



# Council Agenda

2nd Meeting Of City Council  
December 5, 2018, 5:00 PM  
Council Chambers

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

Pages

**1. Disclosures of Pecuniary Interest**

**2. Recognitions**

**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.)

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

5.1 20th Meeting held on November 20, 2018

3

**6. Communications and Petitions**

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

**8. Reports**

8.1 1st Report of the Strategic Priorities and Policy Committee

(Note: the 1st Report of the Strategic Priorities and Policy Committee will be provided at the meeting.)

**9. Added Reports**

**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. By-law No. A.- \_\_\_\_ - \_\_\_\_

78

A by-law to confirm the proceedings of the Council Meeting held on the

5th day of December, 2018. (City Clerk)

**14. Adjournment**



## Council Minutes

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

Present: Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, J. Zaifman

Absent: J. Morgan, V. Ridley

Also Present: M. Hayward, A. Anderson, A. Barbon, G. Belch, B. Card, B. Coxhead, S. Datars Bere, J. Fleming, S. King, G. Kotisfas, L. Livingstone, P. McKague, D. O'Brien, C. Saunders, K. Scherr, M. Schulthess, P. Shack, C. Smith, S. Spring, S. Stafford, B. Warner, B. Westlake-Power, R. Wilcox, and P. Yeoman.  
The meeting is called to order at 4:03 PM.

### 1. Disclosures of Pecuniary Interest

Councillor P. Hubert discloses a pecuniary interest in clause 2.6 of the 15th Report of the Community and Protective Services Committee, having to do with the "Ontario Works Employment Innovations - Bridges Out of Poverty & Circles Evaluation #2", by indicating that he is the Executive Director of a Social Services Agency who deals with Ontario Works.

Councillor T. Park discloses a pecuniary interest in 6.1 of the 20th Report of the Corporate Services Committee having to deal with 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, by indicating that she owns property in the area.

Councillor T. Park further discloses a pecuniary interest with respect to clause 6.1 of the 15th Report of the Community and Protective Services Committee, having to do with 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, by indicating that she owns property in the area.

Councillor S. Turner discloses a pecuniary interest in clause 6.1 of the 20th Report of the Corporate Services Committee, having to do with 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, by indicating that he owns property in the area.

## **2. Recognitions**

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

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

None.

## **4. Council, In Closed Session**

Motion made by: A. Hopkins

Seconded by: T. Park

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

### **4.1 Land Acquisition/Solicitor-Client Privileged Advice**

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. (6.1/17/PEC)

#### 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. (6.2/17/PEC)

#### 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

A personal matter 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)

#### 4.8 (ADDED) Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose. (6.1/12/SPPC)

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

The Council rises and goes into the Council, In Closed Session, at 4:34 PM, with Mayor M. Brown in the Chair and all Members present except Councillors J. Morgan and V. Ridley.

At 4:41 PM Councillor T. Park leaves the meeting.

At 4:43 PM Councillor T. Park enters the meeting.

At 4:44 PM Councillors S. Turner and T. Park leave the meeting.

At 4:45 PM Councillors S. Turner and T. Park enter the meeting.

The Council, In Closed Session, rises at 4:46 PM and Council reconvenes at 4:49 PM, with Mayor M. Brown in the Chair and all Members present except Councillors J. Morgan and V. Ridley.

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

5.1 19th Meeting held on November 6, 2018

Motion made by: A. Hopkins

Seconded by: T. Park

That the Minutes of the 19<sup>th</sup> Meeting held on November 6, 2018 BE APPROVED.

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

## **6. Communications and Petitions**

Motion made by: H. Usher

Seconded by: T. Park

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

6.1 Councillor V. Ridley - Last Council Meeting

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

2. B. Veitch and L. Langdon, London Development Institute and the London Home Builders Association

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)

(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)

(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

(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 (ADDED) B. Auger, 145 North Centre Road - Application - 230 North Centre Road

(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 (ADDED) B. Boss, 145 North Centre Road - Application - 230 North Centre Road

(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 (ADDED) R. Lover, 9 Kerrigan Court - Applications - 3080 Bostwick Road

(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)

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

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

None.

**8. Reports**

8.1 20th Report of the Corporate Services Committee

Motion made by: J. Helmer

That the 20th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Customer Relationship Management Software Implementation Partner - Phase Five

Motion made by: J. Helmer

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**

- 3. (2.2) Residential Tax By-law for New Affordable Housing Program Projects - 356 Dundas Street, London (Relates to Bill No. 613)

Motion made by: J. Helmer

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**

- 4. (2.3) 2017 Annual Report on Development Charges Reserve Funds

Motion made by: J. Helmer

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**

5. (2.4) Advisory Committee Review - Interim Report

Motion made by: J. Helmer

That the following actions be taken with respect to the recruitment and appointment of Advisory Committee members for the upcoming 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.

**Motion Passed**

6. (3.1) Community Recognition Program - Ontario Lottery Gaming Corporation

Motion made by: J. Helmer

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

**Motion Passed**

7. (5.1) Corporate Services Committee Deferred Matters List

Motion made by: J. Helmer

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

**Motion Passed**

8.2 15th Report of the Civic Works Committee

Motion made by: T. Park

That the 15th Report of the Civic Works Committee BE APPROVED.

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: T. Park

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Appointment of Consulting Engineer - Infrastructure Renewal Program - Contract C - Dundas Street from Adelaide Street to Ontario Street

Motion made by: T. Park

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**

3. (2.2) Application By - City of London Street Renaming Portion of Third Street (From Oxford Street East to Cheapside Street) To Baransway Drive

Motion made by: T. Park

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**

4. (5.1) Deferred Matters List

Motion made by: T. Park

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

**Motion Passed**

8.3 17th Report of the Planning and Environment Committee

Motion made by: S. Turner

That the 17th Report of the Planning and Environment Committee BE APPROVED, excluding Items 8(2.7), 18(3.5), 19(3.6), 20(3.7) and 22(3.9).

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

Absent: (2): J. Morgan, and V. Ridley

**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) 10th Report of the Advisory Committee on the Environment

Motion made by: S. Turner

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**

3. (2.2) 10th Report of the Trees and Forests Advisory Committee

Motion made by: S. Turner

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) the 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**

4. (2.3) Application - 100 Kellogg Lane and 1127 Dundas Street (H-8957) (Relates to Bill No. 625)

Motion made by: S. Turner

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**

5. (2.4) Music, Entertainment and Culture District Strategy Amendments and Implementation Status Update

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 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**

6. (2.5) Application - 3105 Bostwick Road (H-8968) (Relates to Bill No. 626)

Motion made by: S. Turner

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**

7. (2.6) Application - 1233 and 1237 Sandbar Street - Removal of Holding Provisions (h-82) (H-8970) (Relates to Bill No. 627)

Motion made by: S. Turner

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**

9. (2.8) Application - 2313 and 2373 Callingham Drive - Blocks 2 and 3 Plan 33M-664 (P-8830) (Relates to Bill No. 614)

Motion made by: S. Turner

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**

10. (2.9) Application - 4161 and 4141 Raney Crescent (Relates to Bill No. 615)

Motion made by: S. Turner

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**

- 11. (2.10) Application - Talbot Village Subdivisions - Phases 1, 1A, 1B, 2, 3 and 4- Amending Agreements 39T-00514 and 39T-13501

Motion made by: S. Turner

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**

12. (2.11) Application - 2674 Asima Drive - Block 55 33M-699 (P-8963) (Relates to Bill No. 616)

Motion made by: S. Turner

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**

13. (2.12) Building Division Monthly Report for September 2018

Motion made by: S. Turner

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

**Motion Passed**

14. (3.1) Application - 1175 Blackwell Boulevard (Z-8954) (Relates to Bill No. 628)

Motion made by: S. Turner

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)

**Motion Passed**

15. (3.2) 600 Sunningdale Road West 39T-18501 (Z-8888)

Motion made by: S. Turner

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)

**Motion Passed**

16. (3.3) Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (O-8965)

Motion made by: S. Turner

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)

### **Motion Passed**

17. (3.4) Application - 131 King Street (Z-8902) (Relates to Bill No 629)

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 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)

#### **Motion Passed**

21. (3.8) Application - 809 Dundas Street (Z-8875) (Relates to Bill No. 630)

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 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\*H46\*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 1,060m<sup>2</sup> 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)

**Motion Passed**

23. (4.1) Request for Amendment to Hamilton Road Business Improvement Area By-laws

Motion made by: S. Turner

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)

**Motion Passed**

24. (5.1) 11th Report of the Advisory Committee on the Environment

Motion made by: S. Turner

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.

**Motion Passed**

8. (2.7) Upper Thames River Conservation Authority Dingman Creek Subwatershed Screening Area Mapping

Motion made by: S. Turner

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)

Yeas: (13): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman  
Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

18. (3.5) Application - 3080 Bostwick Road (Site 1) (OZ-8941), (3.6) Application - 3080 Bostwick Road (Site 3) (Z-8942), (3.7) Application - 3080 Bostwick Road (Site 5) (OZ-8943)

At 5:50 PM His Worship the Mayor places Councillor P. Hubert in the Chair, and leaves the meeting.

At 5:52 PM His Worship the Mayor enters the meeting and resumes the Chair, and Councillor P. Hubert takes his seat at the Council Board.

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

The applications submitted by 31675 Ontario Limited (York Developments) for the property described as 3090 Bostwick Road, relating to Sites 1, 3 and 5, 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, Official Plan, The London Plan, and Section 37 of the *Planning Act*, and that the timing of future road works in this area BE REVIEWED.

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

The motion related to the referral relating to Sites 1 and 5 is put.

Yeas: (4): B. Armstrong, J. Helmer, A. Hopkins, and S. Turner

Nays: (9): Mayor M. Brown, M. van Holst, M. Salih, M. Cassidy, P. Squire, P. Hubert, H. Usher, T. Park, and J. Zaifman

Absent: (2): J. Morgan, and V. Ridley

**Motion Failed (4 to 9)**

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

The motion relating to the referral relating to Site 3 is put.

Yeas: (4): B. Armstrong, J. Helmer, A. Hopkins, and S. Turner

Nays: (9): Mayor M. Brown, M. van Holst, M. Salih, M. Cassidy, P. Squire, P. Hubert, H. Usher, T. Park, and J. Zaifman

Absent: (2): J. Morgan, and V. Ridley

**Motion Failed (4 to 9)**

Motion made by: T. Park  
Seconded by: Mayor M. Brown

Site 1

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 proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend the Official Plan by adding the subject site to the list of Locations of Convenience Commercial and Service Station uses in section 3.6.5.vi); to permit Convenience Commercial Uses;
- b) the proposed by-law attached hereto 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), 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-100\*h-213\*h-(\*)\*h-(\*\*)\*h-(\*\*\*)\*R9-7/CC4(\_)/RO2(\_)\*B-\_\_\*H40) Zone; it being noted that the B(\_) Bonus Zone shall be implemented through one or more agreements to provide for mixed-use development with one 18 storey (70m (229ft)) tower and one 21 storey (77m (269ft)) tower, with an increased density up to 262 units per hectare in return for the provision of the following facilities, services, and matters, to the specification and satisfaction of the City:
  - i) a high quality development which is generally in accordance with the site plan and elevations as attached as Schedule "1" and Schedule "2" to the amending by-law, except where described in more detail below or in the Urban Design Guidelines for the High Density Residential designated lands within the Bostwick Neighbourhood;

Base

- A) a ground floor design that includes large proportions of clear glazing as well as a variety of materials with direct entrances(s) to commercial space from Southdale Road West;
- B) 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;
- C) the provision of a portion of the top of the podium as a greened outdoor amenity area for the residents; and,
- D) two levels of underground parking;

Middle

- A) slim tower architectural style to minimize the overall mass, visual impact and sunlight disruption of the tower;
- B) towers that utilize a high proportion of vision glass as the primary form of cladding for the tower, to mitigate the overall visual building mass and provide a light and refined appearance;
- C) A stepback of the tower portions of the buildings from Southdale and Bostwick Streets above the fifth storey; and,



D) utilize changes in colour and material to visually break up the massing of the tower;

Top

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 skyline.

- i) contribution of \$25,000 towards creating a skate park on the Bostwick Community Centre lands;
- ii) provision of 20% accessible apartment units;
- iii) large caliper boulevard tree planting with a minimum 100mm caliper and a minimum distance of 10m between tree planting for the extent of the site frontage for Southdale Road West, Bostwick Road, and both sides of Street A;
- iv) provision of one accessible electric vehicle charging station located on the Community Centre lands or in a publicly accessible location on Site 1;
- v) provision of two publicly accessible vehicle share facilities/spaces;
- vi) provision of ten publicly accessible bicycle share facilities; and,
- vii) the following provisions shall be delivered as part of the first development phased of either Site 1 or Site 5 at the time of the development agreement:

A) dedication of 0.64ha of park land identified as Block 4 in the draft plan of subdivision 39T-18502 to the City of London, above and beyond (in excess of) the full standard dedication requirements of by-law CP-9 for parkland or cash-in-lieu for both Sites 1 and 5 and other provisions on Sites 2, 3 and 6;

B) provision of a pavilion and lighting within the dedicated park land, or the commensurate financial equivalent for the features as identified in by-law C.P.-1496-244, to the City's discretion; and,

C) provision of a pedestrian bridge from the park land across the Thornicroft Drain to the Bostwick Community Centre, or the commensurate financial equivalent for the feature as identified in by-law C.P.-1496-244, to the City's discretion;

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

i) site enhancements such as theme lighting, public seating, masonry walls, bicycle lanes, and wrapped LED lighting for non-boulevard trees; and,

ii) dedicated bicycle parking along Southdale Road West;

d) 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 Zoning By-law are minor in nature and the proposed by-law will be published on a future Council Agenda;

and;

e) the timing of future road works in this area BE REVIEWED.

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 these applications for the following reasons:

- the proposed amendments are consistent with the Provincial Policy Statement (2014), that the healthy and liveable communities are sustained by accommodating an appropriate range and mix of residential uses;
- the proposed development conforms to the Multi-Family, High Density Residential Designation of the 1989 Official Plan; The London Plan City Structure, the Neighbourhoods Place Type; and the Southwest Area Secondary Plan. (2018-D09)

### Site 3

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 3:

- a) the proposed by-law attached hereto 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 Urban Reserve (UR4) Zone, TO a holding Residential R9 Special Provision (h\*h-5\*h-213\*h-(\*)\*h-(\*\*)\*h-(\*\*\*\*)\*R9-7(□)\*H55) Zone; and
- b) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan process:
  - i) include built form fronting on the proposed park site (south) to create an active edge and enclosure to the park; and
  - ii) address the Thornicroft Drain with the built form and provide for active edges along the east boundary;
- 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 Zoning By-law are minor in nature and the proposed by-law will be published on a future Council Agenda; and;
- d) and the timing of future road works in this area BE REVIEWED.

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 proposed amendments are consistent with the Provincial Policy Statement (2014), that the healthy and liveable communities are sustained by accommodating an appropriate range and mix of residential uses;
- the proposed development conforms to the Multi-Family, High Density Residential Designation of the 1989 Official Plan; The London Plan City Structure, the Neighbourhoods Place Type; and the Southwest Area Secondary Plan. (2018-D09)

## Site 5

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 proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend the Official Plan by adding the subject site to the list of Locations of Convenience Commercial and Service Station uses in section 3.6.5.vi); to permit Convenience Commercial Uses;
- b) the proposed by-law attached hereto 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), 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-(\*\*)\*h-(\*\*\*)\*R9-7/CC4(\_)/RO2(\_)\*B-\_\_\*H40) Zone; it being noted that the B(\_) Bonus Zone shall be implemented through one or more agreements to provide for a three storey (13.5m (44 ft)) mixed office and commercial building and one 17 storey (68m (223ft)) tower, with an increased density up to 209 units per hectare in return for the provision of the following facilities, services, and matters, to the specification and satisfaction of the City:
  - i) high quality development which is generally in accordance with the site plan and elevations as attached as Schedule "1" and Schedule "2" to the amending by-law, except where described in more detail below or in the Urban Design Guidelines for the High Density Residential designated lands within the Bostwick Neighbourhood;

### Base

- A) a ground floor design that includes large proportions of clear glazing;
- B) 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; and,
- C) two levels of underground parking.

### Middle

- A) slim tower architectural style to minimize the overall mass, visual impact and sunlight disruption of the tower;
- B) tower that utilizes a high proportion of vision glass as the primary form of cladding for the tower, to mitigate the overall visual building mass and provide a light and refined appearance;
- C) a stepback of the tower portion of the building above the fourth storey along the Street B frontage and,
- D) utilize changes in colour and material to visually break up the massing of the tower.

### Top

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 skyline.

- ii) contribution of \$25,000 towards creating a skate park on the Bostwick Community Centre lands;
- iii) provision of 20% accessible apartment units;
- iv) large caliper boulevard tree planting with a minimum 100mm caliper and a minimum distance of 10m between tree planting for the extent of the site frontage for Southdale Road West, and both sides of Street B;
- v) provision of one accessible electric vehicle charging station located on the Community Centre lands or in a publicly accessible location on Site 5;
- vi) provision of two publicly accessible vehicle share facilities/spaces;
- vii) provision of ten publicly accessible bicycle share facilities;
- viii) the following provisions shall be delivered as part of the first development phased of either Site 1 or Site 5 at the time of the development agreement:
  - A) dedication of 0.64ha of park land identified as Block 4 in the draft plan of subdivision 39T-18502 to the City of London, above and beyond (in excess of) the full standard dedication requirements of by-law CP-9 for parkland or cash-in-lieu for both Sites 1 and 5 and other proposals on Sites 2, 3 and 6;
  - B) provision of a pavilion and lighting within the dedicated park land, or the commensurate financial equivalent for the features as identified in by-law C.P.-1496-244, to the City's discretion; and,
  - C) provision of a pedestrian bridge from the park land across the Thornicroft Drain to the Bostwick Community Centre, or the commensurate financial equivalent for the feature as identified in by-law C.P.-1496-244, to the City's discretion;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan process:
  - A) site enhancements such as theme lighting, public seating, masonry walls, bicycle lanes, and wrapped LED lighting for non-boulevard trees; and,
  - B) dedicated bicycle parking along Southdale Road West;
  - d) 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 Zoning By-law are minor in nature and the proposed by-law will be published on a future Council Agenda; and,
  - e) and the timing of future road works in this area BE REVIEWED.

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 these application for the following reasons:

- the proposed amendments are consistent with the Provincial Policy Statement (2014), that the healthy and liveable communities are sustained by accommodating an appropriate range and mix of residential uses;

. the proposed development conforms to the Multi-Family, High Density Residential Designation of the 1989 Official Plan; The London Plan City Structure, the Neighbourhoods Place Type; and the Southwest Area Secondary Plan. (2018-D09)

Yeas: (11): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, H. Usher, T. Park, and J. Zaifman

Nays: (2): A. Hopkins, and S. Turner

Absent: (2): J. Morgan, and V. Ridley

### **Motion Passed (11 to 2)**

22. (3.9) Application - 230 North Centre Road (OZ-8874) (Relates to Bill No.s 617 and 631)

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 The Tricar Group relating to the property located at 230 North Centre Road:

a) the proposed by-law ~~attached~~ hereto 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 ~~attached~~ hereto 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-132\*R9-7\*B(\_)) Zone; it being noted that the B(\_) Zone shall be implemented through one or more agreements to provide for an apartment building height of 18 storeys or 62 metres (203.4ft) with an increased density of up to 199 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 ~~attached~~ in Schedule "1" to the amending by-law:

Podium

A) the inclusion 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 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; and,

F) a multi-level parking structure that is buffered from the street-facing facades by the inclusion the townhouse units.

#### 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. 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 ninth and tenth floors on the west, south and east facades; and

D) the inclusion of window walls on the ninth and tenth floors 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. 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 sixteenth, seventeenth and eighteenth floors on all tower elevations;

D) the inclusion of window walls on the sixteenth, seventeenth and eighteenth 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.

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; and,

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;

d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the change to the regulation for building height as this matter was before the public for consideration;

e) the Civic Administration BE REQUESTED to investigate and report back 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)

**Motion Passed**

Motion made by: M. Cassidy

Seconded by: A. Hopkins

That the application for 230 North Centre Road (OZ-8874) BE REFERRED back to staff to continue to work with the applicant to reduce the number of units in the site and reduce the density of the application.

Yeas: (3): M. Cassidy, P. Squire, and A. Hopkins

Nays: (10): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, P. Hubert, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (2): J. Morgan, and V. Ridley

**Motion Failed (3 to 10)**

Motion made by: S. Turner

The motion related to the application of the Tricar Group, relating to the property located at 230 North Centre Road, is put.

Yeas: (10): Mayor M. Brown, B. Armstrong, M. Salih, J. Helmer, P. Squire, P. Hubert, S. Turner, H. Usher, T. Park, and J. Zaifman

Nays: (3): M. van Holst, M. Cassidy, and A. Hopkins

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (10 to 3)**

8.4 15th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 15th Report of the Community and Protective Services Committee BE APPROVED, excluding Item 7(2.6).

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 11th Report of the Animal Welfare Advisory Committee



Motion made by: M. Cassidy

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

**Motion Passed**

3. (2.2) 11th Report of the Diversity, Inclusion & Anti-Oppression Advisory Committee

Motion made by: M. Cassidy

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**

4. (2.3) 9th Report of the London Housing Advisory Committee

Motion made by: M. Cassidy

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

**Motion Passed**

5. (2.4) Absent from Meeting

Motion made by: M. Cassidy

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**

6. (2.5) Emergency Communications Program Update (One Voice)

Motion made by: M. Cassidy

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**

8. (2.7) London Community Gardens Program Strategic Plan and Accessibility Update

Motion made by: M. Cassidy

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**

9. (2.8) London Strengthening Neighbourhood Strategy 2017-2020: Neighbourhood Event Equipment Lending Program

Motion made by: M. Cassidy

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**

10. (2.9) Request for Proposal 18-22 - Design, Construction and Operation of an Indigenous - Led Licensed Child Care and Family Centre

Motion made by: M. Cassidy

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**

11. (3.1) 9th Report of the Accessibility Advisory Committee

Motion made by: M. Cassidy

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; and,

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.

### **Motion Passed**

12. (3.2) 7th Report of the Community Safety and Crime Prevention Advisory Committee

Motion made by: M. Cassidy

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.

**Motion Passed**

13. (5.1) Deferred Matters List

Motion made by: M. Cassidy

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

**Motion Passed**

7. (2.6) Ontario Works Employment Innovations - Bridges Out of Poverty & Circles Evaluation #2

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness 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)

Yeas: (12): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Recuse: (1): P. Hubert

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (12 to 0)**

8.5 3rd Report of the Audit Committee

Motion made by: P. Hubert

That the 3rd Report of the Audit Committee BE APPROVED.

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: P. Hubert

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (4.1) Internal Audit Summary Update Memo

Motion made by: P. Hubert

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

**Motion Passed**

3. (4.2) Observation Summary as at October 29, 2018

Motion made by: P. Hubert

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

**Motion Passed**

4. (4.3) June 2017 - December 2018 Internal Audit Dashboard as at October 29, 2018

Motion made by: P. Hubert

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**

5. (4.4) Procurement Process Assessment

Motion made by: P. Hubert

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

**Motion Passed**

6. (4.5) Homeless Prevention Assessment

Motion made by: P. Hubert

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

**Motion Passed**

**9. Added Reports**

- 9.2 12th Report of the Strategic Priorities and Policy Committee

Motion made by: P. Hubert

That the 12th Report of the Strategic Priorities and Policy Committee BE APPROVED.

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: P. Hubert

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2018 Annual Community Survey

Motion made by: P. Hubert

That, on the recommendation of the City Manager, the staff report dated November 19, 2018 with respect to the City of London 2018 Annual Community Survey BE RECEIVED for information.

**Motion Passed**

3. (2.2) Strategic Plan: Semi-Annual Progress Report, Performance Report, Impact Assessment and 2018 Report to the Community

Motion made by: P. Hubert

That, on the recommendation of the City Manager, the staff report dated November 19, 2018, including the Semi-Annual Progress Report, the 2018 Report to the Community and the Performance Report and Impact Assessment, with respect to Council's 2015-2019 Strategic Plan BE RECEIVED for information; it being noted that the ~~attached~~ presentation was received from L. Livingstone, Managing Director, Neighbourhood, Children and Fire Services.

**Motion Passed**

4. (2.3) Absence from Meeting - Councillor V. Ridley

Motion made by: P. Hubert

That the communication dated November 2, 2018 from Councillor V. Ridley with respect to her attendance at the November 19, 2018 meeting of the Strategic Priorities and Policy Committee BE RECEIVED.

**Motion Passed**

5. (4.1) Appointments to the Striking Committee

Motion made by: P. Hubert

That the following individuals BE APPOINTED to the Striking Committee for the 2018-2022 Council term:

Dharshi Lacey (Pillar Nonprofit Network)

Shawna Lewkowitz (Urban League of London)

Patti Dalton (London and District Labour Council)

Laurie Lashbrook (London Chamber of Commerce)

Chad Callander (Past Member of the Diversity Inclusion and Anti-  
Oppression Advisory Committee)

Stewart Coppins (Citizen-at-Large)  
Jennifer Hodge (Citizen-at-Large)  
Brandon Mackinnon (Citizen-at-Large)  
Michael A. Manzara (Citizen-at-Large)  
Girish Sankar (Citizen-at-Large)

**Motion Passed**

6. (4.2) Inaugural Council Meeting

Motion made by: P. Hubert

That pursuant to section 2.6 of the Council Procedure By-law, authorization BE GIVEN for the December 3, 2018 Inaugural Municipal Council Meeting for the 2018-2022 term, to be held at the London Convention Centre to commence at 6:00 PM, in order to provide sufficient capacity to permit members of the public to attend the meeting.

**Motion Passed**

7. (4.3) Recommendations for an Allocations Formula for Municipal Surpluses

Motion made by: P. Hubert

That the communication from G. Macartney, CEO and General Manager, London Chamber of Commerce, dated November 9, 2018, with respect to recommendations for an allocation formula for municipal surpluses BE RECEIVED.

**Motion Passed**

9.1 20th Report of Council in Closed Session

PRESENT: Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park and J. Zaifman.

ALSO PRESENT: M. Hayward, A. Barbon, G. Belch, B. Card, G. Kotsifas, L. Livingstone, C. Saunders, K. Scherr, B. Warner, B. Westlake-Power and P. Yeoman.

Motion made by: P. Hubert

1. Property Acquisition – 138 Wellington Road – Bus Rapid Transit Project

That it BE NOTED that the Municipal Council received an information report relating to the acquisition of the property at 138 Wellington Road, in relation to the Bus Rapid Transit Project, in the amount of \$245,000.

Yeas: (11): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, A. Hopkins, H. Usher, and J. Zaifman

Recuse: (2): S. Turner, and T. Park

Absent: (2): J. Morgan, and V. Ridley



**Motion Passed (11 to 0)**

Motion made by: P. Hubert

2. Property Acquisition – 449 Hill Street

That it BE NOTED that the Municipal Council received an information report relating to the purchase of the property located at 449 Hill Street, in the amount of \$333,255, for the purpose of a new Indigenous-led Licensed Child Care and Family Centre, was received.

Yeas: (12): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, A. Hopkins, S. Turner, H. Usher, and J. Zaifman

Recuse: (1): T. Park

**Motion Passed (12 to 0)**

**10. Deferred Matters**

None.

**11. Enquiries**

Councillor J. Zaifman enquiries with respect to siting of cannabis stores, and formerly approved policy recommendations from Council related to this matter, whether the policy is still relevant, or do the Provincial regulations/guidelines take precedence. The Managing Director of Planning and City Planner advises that the Civic Administration will be reporting back on the impact of the recently released regulations and their impact on the existing policy.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: M. van Holst

Seconded by: J. Helmer

That Introduction and First Reading of Bill No.'s 612 to 630, excluding Bill No. 617, BE APPROVED.

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

Motion made by: H. Usher

Seconded by: J. Zaifman

That Second Reading of Bill No.'s 612 to 630, excluding Bill No. 617, BE APPROVED.

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

Motion made by: J. Zaifman  
Seconded by: P. Squire

That Third Reading and Enactment of 612 to 630, excluding Bill No. 617, BE APPROVED.

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

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (13 to 0)**

Motion made by: H. Usher  
Seconded by: M. van Holst

That Introduction and First Reading of Bill No.'s 617 and 631 BE APPROVED.

Yeas: (11): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, P. Squire, P. Hubert, S. Turner, H. Usher, T. Park, and J. Zaifman

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

**Motion Passed (11 to 2)**

Motion made by: J. Zaifman  
Seconded by: T. Park

That Second Reading of Bill No.'s 617 and 631 BE APPROVED.

Yeas: (9): Mayor M. Brown, B. Armstrong, M. Salih, J. Helmer, P. Squire, S. Turner, H. Usher, T. Park, and J. Zaifman

Nays: (4): M. van Holst, M. Cassidy, P. Hubert, and A. Hopkins

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (9 to 4)**

Motion made by: H. Usher  
Seconded by: J. Helmer

That Third Reading and Enactment of Bill No.'s 617 and 631 BE APPROVED.

Yeas: (9): Mayor M. Brown, B. Armstrong, M. Salih, J. Helmer, P. Squire, S. Turner, H. Usher, T. Park, and J. Zaifman

Nays: (4): M. van Holst, M. Cassidy, P. Hubert, and A. Hopkins

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (9 to 4)**

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

That Introduction and First Reading of Added Bill No.'s 632 to 636, inclusive BE APPROVED.

Yeas: (11): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, H. Usher, T. Park, and J. Zaifman

Nays: (2): A. Hopkins, and S. Turner

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (11 to 2)**

Motion made by: M. Salih  
Seconded by: M. van Holst

That Second Reading of Added Bill No.'s 632 to 636, inclusive BE APPROVED.

Yeas: (11): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, H. Usher, T. Park, and J. Zaifman

Nays: (2): A. Hopkins, and S. Turner

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (11 to 2)**

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

That Third Reading and Enactment of Added Bills No.'s 632 to 636, inclusive BE APPROVED.

Yeas: (11): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, H. Usher, T. Park, and J. Zaifman

Nays: (2): A. Hopkins, and S. Turner

Absent: (2): J. Morgan, and V. Ridley

**Motion Passed (11 to 2)**

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

Bill No. 612 By-law No. A.- 7791-510	A by-law to confirm the proceeding of the Council Meeting held on the 20 th day of November, 2018. (City Clerk)
Bill No. 613 By-law No. A.- 7792-511	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)
Bill No. 614 By-law No. C.P.-1530-512	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)
Bill No. 615 By-law No. C.P.-1531-513	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)
Bill No. 616 By-law No. C.P.-1532-514	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)
Bill No. 617 By-law No. C.P.-1284(uf)- 515	A by-law to amend the Official Plan for the City of London, 1989 relating to 230 North Centre Road. (3.9a/17/PEC)
Bill No. 618 By-law No. S.- 5959-516	A by-law to assume certain works and services in the City of London. (Crestwood Subdivision - Phase 3, Plan 33M-696) (City Surveyor)
Bill No. 619 By-law No. S.- 5960-517	A by-law to assume certain works and services in the City of London. (North Lambeth Subdivision - Phase 2, Plan 33M-524) (City Surveyor)
Bill No. 620 By-law No. S.- 5961-518	A by-law to assume certain works and services in the City of London. (North Lambeth Subdivision - Phase 3, Plan 33M-663) (City Surveyor)
Bill No. 621 By-law No. S.- 5962-519	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)
Bill No. 622 By-law No. S.- 5963-520	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)

Bill No. 623 By-law No. S.- 5964-521	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)
Bill No. 624 By-law No. S.- 5965-522	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)
Bill No. 625 By-law No. Z.- 1-182704	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)
Bill No. 626 By-law No. Z.- 1-182705	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)
Bill No. 627 By-law No. Z.- 1-182706	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)
Bill No. 628 By-law No. Z.- 1-182707	A by-law to amend By-law No. Z.-1 to rezone the property located at 1175 Blackwell Boulevard. (3.1/17/PEC)
Bill No.629 By-law No. Z.- 1-182708	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)
Bill No. 630 By-law No. Z.- 1-182709	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)
Bill No. 631 By-law No. Z.- 1-182710	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)
Bill No. 632 By-law No. Z.- 1-182711	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3080 Bostwick Road (Site 1). (3.5/17/PEC)
Bill No. 633 By-law No. Z.- 1-182712	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3080 Bostwick Road (Site 3). (3.6/17/PEC)
Bill No. 634 By-law No. Z.- 1-182713	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3080 Bostwick Road (Site 5). (3.7/17/PEC)

Bill No.635 By-law No. C.P.- 1284(ug)-533	A by-law to amend the Official Plan for the City of London, 1989 relating to 3080 Bostwick Road (Site 1). (3.5/17/PEC)
Bill No. 636 By-law No. C.P.- 1284(uh)-534	A by-law to amend the Official Plan for the City of London, 1989 relating to 3080 Bostwick Road (Site 5). (3.7/17/PEC)

**14. Adjournment**

Moved by: J. Zaifman

Seconded by: H. Usher

That the meeting adjourn.

Motion Passed

The meeting adjourns at 7:57 PM.

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Matt Brown, Mayor

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Catharine Saunders, City Clerk

Bill No. 635  
2018

By-law No. C.P.-1284(ug)-533

A by-law to amend the Official Plan for the City of London, 1989 relating to 3080 Bostwick Road (Site 1).

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

1. Amendment No. 688 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. 688

to the

### OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 3.6.5 vi) of the Official Plan for the City of London to identify the northwest portion of the lands at 3080 Bostwick Road as a location where new convenience commercial uses are permitted.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at the northwest portion of the lands at 3080 Bostwick Road in the City of London known as Site 1.

C. BASIS OF THE AMENDMENT

The amendment to the Official Plan will allow for the mixed use development of a vacant site within a developing neighbourhood that will provide local commercial uses at a neighbourhood scale.

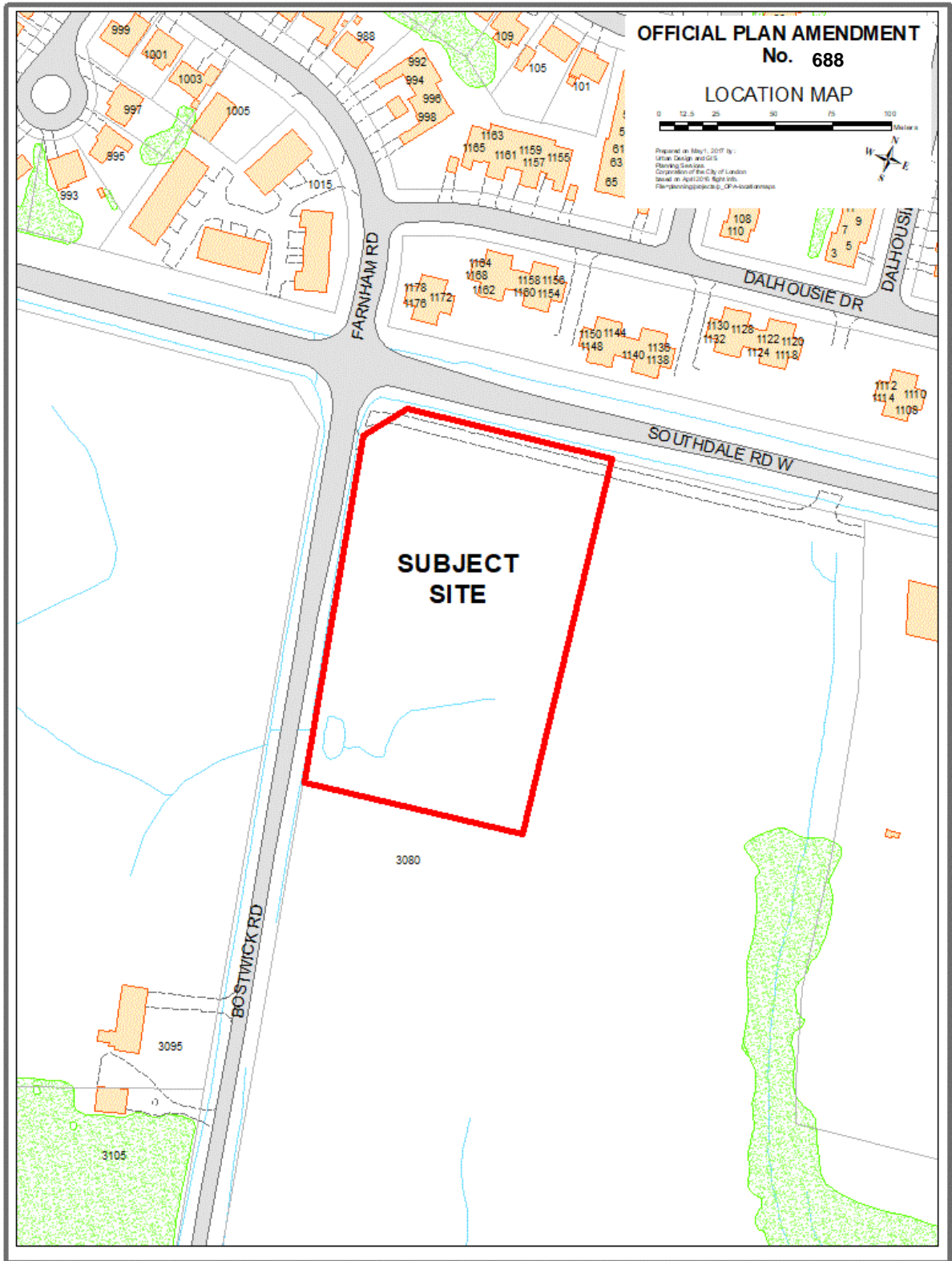
D. THE AMENDMENT

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

1. By adding the following to Section 3.6.5 vi) – Locations of Convenience Commercial and Service Station Uses – in the location specified:

Northwest portion of the lands at 3080 Bostwick Road – convenience commercial uses.





Bill No. 632  
2018

By-law No. Z.-1-182711

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3080 Bostwick Road (Site 1).

WHEREAS 31675 Ontario Ltd (York Developments) has applied to rezone an area of land located at 3080 Bostwick Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 688 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 3080 Bostwick Road, as shown on the attached map comprising part of Key Map No. A111, from an Urban Reserve (UR4) Zone to a holding Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h\*h-100\*h-213\*h-220\*h-221\*h-222\*R9-7/CC4(4)/RO2(31)\*B-56\*H40) Zone.

2. Section Number 3.8(2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

h-220 Purpose: To ensure that the built form is guided by a consistent design approach, Urban Design Guidelines shall be prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, and adopted under Section 19.2.2 (Guideline Documents) of the Official Plan; with the input of the Urban Design Peer Review Panel and to the satisfaction of the City of London, to establish an overall design vision based on holistic and comprehensive consideration of all development sites within the master plan lands.

Permitted Interim Uses: Existing uses

h-221 Purpose: To ensure that new development is designed and approved consistent with the Urban Design Guidelines prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, the site plan, building elevations, and landscape plan will be assessed for compliance with the approved Urban Design Guidelines during the site plan approval review process; and a development agreement entered into to the satisfaction of the City of London prior to the removal of the h-221 symbol.

Permitted Interim Uses: Existing uses

h-222 Purpose: To ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "h-222" symbol.

Permitted Interim Uses: Existing uses

3. Section Number 4.3 of the General Provisions is amended by adding the following Site Specific Bonus Provision:

B-56 3080 Bostwick Road (Site 1)

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 21 storeys, 372 dwelling units and density of 262 units per hectare, which is generally in accordance with the Site Plan and Elevations attached as Schedule “1” and Schedule “2” to the amending by-law, except where described in more detail below or in the Urban Design Guidelines for the High Density Residential designated lands within the Bostwick Neighbourhood; and

- 1) Contribution of \$25,000 towards creating a skate park on the Community Centre lands;
- 2) Provision of 20% accessible apartment units;
- 3) Large caliper boulevard tree planting with a minimum 100mm caliper and a minimum distance of 10m between tree planting for the extent of the site frontage for Southdale Road West, Bostwick Road, and both sides of Street A;
- 4) Provision of one accessible electric vehicle charging station located on the Community Centre lands or in a publicly accessible location on Site 1;
- 5) Provision of two publicly accessible vehicle share facilities/spaces;
- 6) Provision of ten publicly accessible bicycle share facilities;
- 7) The following provisions shall be delivered as part of the first development phased of either Site 1 or Site 5 at the time of the development agreement:
  - i) Dedication of 0.64ha of park land identified as Block 4 in the draft plan of subdivision 39T-18502 to the City of London, above and beyond (in excess of) the full standard dedication required by by-law CP-9 for parkland or cash-in-lieu for both Sites 1 and 5; and other proposals on Sites 2, 3 and 6;
  - ii) Provision of a pavilion and lighting within the dedicated park land, or the commensurate financial equivalent for the features as a identified in by-law C.P.-1496-244, to the City’s discretion;
  - iii) Provision of a pedestrian bridge from the park land across the Thornicroft Drain to the Bostwick Community Centre, or the commensurate financial equivalent for the feature as a identified in by-law C.P.-1496-244, to the City’s discretion;

The following special regulations apply within the bonus zone:

- a) Regulations:
  - i) Density (Maximum): 262 units per hectare
  - ii) Height (Maximum): 77 metres (252 ft)
  - iii) Exterior Side Yard Setback (Minimum): 0.3m (0.98 ft)

- iv) Rear Yard Setback (Minimum): 20m (65.6 ft)
- v) Interior Side Yard Setback (Minimum): 14m (45.9 ft)
- vi) Lot Coverage 38%
- vii) Parking Total for All Uses 725 spaces

4. Section Number 18.4 of the Restricted Office (RO) Zone is amended by adding the following Special Provision:

RO2(31) 3080 Bostwick Road

- a) Regulations
  - i) Exclusion from the Lot Area, Lot Frontage, Front and Exterior Site Yard Depth, Interior Side and Rear Yard Depth, Landscaped Open Space, Lot Coverage and Height regulations of Table 18.3 of this Zoning By-law
  - ii) Office uses restricted to location within an apartment building

5. Section Number 29.4 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC4(4) 3080 Bostwick Road

- a) Additional Permitted Uses:
  - i) Uses permitted under the CC6 Zone Variation
- b) Regulations
  - i) Food Store Gross Floor Area (Maximum): 1,000m<sup>2</sup> (10,763 sq ft)

6. 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.

7. 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.

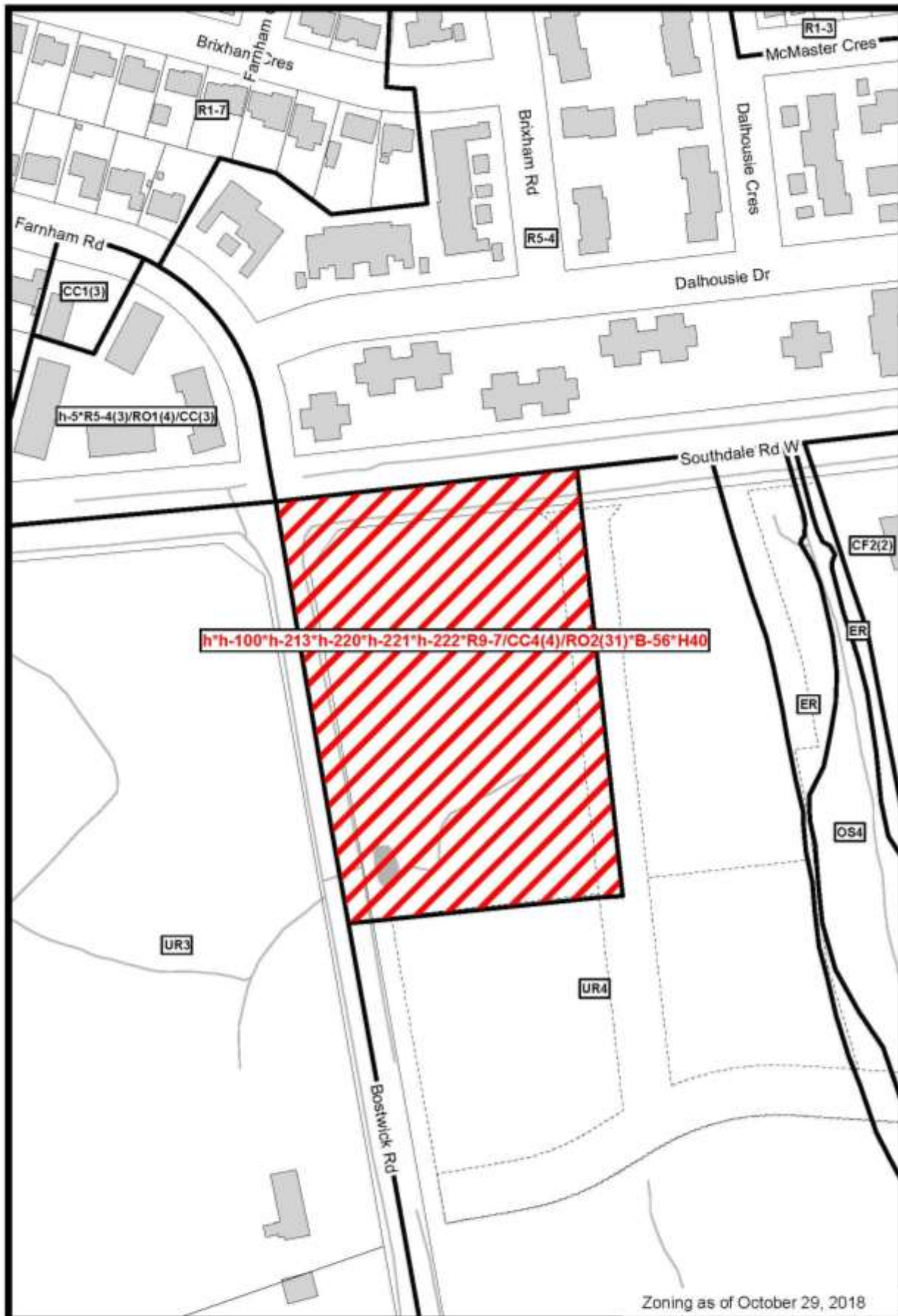
PASSED in Open Council on November 20, 2018.

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: OZ-8941  
Planner: SW  
Date Prepared: 2018/11/16  
Technician: MB  
By-Law No: Z.-1-182711

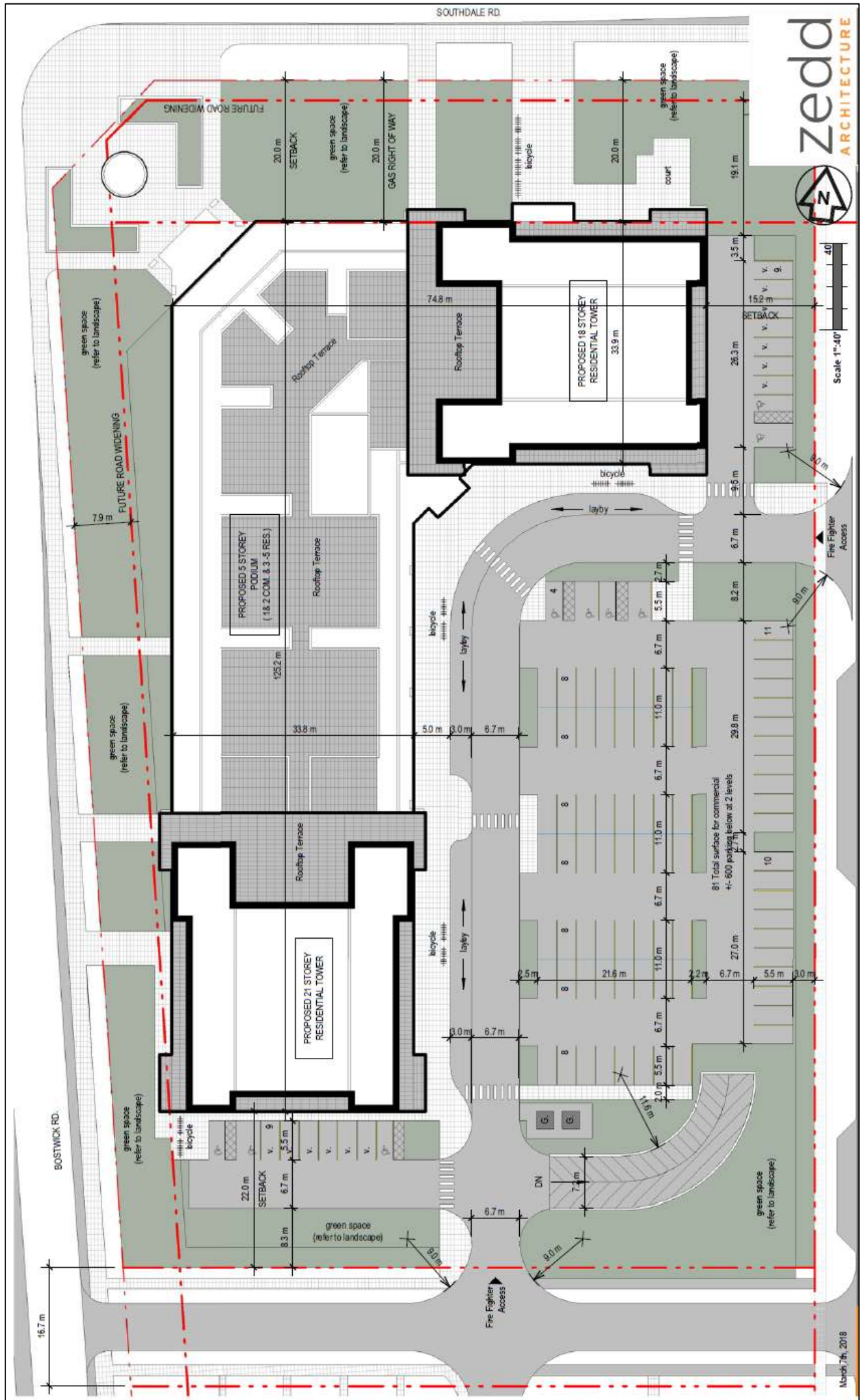
**SUBJECT SITE** 

1:2,000

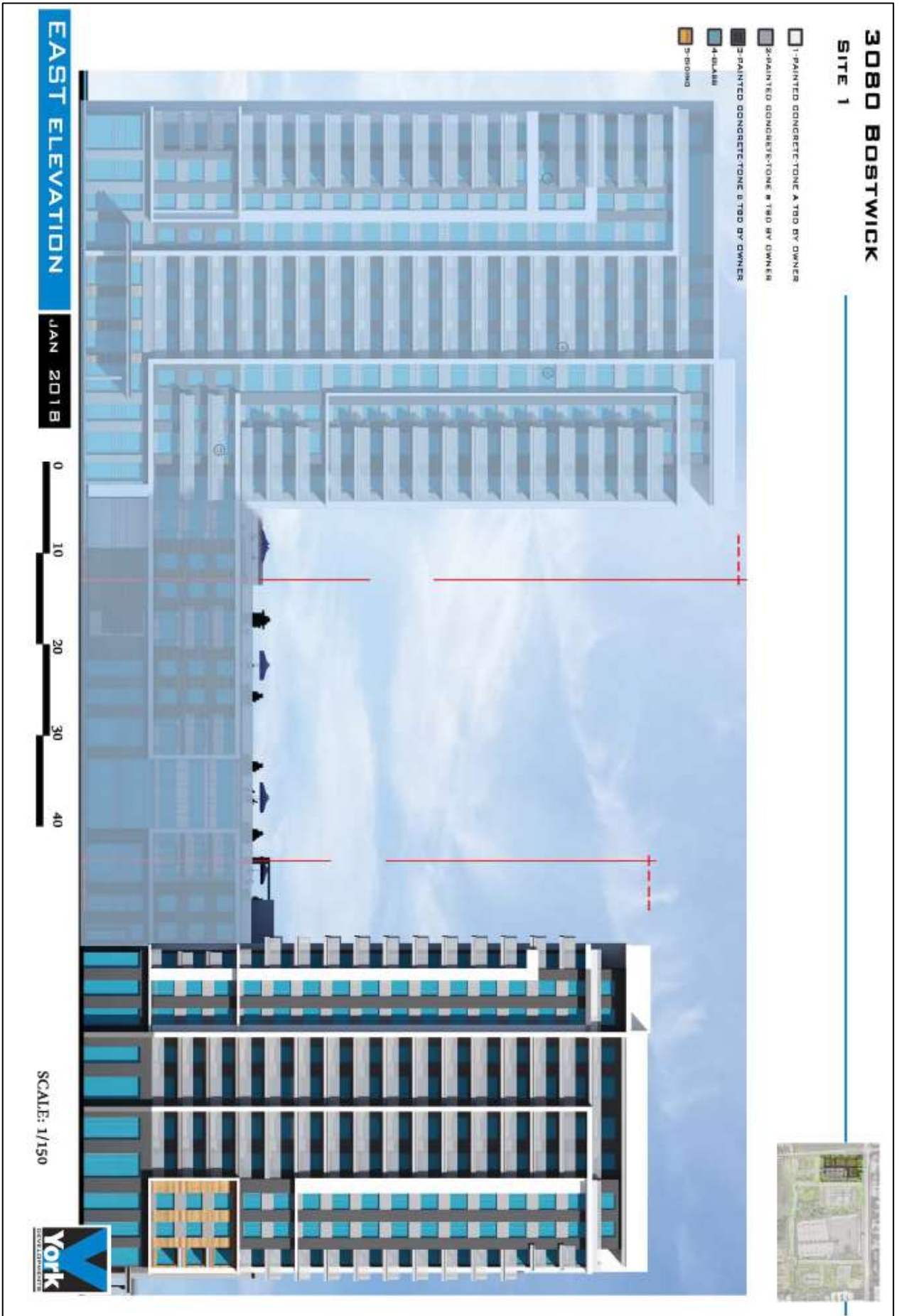
0 10 20 40 60 80 Meters



SCHEDULE "1"



SCHEDULE "2"



# 3080 BOSTWICK SITE 1

- 1- PAINTED CONCRETE-TONE A TPO BY OWNER
- 2- PAINTED CONCRETE-TONE B TPO BY OWNER
- 3- PAINTED CONCRETE-TONE S TPO BY OWNER
- 4- GLASS
- 5- SIDING



**NORTH ELEVATION**

JAN 2018



SCALE: 1/150





# 3080 BOSTWICK SITE 1

- 1- PAINTED CONCRETE-TONE A TBD BY OWNER
- 2- PAINTED CONCRETE-TONE B TBD BY OWNER
- 3- PAINTED CONCRETE-TONE C TBD BY OWNER
- 4- GLASS
- 5- SIGNING



**SOUTH ELEVATION**

JAN 2018



SCALE: 1/150



# 3080 BOSTWICK

## SITE 1



- 1- PAINTED CONCRETE/TONE A FRO BY OWNER
- 2- PAINTED CONCRETE/TONE B FRO BY OWNER
- 3- PAINTED CONCRETE/TONE C FRO BY OWNER
- 4- GLASS
- 5- SIGN



## WEST ELEVATION

JAN 2018



SCALE: 1/150



Bill No. 633  
2018

By-law No. Z.-1-182712

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3080 Bostwick Road (Site 3).

WHEREAS 31675 Ontario Ltd (York Developments) has applied to rezone an area of land located at 3080 Bostwick Road, 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 3080 Bostwick Road, as shown on the attached map comprising part of Key Map No. A111 from an Urban Reserve (UR4) Zone to a holding Residential R9 Special Provision (h-5-h-213-h-220-h-221-h-223-R9-7(28)-H55) Zone.
- 2) Section Number 3.8(2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

h-220 Purpose: To ensure that the built form is guided by a consistent design approach, Urban Design Guidelines shall be prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, and adopted under Section 19.2.2 (Guideline Documents) of the Official Plan; with the input of the Urban Design Peer Review Panel and to the satisfaction of the City of London, to establish an overall design vision based on holistic and comprehensive consideration of all development sites within the master plan lands.

Permitted Interim Uses: Existing uses

h-221 Purpose: To ensure that new development is designed and approved consistent with the Urban Design Guidelines prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, the site plan, building elevations, and landscape plan will be assessed for compliance with the approved Urban Design Guidelines during the site plan approval review process; and a development agreement entered into to the satisfaction of the City of London prior to the removal of the h-221 symbol.

Permitted Interim Uses: Existing uses

h-223 Purpose: To determine the extent to which development will be permitted and ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "h-223" symbol.

Permitted Interim Uses: Existing uses

3) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

R9-7(28) 3080 Bostwick Road (Site 3)

a) Regulations:

- i) Additional Permitted Uses:  
Townhouse dwelling  
Stacked Townhouse dwelling
- ii) Height (Maximum): 12 storeys (55 metres)  
(223 ft)
- iii) Exterior Side Yard Setback (Minimum): 6m  
(19 ft)
- iv) Rear Yard Setback (Minimum): 15m  
(49 ft)
- v) Interior Side Yard Setback (Minimum): 2.5m  
(8 ft)
- vi) Lot Coverage (Maximum): 40%

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.

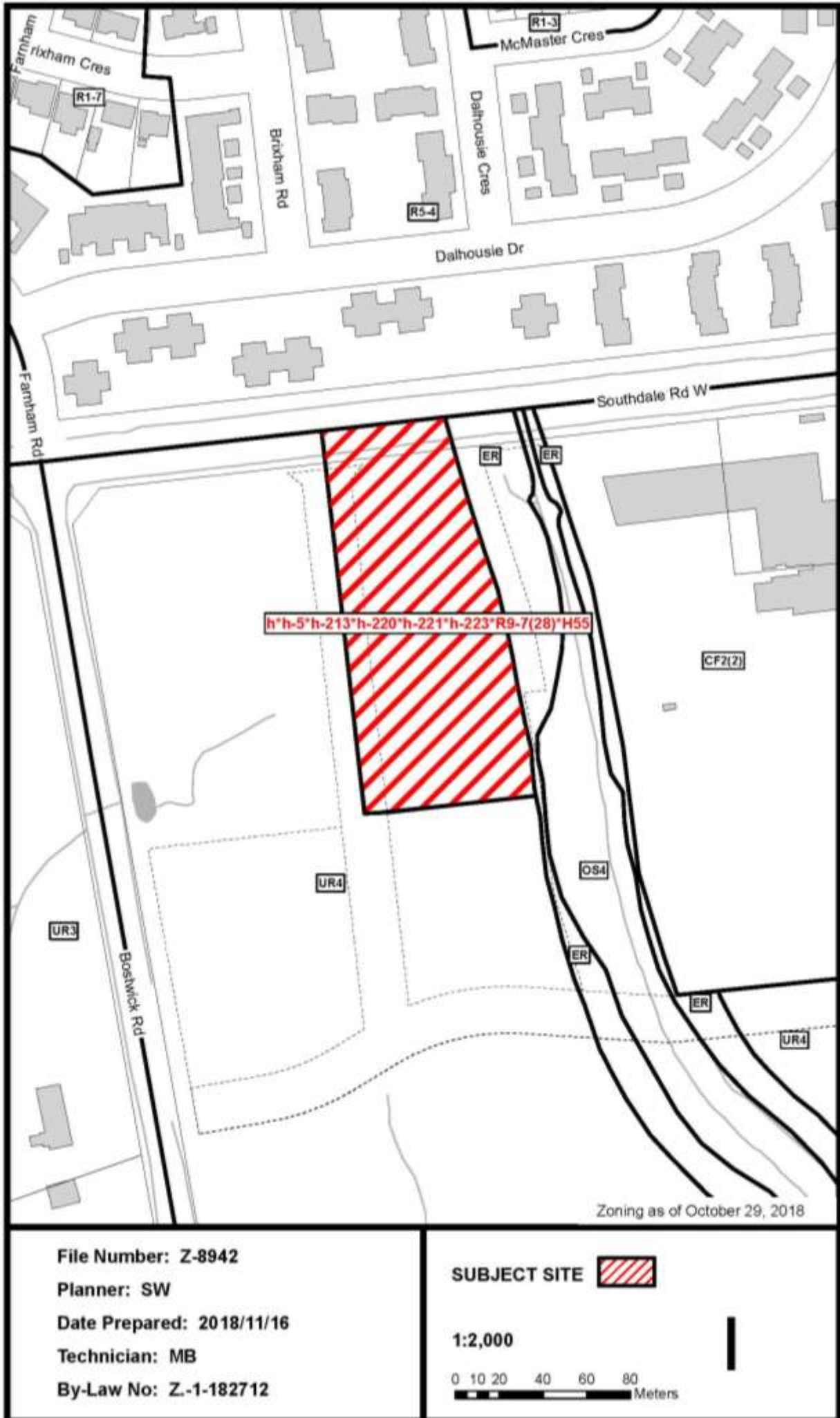
PASSED in Open Council on November 20, 2018.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

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

SCHEDULE "A"



Bill No. 636  
2018

By-law No. C.P.-1284(uh)-534

A by-law to amend the Official Plan for the City of London, 1989 relating to 3080 Bostwick Road (Site 5).

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

1. Amendment No. 689 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. 689

to the

### OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 3.6.5 vi) of the Official Plan for the City of London to identify the northeast portion of the lands at 3080 Bostwick Road as a location where new convenience commercial uses are permitted.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at the northeast portion of the lands at 3080 Bostwick Road in the City of London known as Site 5.

C. BASIS OF THE AMENDMENT

The amendment to the Official Plan will allow for a new office and commercial development of a vacant site within a developing neighbourhood that will provide local commercial uses at a neighbourhood scale.

D. THE AMENDMENT

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

1. By adding the following to Section 3.6.5 vi) – Locations of Convenience Commercial and Service Station Uses – in the location specified:

Northeast portion of the lands at 3080 Bostwick Road – convenience commercial uses.





Bill No. 634  
2018

By-law No. Z.-1-182713

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3080 Bostwick Road (Site 5).

WHEREAS 31675 Ontario Ltd (York Developments) has applied to rezone an area of land located at 3080 Bostwick Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 689 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 3080 Bostwick Road, as shown on the attached map comprising part of Key Map No. A111 from an Urban Reserve (UR4) Zone to a holding Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h-h-213-h-220-h-221-h-222-R9-7/CC4(5)/RO2(32)-B-57-H40) Zone.

2) Section Number 3.8 (2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

h-220 Purpose: To ensure that the built form is guided by a consistent design approach, Urban Design Guidelines shall be prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, and adopted under Section 19.2.2 (Guideline Documents) of the Official Plan; with the input of the Urban Design Peer Review Panel and to the satisfaction of the City of London, to establish an overall design vision based on holistic and comprehensive consideration of all development sites within the master plan lands.

Permitted Interim Uses: Existing uses

h-221 Purpose: To ensure that new development is designed and approved consistent with the Urban Design Guidelines prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, the site plan, building elevations, and landscape plan will be assessed for compliance with the approved Urban Design Guidelines during the site plan approval review process; and a development agreement entered into to the satisfaction of the City of London prior to the removal of the h-(221) symbol.

Permitted Interim Uses: Existing uses

h-222 Purpose: To ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "h-(222)" symbol.

Permitted Interim Uses: Existing uses

3) Section Number 4.3 of the General Provisions is amended by adding the following Site Specific Bonus Provision:

B-57 3080 Bostwick Road (Site 5)

The Bonus Zone shall be enabled through one or more agreements to facilitate the development of a three storey (13.5m (44 ft)) mixed office and commercial building and one 17 storey (68m (223ft)) tower, with an increased density up to 209 units, which is generally in accordance with the Site Plan and Elevations attached as Schedule "1" and Schedule "2" to the amending by-law, except where described in more detail below or in the Urban Design Guidelines for the High Density Residential designated lands within the Bostwick Neighbourhood; and

- 1) Contribution of \$25,000 towards creating a skate park on the Bostwick Community Centre lands;
- 2) Provision of 20% accessible apartment units;
- 3) Large caliper boulevard tree planting with a minimum 100mm caliper and a minimum distance of 10m between tree planting for the extent of the site frontage for Southdale Road West, and both sides of Street B;
- 4) Provision of one accessible electric vehicle charging station located on the Bostwick Community Centre lands or in a publicly accessible location on Site 5;
- 5) Provision of two publicly accessible vehicle share facilities/spaces;
- 6) Provision of ten publicly accessible bicycle share facilities;
- 7) The following provisions shall be delivered as part of the first development phased of either Site 1 or Site 5 at the time of the development agreement:
  - a. Dedication of 0.64ha of park land identified as Block 4 in the draft plan of subdivision 39T-18502 to the City of London, above and beyond (in excess of) the full standard dedication required by by-law CP-9 for parkland or cash-in-lieu for both Sites 1 and 5; and other proposals on Sites 2, 3 and 6;
  - b. Provision of a pavilion and lighting within the dedicated park land, or the commensurate financial equivalent for the features as identified in by-law C.P.-1496-244, to the City's discretion;
  - c. Provision of a pedestrian bridge from the park land across the Thornicroft Drain to the Bostwick Community Centre, or the commensurate financial equivalent for the feature as identified in by-law C.P.-1496-244, to the City's discretion.

The following special regulations apply within the bonus zone:

- a) Regulations:
  - i) Density (Maximum): 209 units per hectare
  - ii) Height (Maximum): 68 metres (223 ft)
  - iii) Exterior Side Yard Setback (Minimum): 3.5m (11 ft)
  - iv) Rear Yard Setback (Minimum): 5m (16 ft)
  - v) Interior Side Yard Setback (Minimum): 15m (42 ft)

- vi) Number of dwelling units (Maximum): 208
- vii) Parking Total for All Uses 472 spaces

4) Section Number 18.4 of the Restricted Office (RO) Zone is amended by adding the following Special Provision:

RO2(32) 3080 Bostwick Road (Site 5)

- a) Regulations
  - i) Front Yard Depth (Minimum): 18m (59 ft)
  - ii) Exterior Side Yard Depth (Minimum): 1.2m (4 ft)
  - iii) Interior Side Yard Depth (Minimum): 3m (9 ft)
  - iv) Height (Maximum): 13.5m (44ft)

5) Section Number 29.4 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC4(5) 3080 Bostwick Road (Site 5)

- a) Additional Permitted Uses:
  - i) Uses permitted under the CC6 Zone Variation
- b) Regulations:
  - i) Convenience Commercial uses restricted to location within a Restricted Office (RO2) zoned building

6) 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.

7) This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

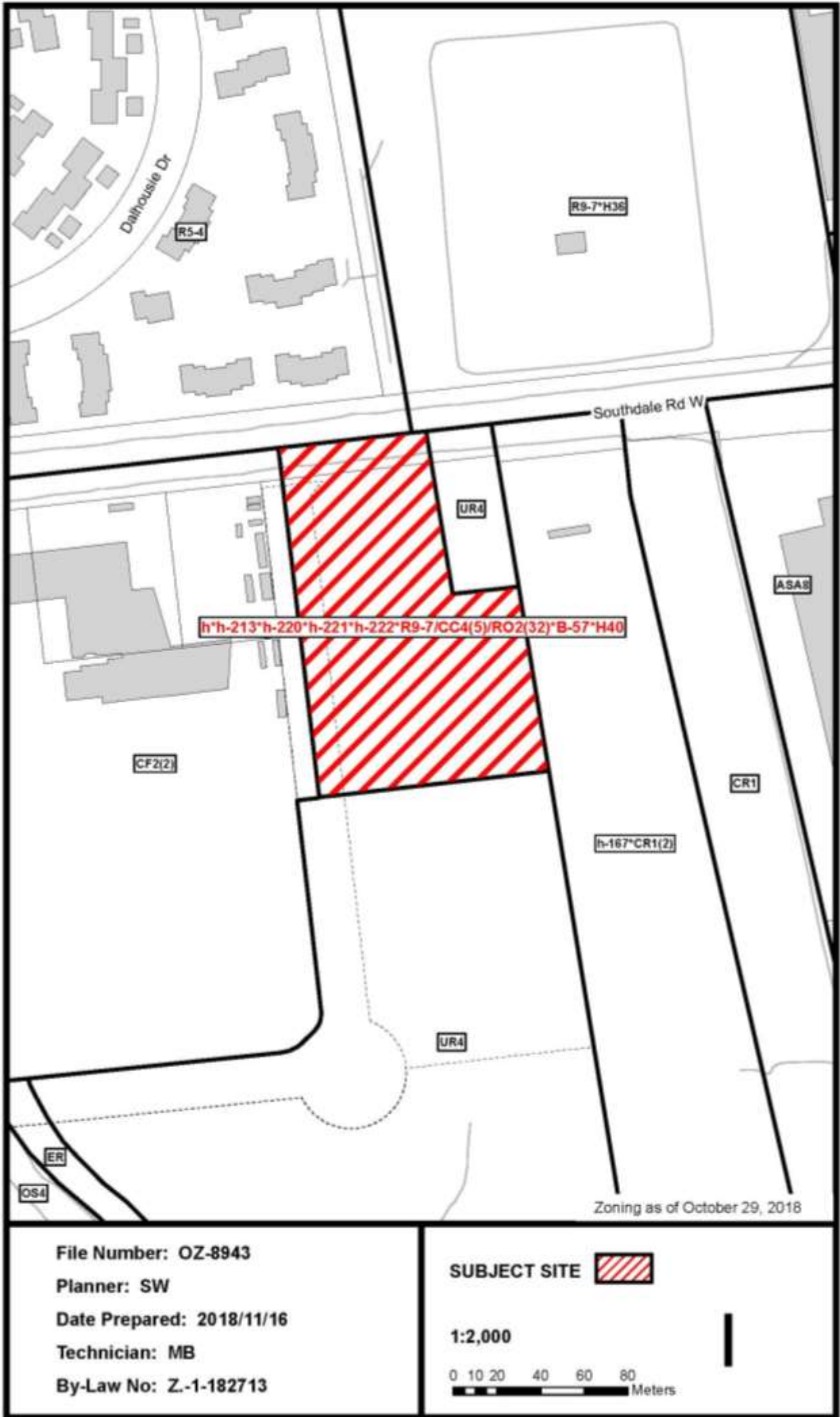
PASSED in Open Council on November 20, 2018.

Matt Brown  
Mayor

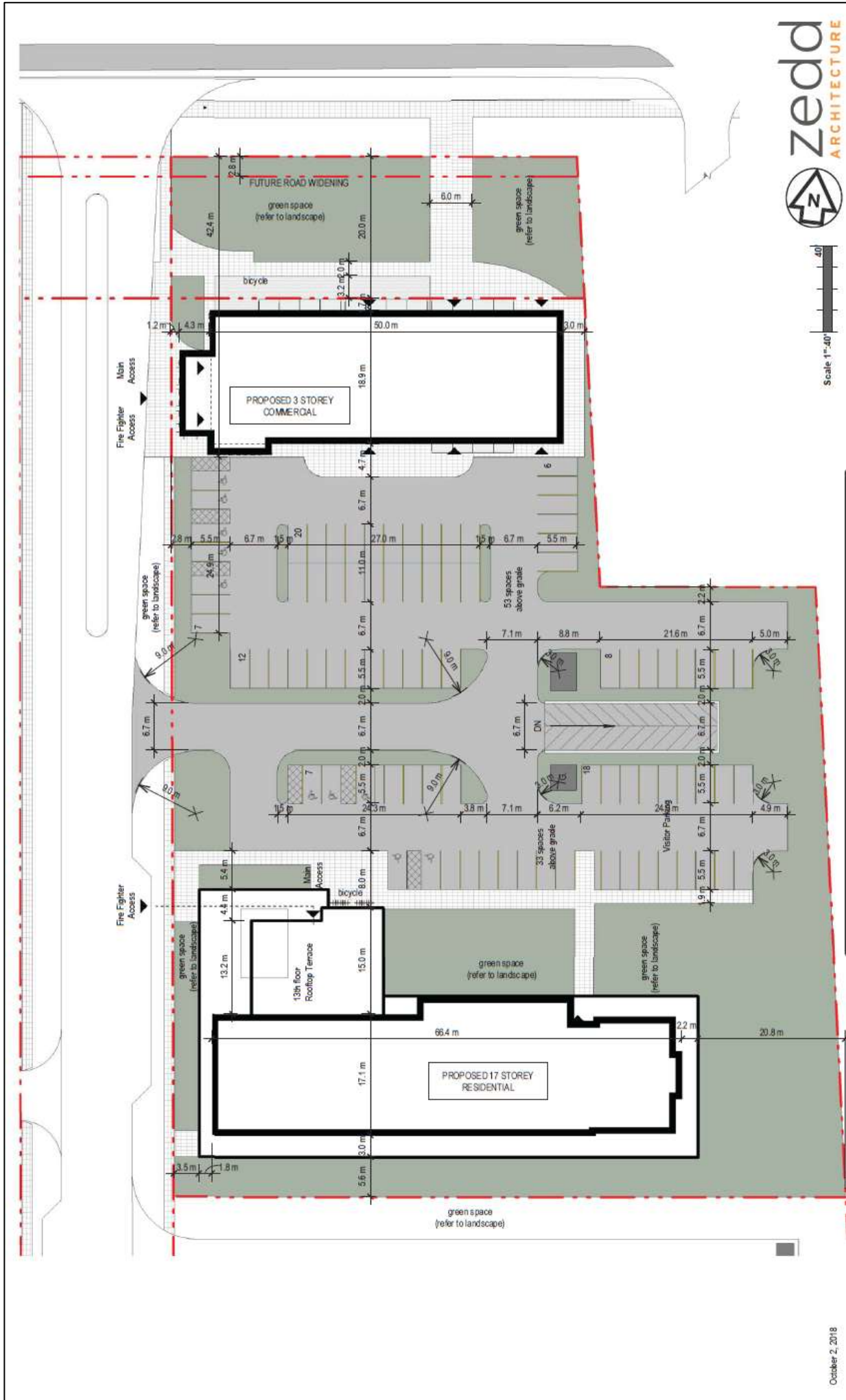
Catharine Saunders  
City Clerk

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

SCHEDULE "A"



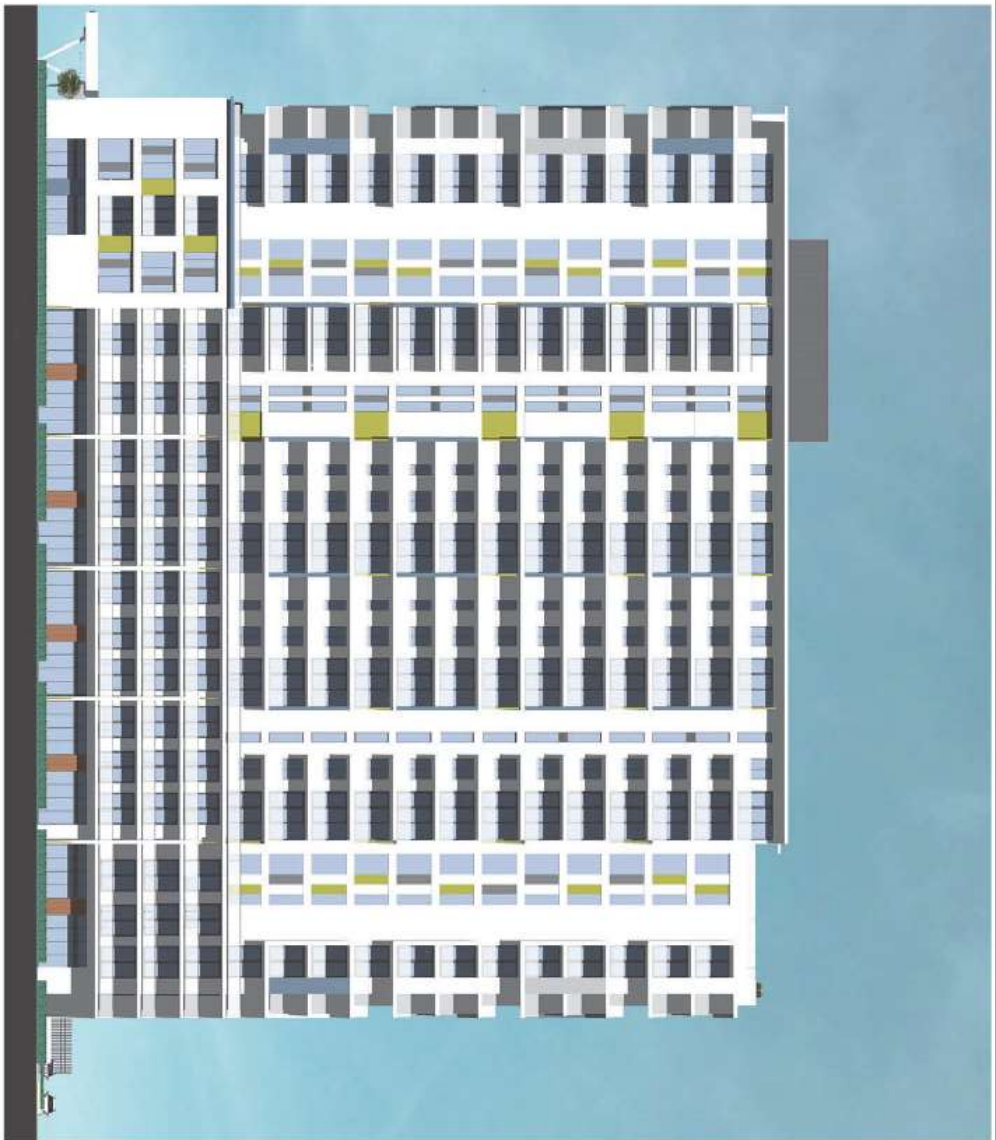
# SCHEDULE "1"



SCHEDULE "2"



WEST ELEVATION



SOUTH ELEVATION

Scale :

15-012

YORK DEVELOPMENTS

BOSTWICK MASTER PLAN - SITE 5

RESIDENTIAL - ELEVATIONS

October 2, 2018

MP-80

**zedd**  
ARCHITECTURE  
380 Hudson Street, 4th Floor, New York, NY 10014  
www.zeddarchitecture.com | info@zeddarch.com



EAST ELEVATION



NORTH ELEVATION

Scale :

15-012

YORK DEVELOPMENTS

BOSTWICK MASTER PLAN - SITE 5

RESIDENTIAL - ELEVATIONS

October 2, 2018

MP-81

281 Hudson Street, 4th Floor, Boston, MA 02111  
 www.zeddarchitecture.com info@zeddarchitecture.com



# Strategic Priorities and Policy Committee Report

12th Meeting of the Strategic Priorities and Policy Committee  
November 19, 2018

PRESENT: Mayor M. Brown, Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, P. Squire, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, J. Zaifman

ABSENT: B. Armstrong, J. Morgan, V. Ridley

ALSO PRESENT: M. Hayward, J. Adema, A.L. Barbon, G. Barrett, B. Card, J. Carter, B. Coxhead, S. Datars Bere, J. Fleming, K. Killen, S. King, G. Kotsifas, L. Livingstone, J.P. McGonigle, K. Pawelec, M. Ribera, C. Saunders, K. Scherr, M. Schulthess, C. Smith, S. Stafford, B. Westlake-Power and R. Wilcox.

The meeting is called to order at 4:03 PM.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

### 2.1 2018 Annual Community Survey

Moved by: H. Usher

Seconded by: M. van Holst

That, on the recommendation of the City Manager, the staff report dated November 19, 2018 with respect to the City of London 2018 Annual Community Survey BE RECEIVED for information.

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

Absent: (3): B. Armstrong, J. Morgan, and V. Ridley

**Motion Passed (12 to 0)**

### 2.2 Strategic Plan: Semi-Annual Progress Report, Performance Report, Impact Assessment and 2018 Report to the Community

Moved by: M. van Holst

Seconded by: J. Helmer

That, on the recommendation of the City Manager, the staff report dated November 19, 2018, including the Semi-Annual Progress Report, the 2018 Report to the Community and the Performance Report and Impact Assessment, with respect to Council's 2015-2019 Strategic Plan BE RECEIVED for information; it being noted that the attached presentation was received from L. Livingstone, Managing Director, Neighbourhood, Children and Fire Services.

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

Absent: (3): B. Armstrong, J. Morgan, and V. Ridley

**Motion Passed (12 to 0)**



2.3 Absence from Meeting - Councillor V. Ridley

Moved by: M. van Holst

Seconded by: T. Park

That the communication dated November 2, 2018 from Councillor V. Ridley with respect to her attendance at the November 19, 2018 meeting of the Strategic Priorities and Policy Committee BE RECEIVED.

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

Absent: (3): B. Armstrong, J. Morgan, and V. Ridley

**Motion Passed (12 to 0)**

**4. Items for Direction**

4.1 Appointments to the Striking Committee

Moved by: M. van Holst

Seconded by: A. Hopkins

That the following individuals BE APPOINTED to the Striking Committee for the 2018-2022 Council term:

Dharshi Lacey (Pillar Nonprofit Network)

Shawna Lewkowitz (Urban League of London)

Patti Dalton (London and District Labour Council)

Laurie Lashbrook (London Chamber of Commerce)

Chad Callander (Past Member of the Diversity Inclusion and Anti-  
Oppression Advisory Committee)

Stewart Coppins (Citizen-at-Large)

Jennifer Hodge (Citizen-at-Large)

Brandon Mackinnon (Citizen-at-Large)

Michael A. Manzara (Citizen-at-Large)

Girish Sankar (Citizen-at-Large)

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

Absent: (3): B. Armstrong, J. Morgan, and V. Ridley

**Motion Passed (12 to 0)**

4.2 Inaugural Council Meeting

Moved by: J. Helmer

Seconded by: T. Park

That pursuant to section 2.6 of the Council Procedure By-law, authorization BE GIVEN for the December 3, 2018 Inaugural Municipal Council Meeting for the 2018-2022 term, to be held at the London Convention Centre to commence at 6:00 PM, in order to provide sufficient capacity to permit members of the public to attend the meeting.

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

Absent: (3): B. Armstrong, J. Morgan, and V. Ridley

**Motion Passed (12 to 0)**

4.3 Recommendations for an Allocations Formula for Municipal Surpluses

Moved by: J. Helmer

Seconded by: P. Hubert

That the communication from G. Macartney, CEO and General Manager, London Chamber of Commerce, dated November 9, 2018, with respect to recommendations for an allocation formula for municipal surpluses BE RECEIVED.

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

Absent: (3): B. Armstrong, J. Morgan, and V. Ridley

**Motion Passed (12 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential**

6.1 ADDED Personal Matters/Identifiable Individual

Moved by: J. Helmer

Seconded by: A. Hopkins

That the Strategic Priorities and Policy Committee convene in Closed Session at 5:01 PM, for the purpose of considering a matter pertaining to personal matters about an identifiable individual with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose.

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

Absent: (3): B. Armstrong, J. Morgan, and V. Ridley

**Motion Passed (12 to 0)**

The Strategic Priorities and Policy Committee convened in Closed Session from 5:01 PM to 5:46 PM.

**7. Adjournment**

The Meeting adjourned at 5:46 PM.

# City of London Strategic Plan


## SPPC November 19, 2018



## Commitment to Report

- The *Strategic Plan* includes a commitment to report regularly to Londoners on progress towards implementation.
- Progress has been reported through semi-annual Progress Reports each May and November, as well as an annual Report to the Community every November.
- To address the impact of the Strategic Plan, Council approved the Strategic Plan Measurement Framework and Tool in June 2018.

## Strategic Plan 2015-2019 Progress



The Progress Report and Report to the Community articulate what **progress** has been made towards implementing the strategies in the Strategic Plan.

### Progress to date:

- As of November 2018, **97.4%** of all milestones are complete or on target.
- Since the May 2018 Progress Report the number of milestones marked as “caution” and “below plan” has decreased from 3.4% to 2.4%.



## Strategic Plan Impact Assessment 2015 to 2017

To measure impact, Civic Administration developed a Strategic Plan Measurement Framework and Tool that allows 2 levels of analysis:

1. The first level of analysis looks at the performance of the initiatives. Results indicate whether the specific initiatives were achieved. This answers the question, “**Did we do what we set out to do?**”
2. The second level of analysis examines the data in aggregate in order to determine the results of the strategies found in the Strategic Plan. This analysis answers the question “**How has London changed as a result of the Strategic Plan?**”

## Strategic Plan Impact 2015 to 2017

### Evidence of Impact

- Quantitative and qualitative demonstration of change

### Little to No Evidence of Impact

- No quantitative measures
- May or may not have been qualitative data
- Does not mean the strategy was not implemented or that it did not result in positive change for Londoners – just no measures



## Impact: Strengthening our Community



**21**  
Neighbourhood Decision Making projects

**34**  
active neighbourhood groups

**20,516,468**  
visits to the London Public Library



**1,063**  
cats and dogs were adopted

**45**  
day decrease in the average number of days on Ontario Works

**59**  
fewer individuals are accessing Ontario Works annually



**147,305**  
arena and field hours used

**151,795**  
swim and recreation program participants

**1,056,772**  
arts and culture visitors

## Impact: Building a Sustainable City



**15.2**  
kilometre increase in the total length of on-road cycling facilities

**214,000**  
tonnes of materials diverted from the landfill

**\$3,245,000,000**  
in construction permits issued



**351**  
kilometres of roadway lanes reconstructed

**35**  
kilometres of sidewalks built and assumed

**481**  
fewer serious injury or fatality collisions



**18**  
new public parks in the city, increasing from 452 parks to 470 parks

**101%**  
increase in the number of trees planted on the City boulevard each year

**72%**  
increase in the number of trees planted each year by community partners



**1,609**  
properties protected for future generations

**228**  
properties were listed on the Heritage Register

**50**  
signs and plaques posted along the Thames River

## Impact: Growing our Economy



**54%**  
increase in new foreign direct investment

**220%**  
increase in applications for façade programs

**\$6M**  
in savings resulted in the reintroduction of forgivable loan programs in Downtown and Old East Village

**\$51.9M**  
total economic impact from the London Convention Centre

**\$2.1B**  
total economic impact of tourism in London



**49%**  
increase in the number of unique visitors in downtown London

**\$600K**  
one-time savings and \$600,000 annual savings realized through a review of CIP incentives

**245%**  
increase in the value of no-interest loans to small business owners

**\$29.2M**  
total investment in affordable housing

**323**  
affordable new rental housing units started



**4,650**  
new jobs created through attraction and expansion





## Impact: Leading in Public Service



**83%**  
increase in Twitter followers



**121,600**  
guard hours provided



**10%**  
decrease in the amount of debt under administration

**104%**  
increase in YouTube video views

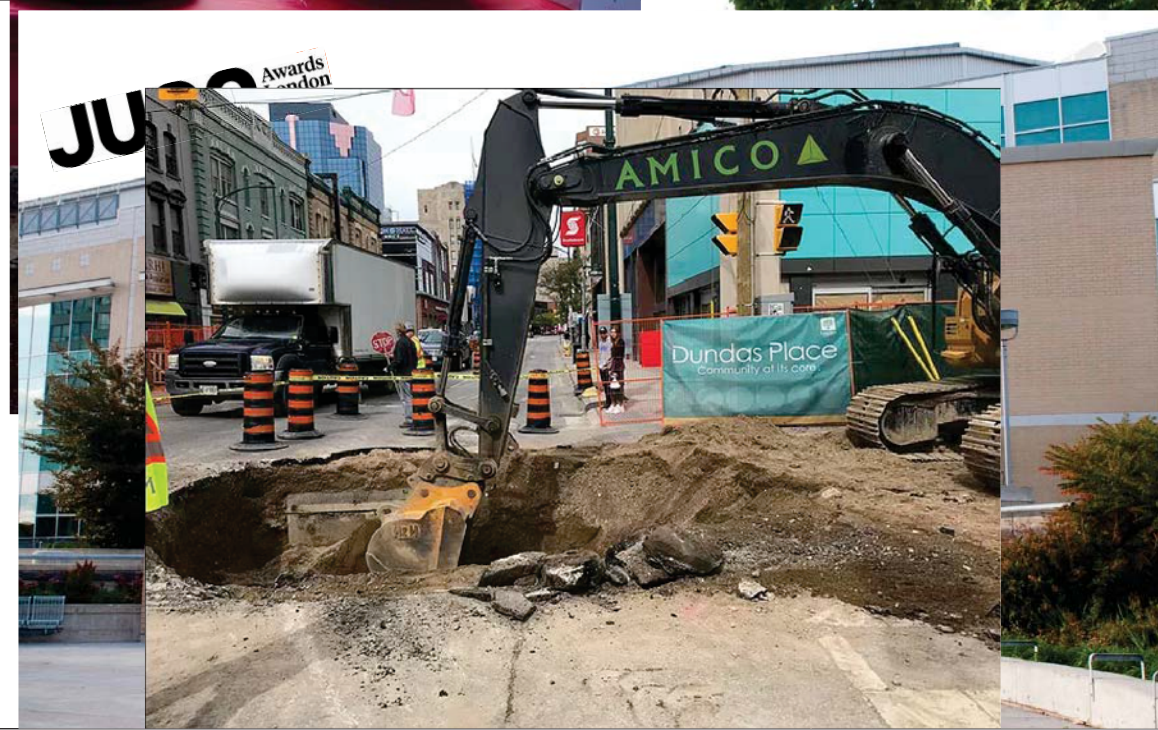
**\$1M**  
saved in insurance premiums

**41<sup>st</sup>**  
consecutive year of the Aaa credit rating

**8.5 million**  
visitors to www.london.ca

**117**  
Information Technology Services (ITS) Projects completed

**13%**  
decrease in reliance on the Operating Budget Contingency Reserve as permanent financing source



## Our Learnings...

- As with any newly implemented process, there are successes, but also lessons learned.
- These successes and lessons learned will guide the development of the next City of London Strategic Plan.
- Measures to demonstrate progress, performance, and impact will be developed at the beginning of the process (outcomes, expected results, and associated metrics).
- For the next strategic plan, impact will be measured over the lifetime of the plan.
- Moving forward, the City of London will use the results of the Impact Assessment to make evidence-informed, data-driven decisions about the strategies, metrics, and targets required in the strategic plan to make a difference for the London community.



**THANK YOU!**

Bill No.  
2019

By-law No. A.-\_\_\_\_-\_\_\_\_

A by-law to confirm the proceedings of the  
Council Meeting held on the 5<sup>th</sup> day of December,  
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 Local Planning Appeal Tribunal is required and where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
2. The Mayor and the proper civic employees of the City of London are hereby authorized and directed to execute and deliver all documents as are required to give effect to the decisions, motions and resolutions taken at the meeting at which this by-law is passed.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 5, 2018.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 5, 2018  
Second Reading – December 5, 2018  
Third Reading – December 5, 2018