1127 Dundas Street.

WHEREAS 1803299 Ontario Inc. has applied to remove the holding provision from the zoning for lands located at 100 Kellogg Lane and 1127 Dundas Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

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 100 Kellogg Lane and 1127 Dundas Street, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Special Provision Business District Commercial (BDC1*BDC2(12)) Zone and a Special Provision Business District Commercial (BDC1*BDC2(13)) Zone comes into effect.
2. The by-law shall come into force and effect on the day it is passed.

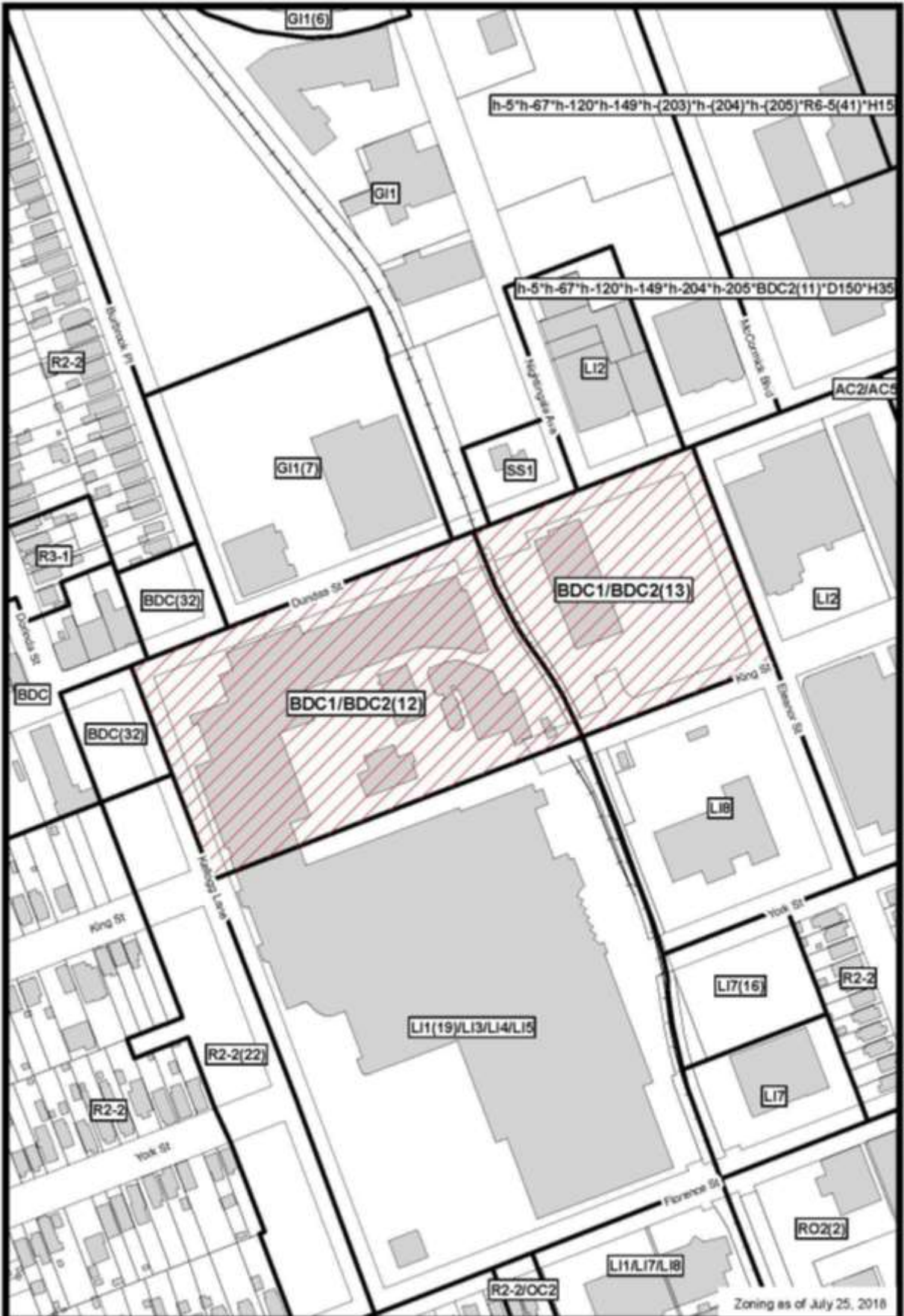
PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"



Zoning as of July 25, 2018

File Number: H-8957
 Planner: MS
 Date Prepared: 2018/09/28
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500



Bill No. 626
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 3105 Bostwick Road.

WHEREAS Topping Family Farm Inc. has applied to remove the holding provision from the zoning for a portion of the lands located at 3105 Bostwick Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

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 3105 Bostwick Road, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Special Provision Residential R2 (R2-4(2)) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

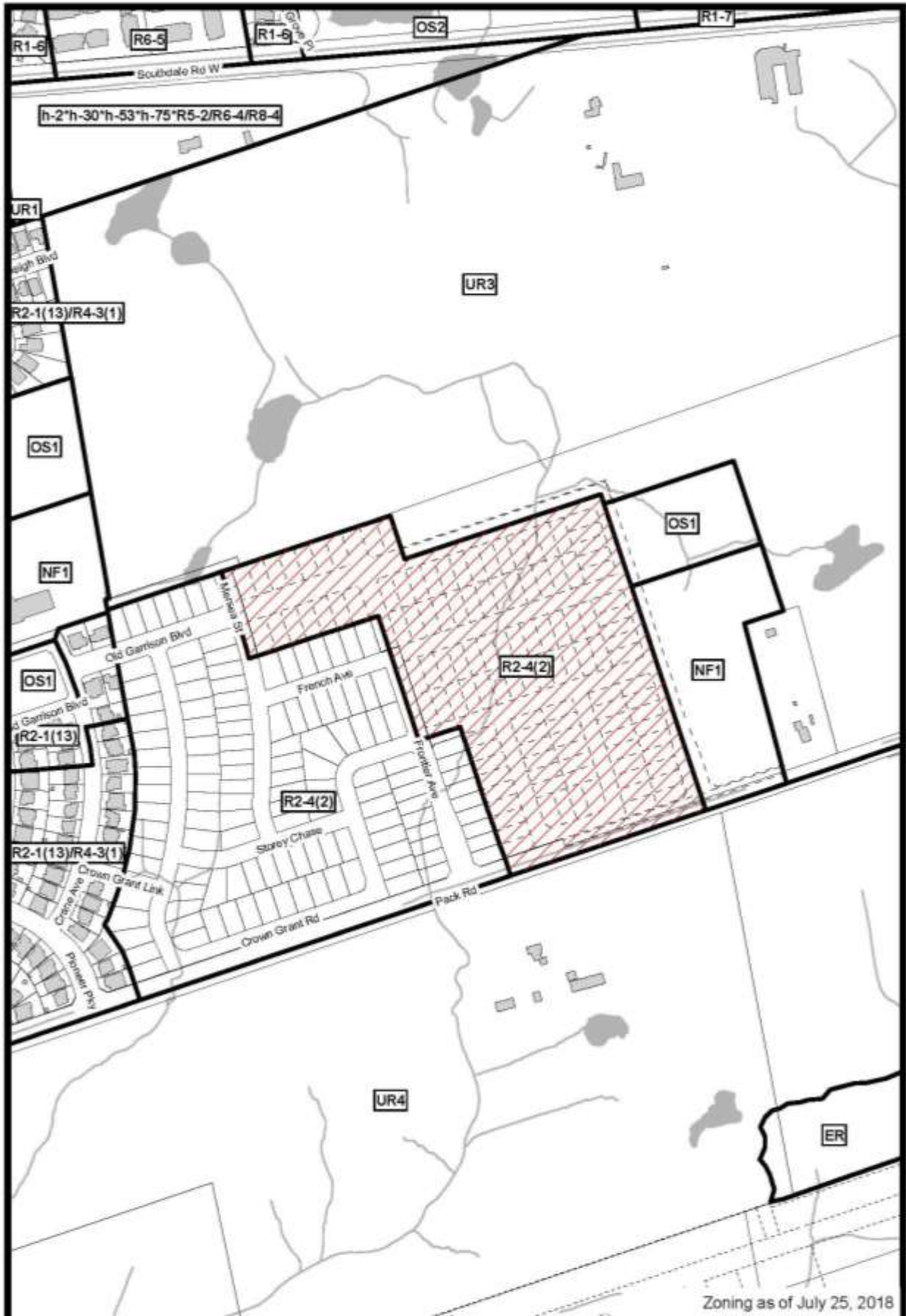
PASSED in Open Council on November 20, 2018.



Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"



<p>File Number: H-8968 Planner: MS Date Prepared: 2018/10/16 Technician: RC By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters </p>
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Bill No. 627
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning of the land located at 1233 and 1237 Sandbar Street.

WHEREAS 905 Sarnia Inc. has applied to remove the holding provisions from the zoning for the land located at 1233 and 1237 Sandbar Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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 the lands located at 1233 and 1237 Sandbar Street, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R1 Special Provision (R1-13 (3)) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"



File Number: H-8970
 Planner: CS
 Date Prepared: 2018/10/25
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE



1:1,500

0 5 10 20 30 40 Meters



Bill No. 628
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone the property located at 1175 Blackwell Boulevard.

WHEREAS 700531 Ontario Limited has applied to rezone the property located at 1175 Blackwell Boulevard as shown on the map attached as Schedule “A” to this by-law, as set out below;

AND WHEREAS this rezoning 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 as amended, is amended by changing the zoning applicable to lands located at 1175 Blackwell Boulevard as shown on the map attached as Schedule “A” to this by-law from a Residential R4 (R4-5) Zone to a Residential R5 (R5-5) Zone.
2. 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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 20, 2018.



Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"



<p>File Number: Z-8954 Planner: MS Date Prepared: 2018/10/17 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p>
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Bill No. 629
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 131 King Street.

WHEREAS York Development has applied to rezone an area of land located at 131 King Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning 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 131 King Street, as shown on the attached map comprising part of Key Map No. A.107, from a Holding Downtown Area Special Provision (h-3*DA1(6)*D350) Zone to a Holding Downtown Area Special Provision Bonus (h-18*DA1(6)*D350*B(_)) Zone.

2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B(_) 131 King Street

The Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high quality residential apartment building, with a maximum of 30-storeys, 266 dwelling units and density of 931 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law; and

i) Public Parking

The provision of 41 publicly accessible parking spaces on level 1 of the underground parking facility and accessed from York Street. An agreement shall be entered into between the Corporation of the City of London and the property owner to facilitate this requirement.

ii) Design Feature

As depicted in the elevations shown in Schedule "1" to the amending By-law a design feature will be located over the main vehicular access off of King Street. The details for this feature, including design, appearance and materials, will be determined in consultation with Staff through the site plan approvals process.

iii) Public Art

The financial contribution of funding to a future public art project within the Downtown Area in the amount of 1% of the construction value up to a maximum of \$250,000, to be provided at the time of site plan approval.

iv) 3 levels of underground parking

v) Publicly accessible civic space located at the York Street entrance.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations:

- | | | |
|------|--|----------------------------|
| i) | Density | 931 uph |
| ii) | Height
(Maximum): | 102 metres
(334.6 feet) |
| iii) | Residential Component
Easterly Side Yard
(Minimum): | 1.2 metres |
| iv) | Residential Component
Westerly Side Yard
(Minimum): | 1.5 metres |
| v) | Residential Component
Northerly Side Yard
(Minimum): | 1.3 metres |

3) The inclusion in this by-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

4) This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

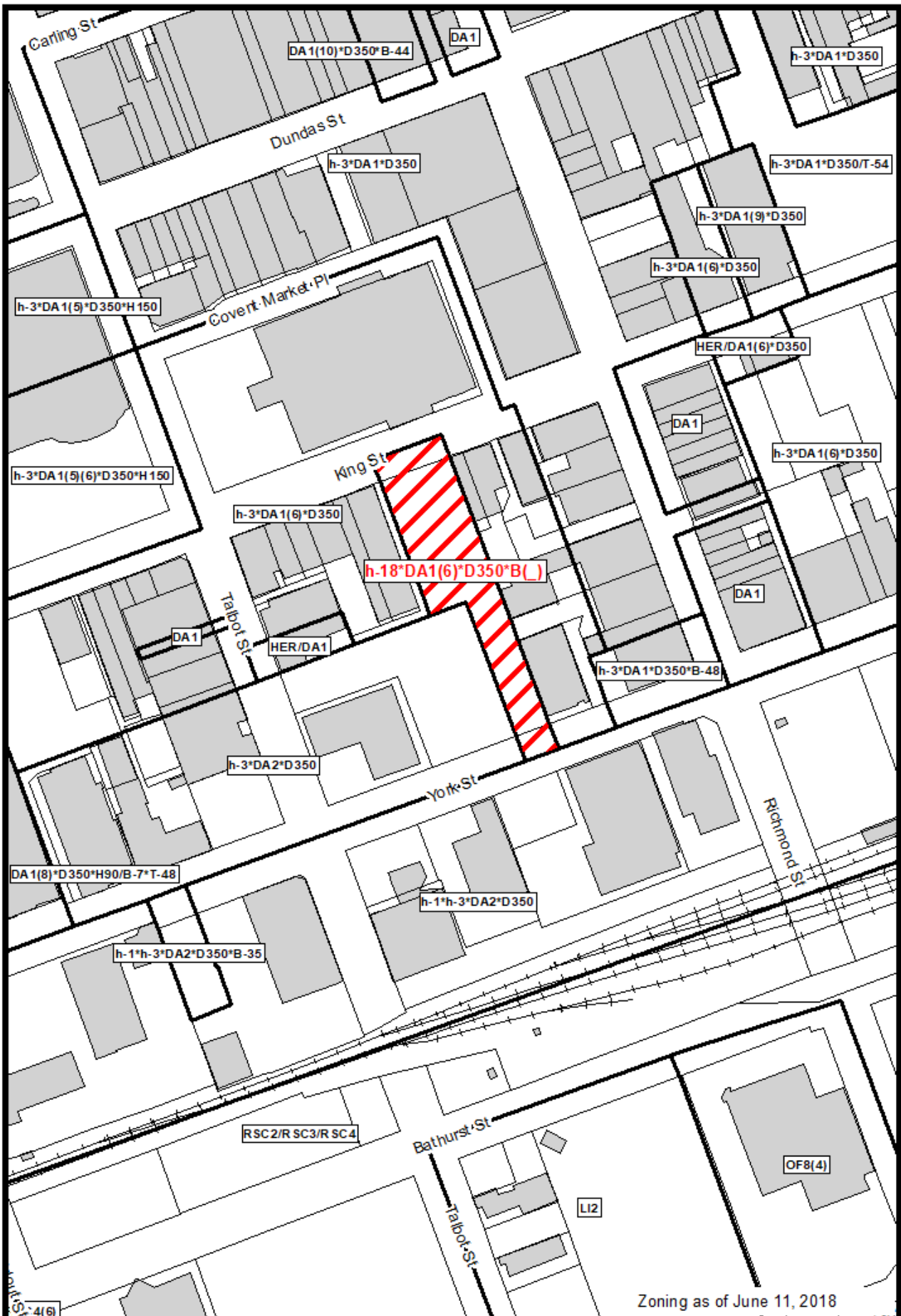
PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor


Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

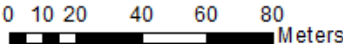
SCHEDULE "A"




File Number: Z-8902
Planner: MC
Date Prepared: 2018/07/16
Technician: MB
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000





Bill No. 630
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 809 Dundas Street.

WHEREAS Paramount Development (London) Inc. has applied to rezone
an area of land located at 809 Dundas Street, as shown on the map attached to this by-
law, as set out below;

AND WHEREAS this rezoning 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 809 Dundas Street, as shown on the attached map
comprising part of Key Map No. A108 from an Office Residential/Business District
Commercial Special Provision (OR*BDC(20)*D250*H46) Zone to a holding Business
District Commercial Special Provision Bonus (h-17*h-18*BDC(20)*D250*DH46*B-_)
Zone.
- 2) Schedule "B" to By-law No. Z.-1 is amended by extending Parking Area 1
to the entirety of the subject lands.
- 3) Section Number 4.3 of the General Provisions is amended by adding the
following Site Specific Bonus Provision:

B() 809 Dundas Street

The Bonus Zone shall be enabled through one or more agreements to facilitate
the development of a high quality apartment building with a maximum of 24
storeys, 480 dwelling units and density of 710 units per hectare, which
substantively implements the Site Plan and Elevations attached as Schedule "1"
and Schedule "2" to the amending by-law; and

- i) Provision of one level of underground parking
- ii) Provision of Affordable Housing

The provision of 25 affordable housing units, established by agreement at 95% of
average market rent for a period of 25 years. An agreement shall be entered into
with the Corporation of the City of London, to secure said affordable housing
units for the 25 year term.

The following special regulations apply within the bonus zone:

- a) Regulations:
 - i) For the purpose of this by-law the front lot line shall be
deemed to be Dundas Street
 - ii) Density: 710 units per hectare
(Maximum):
 - iii) Height: 82 metres
(Maximum): (269 ft)

iv)	Front Stepback of Tower above the Third Storey (Minimum):	11 metres (36 ft)
v)	Individual Tower floor plate above 3 rd Storey (Maximum):	1,060m ² (11,409 sq ft)
vi)	Ground Floor Commercial Uses (Minimum):	1,750m ² (18,836 sq ft)

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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"



File Number: Z-8875
 Planner: SW
 Date Prepared: 2018/10/23
 Technician: RC
 By-Law No: Z.-1-

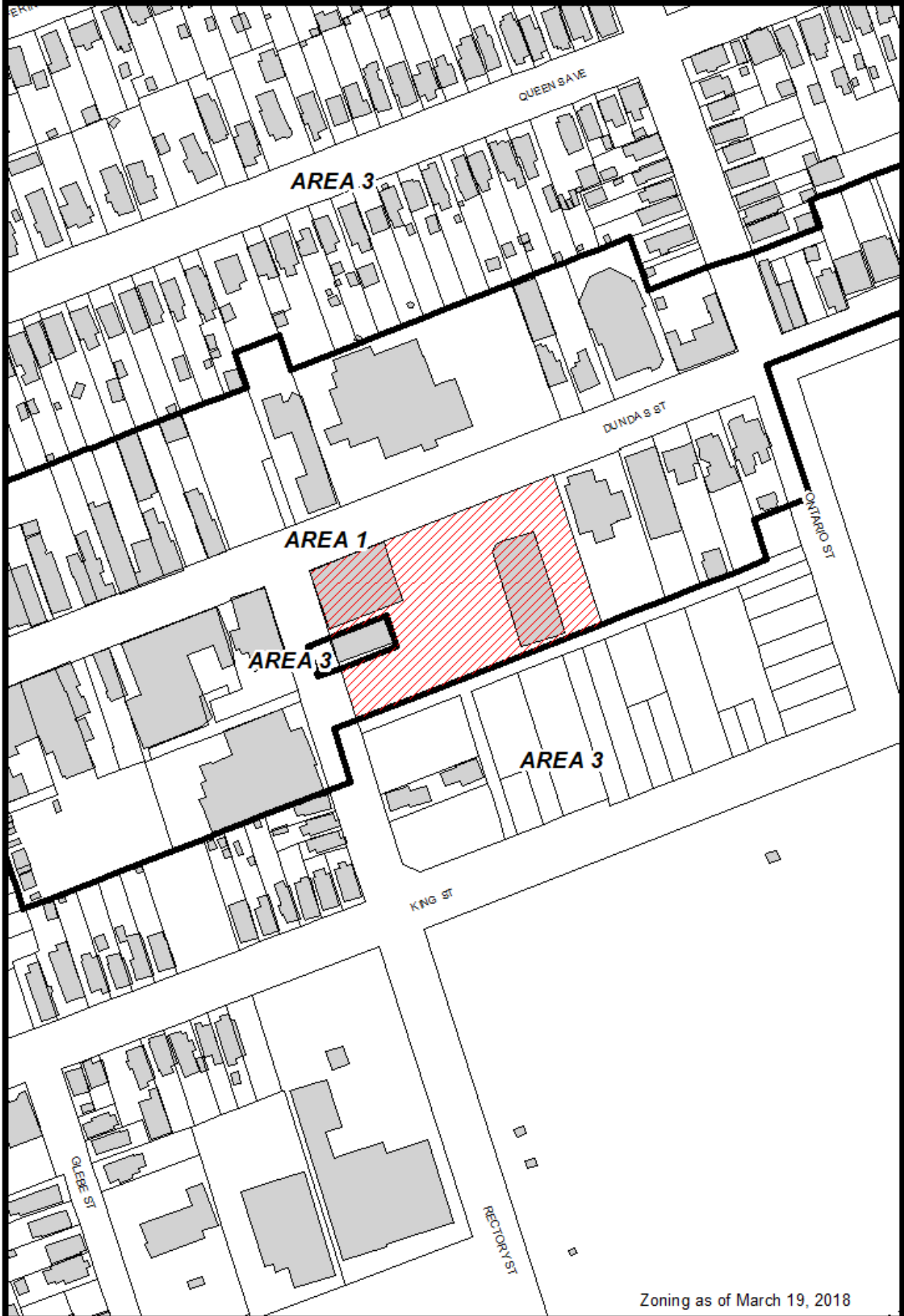
SUBJECT SITE 

1:2,000


0 10 20 40 60 80 Meters



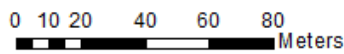
SCHEDULE "B"



File Number: Z-8875
Planner: SW
Date Prepared: 2018/04/27
Technician: ZZ
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000



Bill No. 631
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 230 North Centre Road.

WHEREAS The Tricar Group has applied to rezone an area of land located at 230 North Centre Road, 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;

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 230 North Centre Road, as shown on the attached map comprising part of Key Map No. A.102, from a Holding Residential R5/R7/R8 (h-5*R5-7/R7*D75*H12/R8-4*H12) Zone to a Holding Residential R9 Bonus (h-183*R9-7*B(_)) Zone.

2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B(_) 230 North Centre Road

The Bonus Zone shall be implemented through the required development agreements to facilitate the development of a high quality residential apartment building, with a maximum of 15-storeys, 222 dwelling units and density of 192 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law; and

i) Transit Station

The financial contribution of funding to the future Transit Station at Masonville Mall in the amount of 1% of the construction value up to \$250,000, for the provision of facilities, services, programming, public art or other matters for positive project enhancements to be provided at the time of site plan approval or construction of the station, whichever occurs first.

ii) 1 level of underground parking

iii) Publicly accessible civic space located at the southwest corner.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations:

- | | |
|-----------------------|------------------------|
| i) Density | 192 uph |
| ii) Height (Maximum): | 56 metres (183.7 feet) |

iii)	Front Yard Depth for floors 1-3 (Minimum):	4.5 metres (14.76ft)
iv)	Exterior Side Yard Depth for floors 1-2 (Minimum):	7.5 metres (24.60ft)
v)	Rear Yard Depth for floors 1-3 (Minimum):	3.5 metres (11.48ft)
vi)	Rear Yard Depth for floors 4-14 (Minimum):	6 metres (19.68ft)
vii)	Rear Yard Depth for floor 15 (Minimum):	8.5 metres (26.25ft)
viii)	Maximum Lot Coverage (Maximum):	64.5%
ix)	Landscaped Open Space (Minimum):	28.5%

3) The inclusion in this by-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

4) This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 20, 2018.




Matt Brown
Mayor

Catharine Saunders
City Clerk

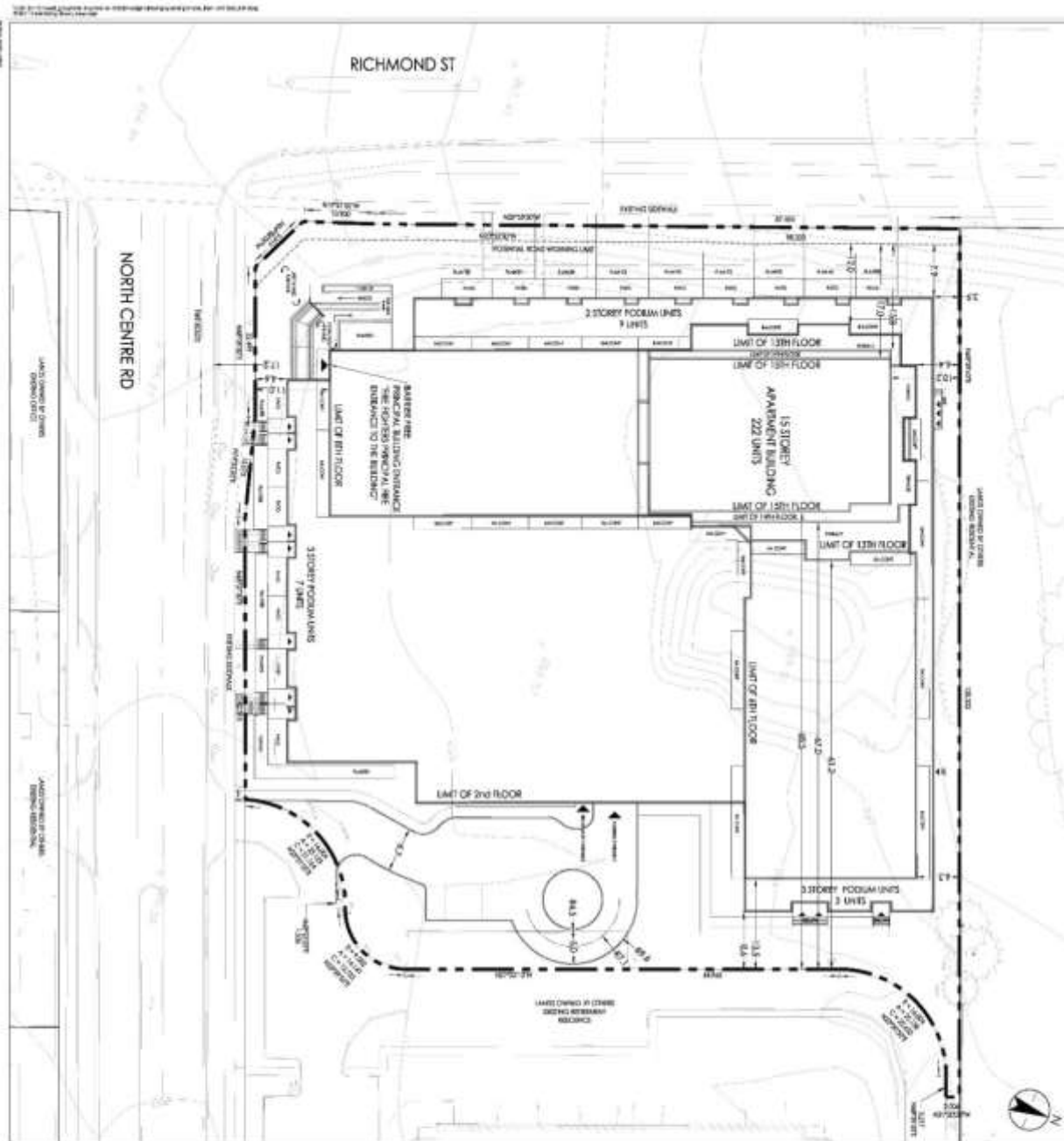
First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"



<p>File Number: OZ-8874 Planner: MC Date Prepared: 2018/06/14 Technician: MB By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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SCHEDULE "1"



Stantec

Stantec
480-111 Stantec Building
100-10000 104th Avenue
Edmonton, Alberta T5A 0K6
Canada
Tel: 780.443.9200
Fax: 780.443.9201
www.stantec.com

Project No. 200-111-10
Drawing No. 200-111-10-01
Scale: 1/8" = 1'-0"
1 of 1

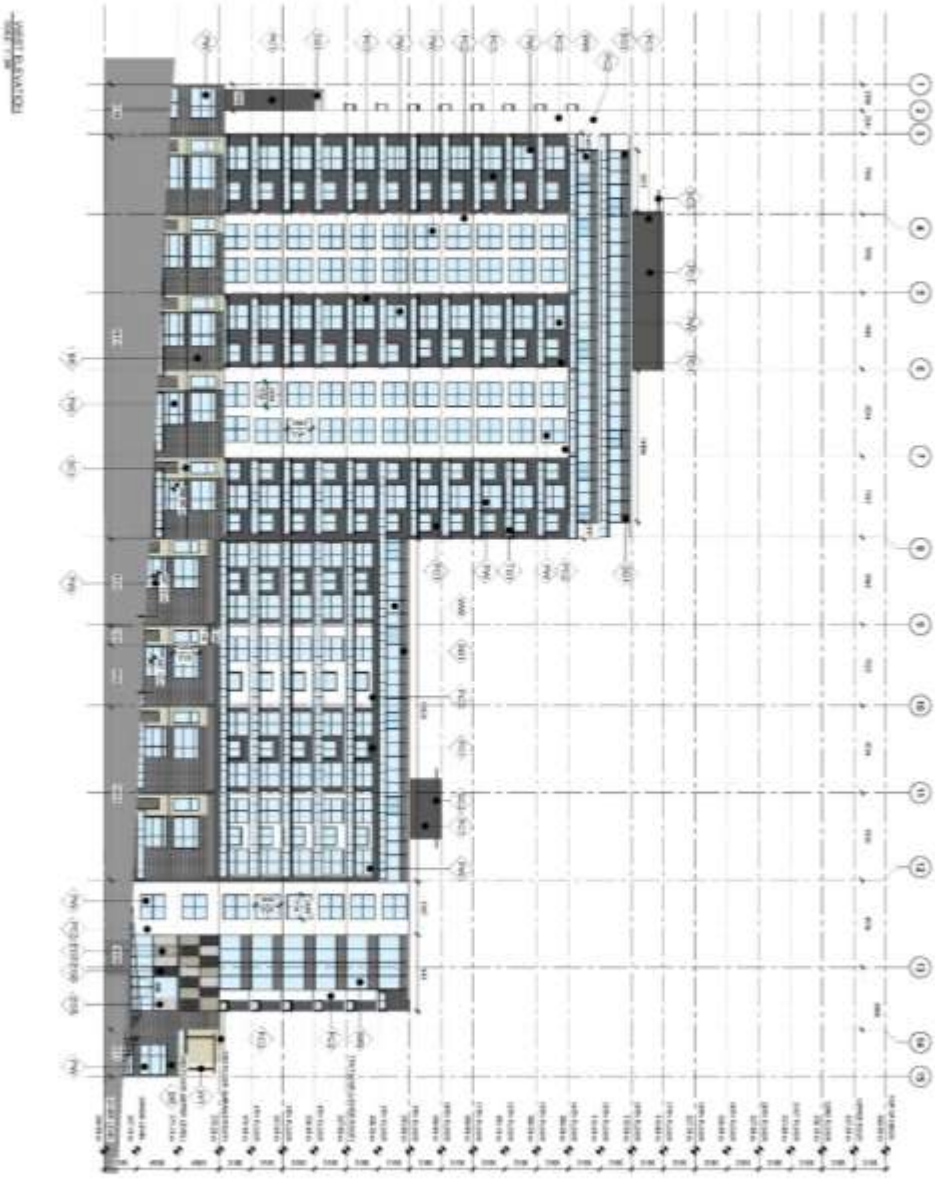
Client/Owner:
THE TRICOR GROUP
200 NORTH CENTRE ROAD
Edmonton, ON Canada

Site PLAN

Revision

Rev.	Description	Date
1	ISSUED FOR PERMIT	2011-01-10
2	ISSUED FOR PERMIT	2011-01-10
3	ISSUED FOR PERMIT	2011-01-10
4	ISSUED FOR PERMIT	2011-01-10
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- REVISIONS**
- 1. REVISION 1: 2024-01-15
 - 2. REVISION 2: 2024-01-15
 - 3. REVISION 3: 2024-01-15
 - 4. REVISION 4: 2024-01-15
 - 5. REVISION 5: 2024-01-15
 - 6. REVISION 6: 2024-01-15
 - 7. REVISION 7: 2024-01-15
 - 8. REVISION 8: 2024-01-15
 - 9. REVISION 9: 2024-01-15
 - 10. REVISION 10: 2024-01-15
 - 11. REVISION 11: 2024-01-15
 - 12. REVISION 12: 2024-01-15
 - 13. REVISION 13: 2024-01-15
 - 14. REVISION 14: 2024-01-15
 - 15. REVISION 15: 2024-01-15
 - 16. REVISION 16: 2024-01-15
 - 17. REVISION 17: 2024-01-15
 - 18. REVISION 18: 2024-01-15
 - 19. REVISION 19: 2024-01-15
 - 20. REVISION 20: 2024-01-15



kasian

Architectural Firm

230 NORTH CENTRE ROAD

SINGAPORE

WEST ELEVATION

A2-02

- CONSTRUCTION**
- ◇ 010 - WALL - CONCRETE
 - ◇ 020 - CONCRETE - SLAB
 - ◇ 030 - CONCRETE - COLUMN
 - ◇ 040 - CONCRETE - BEAM
 - ◇ 050 - CONCRETE - STAIR
 - ◇ 060 - CONCRETE - BALCONY
 - ◇ 070 - CONCRETE - TERRACE
 - ◇ 080 - CONCRETE - ROOF
 - ◇ 090 - CONCRETE - CORE
 - ◇ 100 - CONCRETE - CHIMNEY
 - ◇ 110 - CONCRETE - RETAINING WALL
 - ◇ 120 - CONCRETE - FOUNDATION
 - ◇ 130 - CONCRETE - PILING
 - ◇ 140 - CONCRETE - RETAINING WALL
 - ◇ 150 - CONCRETE - FOUNDATION
 - ◇ 160 - CONCRETE - PILING
 - ◇ 170 - CONCRETE - RETAINING WALL
 - ◇ 180 - CONCRETE - FOUNDATION
 - ◇ 190 - CONCRETE - PILING
 - ◇ 200 - CONCRETE - RETAINING WALL
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 - ◇ 1000 - CONCRETE - PILING



230 NORTH CENTRE ROAD
 LINDOKH, SEL.

EAST ELEVATION

A2-01

