



Council Agenda Including Addeds

4th Meeting of City Council
January 15, 2019, 4:00 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

2.1 Mayor's New Year's Honour List

6:20 PM – His Worship the Mayor will recognize the contributions made to London by the following citizens who were named to the Mayor's New Year's Honour List in the categories indicated: Rachel Braden and Merel, Facility Dog (Accessibility); Ernest Maiorana (Age Friendly); Victoria Carter (Arts); Gabor Sass (Environment); Steven Liggett (Heritage); Melissa Hardy-Trevenna (Housing); Jacqueline Thompson (Humanitarianism); Mike Lumley (Sports)

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 3rd Meeting held on December 18, 2018

6

6. Communications and Petitions

6.1 Bill 66, "Restoring Ontario's Competitiveness Act 2018"

(Refer to the Planning and Environment Committee Stage for Consideration with Item 7 (2.5) of the 2nd Report of the Planning and Environment Committee)

1. B. Veitch, London Development Institute

89

2. (ADDED) S. Levin and B. VanDenBelt, Nature London

90

6.2 Application - 536 and 542 Windermere Road (Z-8945)

(Refer to the Planning and Environment Services Committee Stage for

Consideration with Item 14 (3.6) of the 2nd Report of the Planning and Environment Committee)

1. G. Payne, 70 Orkney Crescent 91

6.3 Application - 2835 Sheffield Place - Zoning By-law Amendment - Revisions to Draft Plan of Subdivisions - Draft Plan of Vacant Land Condominium (Z-8793/39T-90502/39CD-18502)

(Refer to the Planning and Environment Services Committee Stage for Consideration with Item 11 (3.3) of the 2nd Report of the Planning and Environment Committee)

1. I. Holding and C. Lauzon Holding, 2824 Sheffield Place 93

7. Motions of Which Notice is Given

8. Reports

8.1 2nd Report of the Planning and Environment Committee 94

1. Disclosures of Pecuniary Interest
2. (2.1) 1st Report of the London Advisory Committee on Heritage
3. (2.2) 1st Report of the Environmental and Ecological Planning Advisory Committee
4. (2.3) Application - 852 Commissioners Road East (Relates to Bill No. 47)
5. (2.7) Candidate Approval for the Urban Design Peer Review Panel
6. (2.4) Provincial Consultation on "Increasing Housing Supply in Ontario"
7. (2.5) Bill 66, "Restoring Ontario's Competitiveness Act 2018"
8. (2.6) Cannabis Retail Stores (Relates to Bill No.'s 35 and 36)
9. (3.1) Application - 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court (Z-8949) (Relates to Bill No. 48)
10. (3.2) Application - 470 Colborne Street (OZ-8948) (Relates to Bill No.'s 38 and 49)
11. (3.3) Application - 2835 Sheffield Place - Zoning By-law Amendment - Revisions to Draft Plan of Subdivisions - Draft Plan of Vacant Land Condominium (Z-8793/39T-90502/39CD-18502) (Relates to Bill No. 50)
12. (3.4) Application - 7 Annadale Drive (SPA18-060 and 39CD-18511)
13. (3.5) Masonville Transit Village Secondary Plan Terms of Reference (O-8991)
14. (3.6) Application - 536 and 542 Windermere Road (Z-8945)

15. (4.1) Assist Smaller Business Improvement Areas

8.2 2nd Report of the Corporate Services Committee 145

1. Disclosures of Pecuniary Interest
2. (2.1) Update: Workplace Diversity and Inclusion
3. (2.2) Update: Equity and Inclusion Lens for Development of Policies, Procedures and Programs for the City of London
4. (4.1) Consideration of Appointment to the Environmental and Ecological Planning Advisory Committee
5. (4.2) Confirmation of Appointment to the Community Safety and Crime Prevention Advisory Committee
6. (5.1) Meeting Schedules and Fulltime Councillors
7. (5.2) Compensation for Council Members to Serve on Boards and Commissions
8. (5.3) Federation of Canadian Municipalities (FCM) Third Vice-President Vacancy

8.3 2nd Report of the Civic Works Committee 148

1. Disclosures of Pecuniary Interest
2. (2.2) Replacement/Relocation of Watermain on Pond Mills Road to Facilitate Future Highway 401 Overpass at Pond Mills Road Structure Expansion - Consultant Appointment
3. (2.3) Greenway Sludge Tank Mixing System Pre-Purchase
4. (2.4) Guildwood Boulevard Sump Pump Discharge to Storm Sewer Pilot Project
5. (2.5) Comments on Environmental Registry of Ontario (ERO): A Made-In-Ontario Environment Plan
6. (2.1) Adelaide Street North/Canadian Pacific Railway Grade Separation Detailed Design & Tendering - Appointment of Consulting Engineer
7. (4.1) Proposed By-law Amendments Traffic & Parking By-law PS-113
8. (5.1) Snow Clearing Standards
9. (5.2) 1st Meeting of the Cycling Advisory Committee
10. (5.3) Bus Rapid Transit Plan - Proposed Future Public Participation Meeting

9. Added Reports

- 9.1 3rd Report of Council in Closed Session

10. Deferred Matters

11. Enquiries

12. Emergent Motions

13. By-laws

By-laws to be read a first, second and third time:

- | | | |
|------|--|-----|
| 13.1 | Bill No. 34 By-law No. A.- _____ - ____

A by-law to confirm the proceedings of the Council Meeting held on the 15th day of January, 2019. (City Clerk) | 153 |
| 13.2 | Bill No. 35 By-law No. A.- _____ - ____

A by-law to delegate the authority to respond to circulation of cannabis retail site applications to the Alcohol and Gaming Commission (AGCO). (2.6b/2/PEC) | 154 |
| 13.3 | Bill No. 36 By-law No. CPOL.- _____ - ____

A by-law to repeal and replace By-law No. CPOL-232-15, as amended, being a By-law entitled "Siting of Cannabis Retail Stores in London" and replace it with a new Council policy entitled "Siting of Cannabis Retail Stores in London". (2.6a/2/PEC) | 156 |
| 13.4 | Bill No. 37 By-law No. C.P.-1528(____)- ____

A by-law to amend By-law C.P.-1528-486 being "A by-law to designate an area as an improvement area and to establish the board of management for the purpose of managing the Hamilton Road Business Improvement Area". (City Clerk) | 158 |
| 13.5 | Bill No. 38 By-law No. C.P.-1284(____)- ____

A by-law to amend the Official Plan for the City of London, 1989 relating to 470 Colborne Street. (3.2a/2/PEC) | 160 |
| 13.6 | Bill No. 39 By-law No. S.- _____ - ____

A by-law to assume certain works and services in the City of London. (Ballymote Subdivision - Phase 2, Plan 33M-632) (City Engineer) | 163 |
| 13.7 | Bill No. 40 By-law No. S.- _____ - ____

A by-law to assume certain works and services in the City of London. (Ballymote Subdivision - Phase 1, Stage 3, Plan 33M-631) (City Engineer) | 164 |
| 13.8 | Bill No. 41 By-law No. S.- _____ - ____

A by-law to assume certain works and services in the City of London. (Forest Hill Subdivision - Phase 4, Stage 3, Plan 33M-683) (City Engineer) | 165 |
| 13.9 | Bill No. 42 By-law No. S.- _____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Clarke Road, south of Charterhouse Crescent) (City Surveyor - Pursuant to SPA17-087 and in accordance with Zoning By-law Z-1) | 166 |

13.10	Bill No. 43 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Gainsborough Road, east of Hyde Park Road) (City Surveyor - Pursuant to Site Plan SPA16-108 and in accordance with Zoning By-law Z-1)	168
13.11	Bill No. 44 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Western Road, from Essex Street to Platt's Lane) (City Surveyor - Road for the Western Road Widening and Improvement Project (TS 1489-1))	170
13.12	Bill No. 45 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wharncliffe Road North north of Oxford Street West) (as widening to Oxford Street West east of Wharncliffe Road North) (City Surveyor - Pursuant to Site Plan SPA17-105 and in accordance with Zoning By-law Z-1)	175
13.13	Bill No. 46 By-law No. S.- ____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Trafalgar Street, east of Falcon Street) (City Surveyor - pursuant to SPA18-043 and in accordance with Zoning By-law Z-1)	177
13.14	Bill No. 47 By-law No. Z.-1-19_____ A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 852 Commissioners Road East. (2.3/2/PEC)	179
13.15	Bill No. 48 By-law No. Z.-1-19_____ A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court. (3.1/2/PEC)	181
13.16	Bill No. 49 By-law No. Z.-1-19_____ A by-law to amend By-law No. Z.-1 to rezone an area of land located at 470 Colborne Street. (3.2c/2/PEC)	184
13.17	Bill No. 50 By-law No. Z.-1-19_____ A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2835 Sheffield Place. (3.3/2/PEC)	187

14. Adjournment



Council Minutes

3rd Meeting of City Council
December 18, 2018, 5:00 PM

Present: Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, S. Hillier
Also Present: M. Hayward, A. Barbon, B. Card, B. Coxhead, S. Datars Bere, J. Fleming, S. King, G. Kotisfas, L. Livingstone, M. Riberia, D. O'Brien, C. Saunders, K. Scherr, M. Schulthess, S. Stafford, A. Thompson, and B. Westlake-Power.

The meeting is called to order at 5:00 PM, with all Members present.

1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses pecuniary interests in the following matters:

- a) item 3.6 of the 1st Report of the Planning and Environment Committee and related Bill No.33, having to do with the property located at 446 York Street, by indicating that his employer is the London-Middlesex Health Unit;
- b) item 2.5 of the 1st Report of the Community and Protective Services Committee, having to do with the potential licensing of zoos and mobile zoos, by indicating that his employer, the London-Middlesex Health Unit, has involvement in regulating these types of uses;
- c) item 2.9 of the 1st Report of the Community and Protective Services Committee, having to do with the municipal implementation of legalized cannabis, by indicating that his employer, the London-Middlesex Health Unit, has involvement in regulating this matter; and,
- d) item 5.3 of the 1st Report of the Civic Works Committee, having to do with request for delegation with respect to the Safe Water London, by indicating that his employer, the London-Middlesex Health Unit, has involvement in regulating this matter.

Councillor P. Van Meerbergen discloses a pecuniary interest in item 2.1 of the 1st Report of the Community and Protective Services Committee, having to do with the 3rd Report of the Childcare Advisory Committee, by indicating that his spouse operates a childcare facility.

Councillor P. Squire discloses a pecuniary interest in item 2.1 of the 1st Report of the Planning and Environment Committee, having to do with the property located at 800 Sunningdale Road West, by indicating that he is a Member of the Sunningdale Golf Club.

2. Recognitions

- 2.1 His Worship the Mayor recognizes the Facilities Division for receiving the Electrical Safety Authority Award in the category of Worker Safety.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: S. Lewis
Seconded by: A. Kayabaga

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

4.1 Personal Matters/Identifiable Individual

Personal matters pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List.
(6.1/1/CPSC)

4.2 Land Acquisition

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; financial information, supplied in confidence to the municipality or local board, which, if disclosed could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/1/CSC)

4.3 Litigation Matter

A matter pertaining to litigation currently before the Ontario Court of Justice and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.2/1/CSC)

4.4 (ADDED) Labour Relations/Employee Negotiations

A matter pertaining to labour relations and employee negotiations, advice or recommendations of officers and employees of the Corporation including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation, as it pertains to the 2019 proposed Budget. (6.1/2/SPPC)

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

The Council rises and goes into the Council, In Closed Session, at 5:12 PM, with Mayor E. Holder in the Chair and all Members present.

The Council, In Closed Session, rises at 5:25 PM and Council reconvenes at 5:28 PM, with Mayor E. Holder in the Chair and all Members present.

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

Motion made by: S. Hillier
Seconded by: M. Salih

The Minutes of the 2nd Meeting held on December 5, 2018 BE APPROVED.

Motion made by: J. Helmer
Seconded by: J. Morgan

That the following actions be taken with respect to the Minutes of the 2nd Meeting, held on December 5, 2018:

a) Part a) of Item 7 (4.6) of the 1st Report of the Strategic Priorities and Policy Committee BE AMENDED to read as follows:

"a) Deputy Mayor J. Helmer, Councillors M. van Holst, J. Morgan and S. Turner BE APPOINTED; and,"

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: S. Hillier
Seconded by: M. Salih

The Minutes of the 2nd Meeting held on December 5, 2018, as amended, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

6. Communications and Petitions

Motion made by: M. Cassidy
Seconded by: M. Salih

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

6.1 Zoos and Mobile Zoos:

- a) M. Matlow;
- b) R. Laidlaw;
- c) K. Houghton;
- d) R. McNeil;
- e) L. Lyster;
- f) W. Brown; and,
- g) S. Shields

6.2 446 York Street (Z-8971)

- a) J. McGuffin;
- b) P.B. Chapman;
- c) P. Pritiko;
- d) D. Krogman;
- e) S. Krogman; and
- f) A. Patton

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 1st Report of Community and Protective Services Committee

Motion made by: M. Cassidy

That the 1st Report of the Community and Protective Services Committee BE APPROVED, excluding Items 3 (2.1), 11 (2.5), 12, (2.9) and 13 (3.1).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (1.2) Election of Vice Chair for the Term Ending November 30, 2019

Motion made by: M. Cassidy

That Councillor S. Lewis BE ELECTED Vice-Chair of the Community and Protective Services Committee for the term ending November 30, 2019.

Motion Passed

4. (2.2) 13th Report of the Diversity, Inclusion & Anti-Oppression Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 13th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee, from its meeting held on November 15, 2018:

a) the following actions be taken with respect to the Policy and Planning Sub-Committee:

i) that the City Clerk BE REQUESTED to amend the Terms of Reference to add an Indigenous Relations Officer to the Diversity, Inclusion and Anti-Oppression Advisory Committee as a non-voting resource member; and,

ii) compensation regarding child-minding for advisory committees BE DEFFERRED to a future meeting;

b) the revised attached 2018 Work Plan for the Diversity, Inclusion and Anti-Oppression Advisory Committee BE APPROVED;

c) the City Clerk BE REQUESTED to amend the Terms of Reference to add an Indigenous member to the Diversity, Inclusion and Anti-Oppression Advisory Committee (DIAAC) as a voting member; and,

d) clauses 1.1, 2.1, 2.2, 3.1, 4.1 to 4.3, 5.1, 5.3 and 7.1 to 7.3, BE RECEIVED.

Motion Passed

5. (2.3) 10th Report of the London Housing Advisory Committee

Motion made by: M. Cassidy

That the 10th Report of the London Housing Advisory Committee, from its meeting held on November 5, 2018, BE RECEIVED.

Motion Passed

6. (2.4) RFP18-39 Provide Physiotherapy and Occupational Therapy Services at the Dearness Home (Relates to Bill No. 5)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director Housing, Social Services and Dearness Home, the proposed by-law, as appended to the staff report dated December 10, 2018, BE INTRODUCED at the Municipal Council meeting on December 18, 2018, to:

- a) approve the Agreement between The Corporation of the City of London and Lifemark Occupational Health and Wellness Inc., as appended to the above noted by-law, for the provision of physiotherapy services, occupational therapy services and footcare services at the Dearness Home; and,
- b) authorize the Mayor and the City Clerk to execute the above-noted agreement. (2018-S02)

Motion Passed

7. (2.6) Purchase of Service Agreements - Ontario Works Employment Assistance Services (Refers to Bill No. 6)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the proposed by-law, as appended to the staff report dated December 10, 2018, BE INTRODUCED at the Municipal Council meeting on December 18, 2018, to:

- a) approve the template Agreement for the purchase of Ontario Works Employment Assistance Services to be entered into between The Corporation of the City of London and each of the following nine corporations:
 - Daya Counselling Centre;
 - Goodwill Industries, Ontario Great Lakes;
 - LEADS Employment Services London Inc.;
 - Literacy Link South Central;
 - March of Dimes Canada;
 - Pathways Skill Development and Placement Centre;

- London Community Small Business Centre, Inc.;
 - WIL Counselling and Training for Employment; and,
 - Youth Opportunities Unlimited;
- b) insert the name of the Service Provider into the above-noted template Agreement for each of the following:
- “Daya Counselling Centre”;
 - “Goodwill Industries, Ontario Great Lakes”;
 - “LEADS Employment Services London Inc.”;
 - “Literacy Link South Central”;
 - “March of Dimes Canada”;
 - “Pathways Skill Development & Placement Centre”;
 - “London Community Small Business Centre, Inc.;
 - “WIL Counselling and Training for Employment”; and,
 - “Youth Opportunities Unlimited”;
- c) authorize the Mayor and the City Clerk to execute the above noted Agreements; and,
- d) authorize the Managing Director, Housing, Social Services and Deerness Home, or written designate, to represent the City of London with respect to the Ontario Works Employment Assistance Services Agreements. (2018-S04)

Motion Passed

8. (2.7) Implementation of the Community Mental Health and Addictions Strategy Contract Award Request for Proposal 18-43

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Deerness Home, the following actions be taken with respect to the award of the Request for Proposal (RFP) 18-43 for the Implementation of the Community Mental Health and Addictions Strategy:

- a) the Request for Proposal 18-43 BE AWARDED to Ivey International Centre for Health Innovation;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- c) the approval, given herein, BE CONDITIONAL upon The Corporation entering into a Purchase of Service Agreement with Ivey International Centre for Health Innovation. (2018-S08)

Motion Passed

9. (2.8) Single Source 18-37 Single Source Procurement of Lifeguard Qualification Literature/Manuals and Associated Registration Fees/Documents

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Parks and Recreation, the following actions be taken with respect to the Single Source Procurement (18-37) of Lifeguard Qualification Literature/Manuals and Associated Registration Fees/Documents:

- a) the requirement that the Lifesaving Society be established as the only acceptable provider of Lifesaving Certification and Manual Fees for the City of London, at an estimated annual purchase value of \$69,562.25 (HST excluded), for a two (2) year period BE ACCEPTED; it being noted that this will be a single source contract as per the Procurement of Goods and Services Policy Section 14.4 e);
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this contract; and,
- c) approval, hereby given, BE CONDITIONAL upon The Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval.

Motion Passed

10. (2.10) 2018 Annual Emergency Management Program (Relates to Bill No. 9)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the following actions be taken with respect to the 2018 Annual Emergency Management Program:

- a) the proposed by-law, as appended to the staff report dated December 10, 2018, BE INTRODUCED at the Municipal Council meeting on December 18, 2018 to repeal and replace Schedule "A" to by-law No. A.-7657-4, being the City of London Emergency Response Plan; and,
- b) the balance of the above-noted staff report BE RECEIVED.(2018-P03)

Motion Passed

14. (3.2) 8th 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 8th Report of the Community Safety and Crime Prevention Advisory Committee, from its meeting held on November 22, 2018:

- a) the Civic Administration BE ASKED to report back at a future Community Safety and Crime Prevention Advisory Committee meeting with respect to how the Civic Administration can support the Neighbourhood Watch London Transition Plan on a temporary, short-term basis; it being noted that this is not a financial request;
- b) 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) the following bullets be added under “Mandate”:
 - contributing to website content on the Community Safety and Crime Prevention Advisory Committee website;
 - providing links to community partners websites; and,
 - inviting the London Police Services to liaise on community safety and crime prevention issues and initiatives;
- ii) adding to the Non-Voting Resource Group:
 - A) amend “London Police” by adding “Services” at the end;
 - B) amend “Community Services Department” to read “Neighbourhood, Children and Fire Services”;
 - C) amend “Neighbourhood Watch Office” to read “Neighbourhood Watch London”;
 - D) amend “London and Area Active & Safe Routes to School” to read “ELMO Active & Safe Routes to School”; and,
 - E) amend “Emergency Medical Services organization” to read “Middlesex-London Emergency Medical Services”;
- iii) amending the Voting and Non-Voting Resource Groups by moving Post-Secondary Students from Non-Voting to Voting members and increasing the number of Voting Members to 15;
- iv) amending the word “secretariat” under Sub-Committees and Working Groups to read “secretarial”; and,
- v) deleting the word “Non-Voting” relating to Post-Secondary Student Member in Term of Office, Appointment Policies and Qualifications;
- c) the Municipal Council BE ADVISED that the Community Safety and Crime Prevention Advisory Committee is planning a 2019 Community Safety Week to be held during Emergency Preparedness Week in 2019 and will be using its 2019 Budget allocation to pay for the Community Safety Week; it being noted that L. Steel will Chair the Community Safety Week Sub-Committee;
- d) a member of Parks and Recreation BE INVITED to the January 24, 2019 Community Safety and Crime Prevention Advisory Committee to discuss the clearing of walkways near schools; it being noted that the Thames Valley District School Board and the London District Catholic School Board paid for the installation of a walkway between Westmount Public School and Jean Vanier Catholic School; it being further noted that the public is requested to use the Service London portal located at <https://service.london.ca/>;
- e) the City Clerk BE INVITED to a future Community Safety and Crime Prevention Advisory Committee (CSCP) to assist the CSCP with determining the appropriate wording to use when asking the Civic Administration for assistance or to attend a future meeting; and,
- f) clauses 1.1, 2.1, 3.1, 5.1, 5.5, 6.2, 6.3 and 6.5, BE RECEIVED;

it being noted that a verbal delegation from L. Norman, Chair, Community Safety and Crime Prevention Advisory Committee, was received with respect to this matter

Motion Passed

15. (3.3) Community Diversity and Inclusion Strategy and the 10th Report of the Accessibility Advisory Committee

Motion made by: M. Cassidy

That the 10th Report of the Accessibility Advisory Committee, from its meeting held on November 29, 2018, BE RECEIVED; it being noted that a verbal delegation from J. Madden, Chair, and J. Menard, Member, of the Accessibility Advisory Committee was received with respect to this matter as well as the Community Diversity and Inclusion Strategy.

Motion Passed

16. (4.1) 580 Talbot Street - Sign By-law S.-5868-183

Motion made by: M. Cassidy

That Civic Administration BE DIRECTED not to enforce the Sign By-law with respect to the sign affixed to the roof of the property located at 580 Talbot Street, subject to any safety concerns and that the sign meets the illumination standards within the By-law; it being noted that the communication from former Mayor M. Brown was received with respect to this matter. (2018-T07)

Motion Passed

17. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at December 3, 2018, BE RECEIVED.

Motion Passed

3. (2.1) 3rd Report of the Childcare Advisory Committee

Motion made by: M. Cassidy

That the 3rd Report of the Childcare Advisory Committee, from its meeting held on November 6, 2018, BE RECEIVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Recuse: (1): P. Van Meerbergen

Motion Passed (14 to 0)

11. (2.5) Zoos and Mobile Zoos

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to zoos and mobile zoos:

- a) the staff report dated December 10, 2018, BE RECEIVED; and
- b) the Civic Administration BE DIRECTED to draft by-law amendments, for consideration at a future meeting of the Community and Protective Services Committee, to amend the Business Licence By-law, L-131-16 to regulate zoos, fairs, exhibitions, and circuses and to provide legal advice with respect to this matter and to ensure statutory compliance. (2018-D09)

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

That the matter of potential draft by-law amendments to the Business License By-law, L-131-16 to regulate zoos, fairs, exhibitions and circuses BE REFERRED back to the Civic Administration in order for additional consultation to take place.

Yeas: (5): Mayor E. Holder, S. Lewis, J. Helmer, J. Morgan, and A. Hopkins

Nays: (9): M. van Holst, M. Salih, M. Cassidy, P. Squire, S. Lehman, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

Motion Failed (5 to 9)

Motion made by: M. Cassidy

The motion to approve part a) is put.

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, and E. Pelozza

Nays: (3): M. Salih, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

Motion Passed (11 to 3)

Motion made by: M. Cassidy

The motion to approve part b) is put.

Yeas: (5): Mayor E. Holder, M. van Holst, J. Helmer, M. Cassidy, and P. Van Meerbergen

Nays: (9): S. Lewis, M. Salih, P. Squire, J. Morgan, S. Lehman, A. Hopkins, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

Motion Failed (5 to 9)

12. (2.9) Municipal Implementation of Legalized Cannabis - Cannabis Licence Act, 2018

Motion made by: M. Cassidy

That, on the recommendation of the Director of Community and Economic Innovation, with the concurrence of the City Manager, the following actions be taken with respect to the municipal implementation of legalized cannabis:

- a) the staff report dated December 10, 2018 entitled "Municipal Implementation of Legalized Cannabis – Cannabis Statute Law Amendment Act" BE RECEIVED;
- b) the Civic Administration BE ADVISED that the Municipal Council endorses opting in to having cannabis retail stores in the community;
- c) the Civic Administration BE DIRECTED to continue to work with the federal and provincial governments to identify current or future potential challenges relating to policing, by-law enforcement, and community services requirements associated with the legalization of recreational cannabis; and,
- d) the Civic Administration BE DIRECTED to continue monitor impacts associated with recreational cannabis and report back to the Community and Protective Services Committee no later than April 2020;

it being noted that the Province of Ontario has established a deadline of January 22, 2019 for Municipal Council to pass a resolution, if it so chooses, to prohibit cannabis retail stores from being located in the municipality. (2018-L11)

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelosa, A. Kayabaga, and S. Hillier

Nays: (1): M. van Holst

Recuse: (1): S. Turner

Motion Passed (13 to 1)

13. (3.1) Administrative Monetary Penalty By-law (Relates to Bill No. 10)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to an Administrative Monetary By-law:

- a) the proposed by-law, as appended to the staff report dated December 10, 2018, BE INTRODUCED at the Municipal Council meeting to be held on December 18, 2018 to implement an Administrative Monetary Penalty System for parking and by-law infractions;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts necessary in connection with this project;
- c) the Mayor and the City Clerk BE AUTHORIZED to execute any other documents, if required, to give effect to these recommendations;
- d) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee with information following the initial 12 month implementation period;

e) the Civic Administration BE REQUESTED to report back after the 12 month period with respect to proposals for implementing the Administrative Monetary Penalty System for other by-laws and what the financial implications would be;

f) the Civic Administration BE REQUESTED to investigate and report back to the Community and Protective Services Committee, as soon as possible, with available technology options to limit barriers to people living with disabilities; and,

g) the Civic Administration BE REQUESTED to change the administrative penalty amount for item number 96 in Schedule "A", appended to the above-noted staff report, from \$40.00 to \$60.00; it being noted that the rationale is to align the penalty with item number 14 in Schedule "A", which is a similar infraction;

it being noted that the attached presentation from A. Drost, Manager, Municipal Law Enforcement Services - Parking and Licensing, with respect to this matter, was received;

it being pointed out that at the public participation meeting associated with this matter there were no oral submissions regarding this matter. (2018-C01A)

Amendment:

Motion made by: M. Cassidy

Seconded by: S. Hillier

That part a) of clause 3.1 of the 1st Report of the Community and Protective Services Committee BE AMENDED to read as follows:

a) the attached revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on December 18, 2018 to implement an Administrative Monetary Penalty System for parking and by-law infractions;"

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Amendment:

Motion made by: M. Cassidy

Seconded by: A. Hopkins

That clause 3.1, as amended, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Clause 3 as amended, reads as follows:

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to an Administrative Monetary By-law:

- a) the attached revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on December 18, 2018 to implement an Administrative Monetary Penalty System for parking and by-law infractions;
 - b) the Civic Administration BE AUTHORIZED to undertake all administrative acts necessary in connection with this project;
 - c) the Mayor and the City Clerk BE AUTHORIZED to execute any other documents, if required, to give effect to these recommendations;
 - d) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee with information following the initial 12 month implementation period;
 - e) the Civic Administration BE REQUESTED to report back after the 12 month period with respect to proposals for implementing the Administrative Monetary Penalty System for other by-laws and what the financial implications would be;
 - f) the Civic Administration BE REQUESTED to investigate and report back to the Community and Protective Services Committee, as soon as possible, with available technology options to limit barriers to people living with disabilities; and,
 - g) the Civic Administration BE REQUESTED to change the administrative penalty amount for item number 96 in Schedule "A", appended to the above-noted staff report, from \$40.00 to \$60.00; it being noted that the rationale is to align the penalty with item number 14 in Schedule "A", which is a similar infraction;
- it being noted that the ~~attached~~ presentation from A. Drost, Manager, Municipal Law Enforcement Services - Parking and Licensing, with respect to this matter, was received;
- it being pointed out that at the public participation meeting associated with this matter there were no oral submissions regarding this matter. (2018-C01A)

8.2 1st Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 1st Report of the Corporate Services Committee BE APPROVED, excluding items 6(2.3) and 8(4.1).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (1.2) Election of Vice-Chair for the term ending November 30, 2019

Motion made by: J. Morgan

That Councillor A. Kayabaga BE ELECTED Vice Chair of the Corporate Services Committee for the term ending November 30, 2019.

Motion Passed

3. (2.1) Single Source Procurement SS18-34 - Occupational Health Services Provider

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the following actions be taken with respect to the single source acquisition of an Occupational Health Services provider for The Corporation of the City of London under section 14.4 (d) of the Procurement of Goods and Services Policy:

- a) the Civic Administration BE AUTHORIZED to negotiate terms acceptable to Civic Administration to continue to acquire Occupational Health Services through its current provider, Workplace Medical Corporation, on the basis that the current fees for services (less than \$60,000/year) will remain unchanged for a contract term of four (4) years with an option for one (1) additional year;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for the work to be done relating to this project; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

Motion Passed

4. (2.4) Overview of the W12A Landfill Mitigative Measures and Community Enhancement Program

Motion made by: J. Morgan

That, on the recommendation of the Managing Director - Environmental & Engineering Services & City Engineer, the staff report dated December 11, 2018 regarding the overview of the W12A landfill mitigative measures and community enhancement program BE RECEIVED for information.

Motion Passed

5. (2.2) Request for Proposal 18-41: Fiscal Agent Services (Relates to Bill No. 7)

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following

actions be taken with respect to Request for Proposal, 18-41, Fiscal Agent Services:

a) the proposals submitted by the following recommended proponents BE ACCEPTED; it being noted the proposals from the following proponents scored the highest overall during the evaluation:

RBC Dominion Securities Inc.
200 Bay Street, Royal Bank Plaza, North Tower, 2nd Floor
Toronto, Ontario M5J 2W7

National Bank Financial Inc.
The Exchange Tower, 130 King Street West 4th Floor Podium
Toronto, Ontario M5X 1J9

The Toronto-Dominion Bank
Ernst & Young Tower, 222 Bay Street West, 7th Floor
Toronto, Ontario M5K 1A2

b) the proposed by-law appended to the staff report dated December 11, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on December 18, 2018, to authorize the approval of a Fiscal Agent Agreement with the above proponents, and to authorize the Mayor and the City Clerk to execute the agreement.

Motion Passed

7. (3.1) Tax Adjustment Agenda

Motion made by: J. Morgan

That the recommendations contained in the Tax Adjustment Agenda dated December 11, 2018 BE APPROVED; it being noted that J. Caranci made a verbal presentation to the Corporate Services Committee with respect to her application relating to the property at 7620 Longwoods Road, at the public hearing associated with the Tax Adjustment Agenda.

Motion Passed

8.3 1st Report the Civic Works Committee

Motion made by: P. Squire

That the 1st Report of the Civic Works Committee BE APPROVED, excluding items 8(4.3) and 11 (5.3).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: P. Squire

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (1.2) Election of Vice Chair for the Term Ending November 30, 2019

Motion made by: P. Squire

That Councillor S. Lehman BE ELECTED Vice Chair of the Civic Works Committee for the term ending November 30, 2019.

Motion Passed

3. (2.1) 5th Report of the Rapid Transit Implementation Working Group

Motion made by: P. Squire

That it BE NOTED that the 5th Report of the Rapid Transit Implementation Working Group, from its meeting held on November 8th, 2018, was received.

Motion Passed

4. (2.2) 9th Report of the Transportation Advisory Committee

Motion made by: P. Squire

That it BE NOTED that the 9th Report of the Transportation Advisory Committee, from its meeting held on November 27, 2018, was received.

Motion Passed

5. (3.1) Application by - The Corporation of the City of London Street Renaming Portion of Third Street (From Oxford Street East to Cheapside Street) To Baransway Drive (Relates to Bill No. 19)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the renaming of the portion of Third Street (between Oxford Street East and Cheapside Street) to Baransway Drive:

a) the proposed by-law as appended to the staff report dated December 11, 2018 BE INTRODUCED at the Municipal Council Meeting to be held on December 18, 2018 to:

i) rename a portion of Third Street between Oxford Street East and Cheapside Street,, to Baransway Drive, effective February 1, 2019;

b) Trudell Medical Group BE REQUIRED to pay for all costs of street address change and the change of street signage; and,

c) Trudell Medical Group BE REQUIRED to compensate any property owner(s) for incurred costs associated with the municipal address change as a result of the street name change;

it being pointed out that at the public participation meeting associated with this matter, there were no oral submissions. (2018-D29)

Motion Passed

6. (4.1) 11th Meeting of the Cycling Advisory Committee

Motion made by: P. Squire

That the following actions be taken with respect to the 11th Report of the Cycling Advisory Committee, from its meeting held on November 21, 2018:

a) the Civic Administration BE REQUESTED to consider a review of the presentation as appended to the 11th Report of the Cycling Advisory Committee with respect to the bi-directional cycle tracks on Dundas Street between William Street and Ontario Street;

it being noted that the Cycling Advisory Committee received the presentation from R. Henderson and D. Hall, Executive Director, London Cycle Link as appended to the 11th Report of the Cycling Advisory Committee with respect to the Proposal for Old East Village Cycle Track; and,

b) clauses 1.1, 2.1, 3.1 to 6 BE RECEIVED.

Motion Passed

7. (4.2) Senior's Bus Ticket Discount

Motion made by: P. Squire

That the proposed reinstatement of reduced cost of Senior's Bus Tickets BE REFERRED to 2019 Budget Process and the Civic Administration BE DIRECTED to establish a source of financing. (2018-C12)

Motion Passed

9. (5.1) Deferred Matters List

Motion made by: P. Squire

That the Civic Works Committee Deferred Matters List, as at December 3, 2018, BE RECEIVED.

Motion Passed

10. (5.2) Waste Diversion Action Plan - J. Kogelheide

Motion made by: P. Squire

That the communication from J. Kogelheide, with respect to his comments related to the Waste Diversion Action Plan, BE RECEIVED.

Motion Passed

8.4 1st Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 1st Report of the Planning and Environment BE APPROVED, excluding item 11(2.1) and 17(3.6).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that the following pecuniary interests were disclosed:

- a) Councillor P. Squire disclosed a pecuniary interest in clause 2.1 of this Report having to do with the property located at 800 Sunningdale Road West as he is a Member of the Sunningdale Golf Club; and,
- b) Councillor S. Turner disclosed a pecuniary interest in clause 3.6 of this Report having to do with the property located at 446 York Street, by indicating that his employer is the Middlesex-London Health Unit.

Motion Passed

2. (1.2) Election of Vice-Chair for the term ending November 30, 2019

Motion made by: A. Hopkins

That Councillor M. Cassidy BE ELECTED Vice-Chair of the Planning and Environment Committee for the term ending November 30, 2019.

Motion Passed

3. (2.2) Application - 3400 Morgan Avenue - Removal of Holding Provisions (h.*-11*h-82*h-95*h-100*h-105 and h-135) (H-8974) (Relates to Bill No. 25)

Motion made by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Services, based on the application by 2589439 Ontario Inc., c/o Rivera Inc., relating to the property located at 3400 Morgan Avenue, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 R7 (h.*h-11*h-63*h-82*h-95*h-100*h-105*h-135*R7*D27*H8) Zone TO a Residential R7 (R7*D27*H8) Zone to remove the h.*h-11*h-63*h-82*h-95*h-100*h-105 and h-135 holding provisions. (2018-D09)

Motion Passed

4. (2.3) Application - 3924 Colonel Talbot Road - Phase 1 of the Hunt Subdivision 39T-12503 (H-8981) (Relates to Bill No. 26)

Motion made by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Services, based on the application by Colonel Talbot Developments Inc., relating to the property located at 3924 Colonel Talbot Road, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 Residential R1 (h*R1-3) Zone, a Holding Residential R1 Special Provision/Residential R6 (h*R1-3(7)/R6-5) Zone, a Holding Residential R1 (h*R1-4) Zone, and a Holding Residential R1 (h*R1-5) Zone TO a Residential R1 (R1-3) Zone, a Residential R1 Special Provision/Residential R6 (R1-3(7)/R6-5) Zone, a Residential R1 (R1-4) Zone, a Residential R1 (R1-5) Zone, and an Open Space (OS1) Zone to remove the “h” holding provisions. (2018-D12)

Motion Passed

5. (2.4) Application - 819 Kleinburg Drive (H-8964) (Relates to Bill No. 27)

Motion made by: A. Hopkins

That, on the recommendation of the Manager, Development Planning, based on the application by Applewood Developments (London) Inc., relating to the property located at 819 Kleinburg Road, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting on December 18, 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 (h*h-100*h-173*R5-6(9)*R6-5(38)*R8-4(27)) Zone TO a Holding Special Provision Residential (h-100*R5-6(9)*R6-5(38)*R8-4(27)) Zone to remove the “h” and “h-173” holding provisions. (2018-D09)

Motion Passed

6. (2.5) Application - 195 Dundas Street (H-8973) (Relates to Bill No. 28)

Motion made by: A. Hopkins

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of Danforth (London) Ltd., relating to a portion of the property located at 195 Dundas Street, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 Downtown Area Temporary (h-3*DA1*D350*T-54) Zone TO a Downtown Area Temporary (DA1*D350*T-54) Zone and a Holding Downtown Area Temporary (h-3*DA1*D350*T-54) Zone to remove a portion of the “h-3” holding provision. (2018-D09)

Motion Passed

7. (2.6) Application - 1820 Canvas Way (H-8976) (Relates to Bill No. 29)

Motion made by: A. Hopkins

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of 2584857 Ontario Inc., relating to the property located at 1820 Canvas Way:

- a) the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 (h*h-53*R5-3(14)*R6-5(21)) Zone TO a Special Provision Residential R2 (R2-4(2)) Zone and a Holding Special Provision Residential R5/R6 (h*R5-3(14)*R6-5(21)) Zone to remove the “h-53” holding provision over the entire site and the “h” holding provision over the majority of the site; and,
- b) the application to remove the “h” holding provision from the western and eastern portions of the lands BE DEFERRED until such time as servicing, access and appropriate approval are secured for these portions of the subject site. (2018-D09)

Motion Passed

8. (2.7) Application - 2626 Sheffield Boulevard - Removal of Holding Provision (Relates to Bill No. 30)

Motion made by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 2626 Sheffield Boulevard, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 R5/R6/R7/R8 Special Provision (h•h-71•h-100•R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17)) Zone TO a Residential R5/R6/R7/R8 Special Provision (R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17)) Zone to remove the h, h-71 and h-100 holding provisions. (2018-D09)

Motion Passed

9. (2.8) LPAT Final Decision Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment - 2054 Adelaide Street North 39T-11502

Motion made by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Services, the following report related to the Local Planning Appeal Tribunal decision on the appeal by Sherway Limited, relating to draft plan of subdivision (39T-11502), Official Plan and Zoning By-

law Amendment (OZ-7921)for the lands located at 2054 Adelaide Street North BE RECEIVED for information. (2018-D12)

Motion Passed

10. (2.9) Building Division Monthly Report for October 2018

Motion made by: A. Hopkins

That the Building Division Monthly Report for the month of October, 2018 BE RECEIVED for information. (2018-D04/D22)

Motion Passed

12. (3.1) 12th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 12th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on November 15, 2018:

a) that the following actions be taken with respect to Wilton Grove Road reconstruction, from Commerce Road to Westchester Bourne:

i) the Civic Administration BE ADVISED that the Environmental and Ecological Planning Advisory Committee recommends that phragmites be remediated at the commencement of construction to ensure that it does not spread; and,

ii) the Civic Administration BE REQUESTED to monitor the spread of phragmites at the conclusion of the project;

it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received a notice of Public Update Meeting from H. Huotari, Project Manager, Parsons Inc. and S. Shannon, Project Manager, City of London, with respect to this matter;

b) the Civic Administration BE REQUESTED to ensure that the Environmental and Ecological Planning Advisory Committee (EEPAC) is involved in the detailed design for the Southdale West Improvements; it being noted that the EEPAC would like to review the draft Environmental Study Report prior to its being placed on the thirty day public review; it being further noted that the EEPAC reviewed and received a communication from S. Shannon, Technologist II, with respect to this matter;

c) the Civic Administration BE REQUESTED to attend a future Environmental and Ecological Planning Advisory Committee meeting to provide an update on the Kilally South, East Basin, Municipal Class Environmental Assessment;

d) S. Hall BE APPOINTED as the Environmental and Ecological Planning Advisory Committee representative on the Advisory Committee on the Environment for the term ending February 28, 2019;

e) the following actions be taken with respect to the property located at 6019 Hamlyn Street:

- i) the Working Group comments appended to the 12th Report of the Environmental and Ecological Planning Advisory Committee relating to the Environmental Impact Statement BE FORWARDED to the Civic Administration for consideration; and,
- ii) the Working Group comments appended to the 12th Report of the Environmental and Ecological Planning Advisory Committee relating to the hydrogeological study BE FORWARDED to the Civic Administration for consideration;
- f) the following actions be taken with respect to the Clarke Road Improvements:
 - i) the Working Group comments 12th Report of the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Civic Administration for consideration; and,
 - ii) the Civic Administration BE ASKED to provide a copy of the Environmental Study Report prior to the thirty day public review; and,
- g) clauses 1.1, 2.1, 3.1, 5.2, 5.3, 5.5, 5.7, 5.8, 6.1 and 6.1 BE RECEIVED for information.

Motion Passed

13. (3.2) 11th Report of the London Advisory Committee on Heritage

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage from its meeting held on November 14, 2018:

- a) M. Knieriem, Planner II, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment for the property located at 446 York Street; it being noted that the Notice of Planning Application dated October 31, 2018, from M. Knieriem, Planner II, with respect to a Zoning By-law Amendment for the property located at 446 York Street, was received;
 - b) the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on October 24, 2018:
 - i) NO FURTHER ACTION BE TAKEN with respect to the properties located at 536 and 542 Windermere Road based on the local knowledge and preliminary research of the Stewardship Sub-Committee; it being noted that this matter was brought to the attention of the London Advisory Committee on Heritage at their October 10, 2018 meeting;
 - ii) priority levels presently used on the Register (Inventory of Heritage Resources) BE REMOVED; it being noted that all properties listed on the Register have the same level of protection and treatment under the provisions of Section 27 of the Ontario Heritage Act; and,
 - iii) the remainder of the above-noted report BE RECEIVED;
- it being noted that the presentation and handout appended to the 11th Report of the London Advisory Committee on Heritage from J. Ramsay, Project Director, Rapid Transit Implementation, were received with respect to an update on Bus Rapid Transit;

c) the transfer of \$7925.00 from the 2018 London Advisory Committee on Heritage Budget allocation to the Public Art Acquisition Reserve Fund BE APPROVED in order to replace lost signs in the following locations:

- Harris Park;
- Gibbons Park Bathhouse; and,
- Graham Arboretum in Springbank Park;

it being noted that the Education Sub-Committee Report, from its meeting held on November 5, 2018, was received;

d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the designation of the heritage listed property at 336 Piccadilly Street, that notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the subject property to be of cultural heritage value or interest for the reasons outlined in the Statement of Cultural Heritage Value or Interest appended to the 11th Report of the London Advisory Committee on Heritage; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

e) on the recommendation of the Managing Director, Planning and City Planner, with respect to the heritage designated property located at 660 Sunningdale Road East, notice of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value of interest by By-law No. L.S.P.-3476-474 BE GIVEN in accordance with the requirements of Section 30.1(4) of the Ontario Heritage Act, R. S. O. 1990, c. O. 18; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

f) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to replace windows at 508 Waterloo Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- i) the second floor main window replacement should mimic the same style, size and proportions as the original window;
- ii) the first floor main window should be preserved; and,
- iii) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gowan, Heritage Planner, with respect to this matter, was received; and,

g) clauses 1.1, 3.1 to 3.7, inclusive, 3.9, 5.4 and 6.1, BE RECEIVED for information.

Motion Passed

14. (3.3) Application - 172-174 and 176 Pond Mills Road (Z-8944)
(Relates to Bill No. 31)

Motion made by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Services, based on the application by Drewlo Holdings Inc., relating to lands located at 172-174 and 176 Pond Mills Road, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 Convenience Commercial CC Zone, Urban Reserve UR1 Zone, and Residential R1/Neighbourhood Facility (R1-6/NF) Zone TO a Residential R1 (R1-1) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 250 square metres;

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 Zoning By-law Amendment is consistent with the Provincial Policy Statement;
- the recommended zoning is appropriate, and conforms with The London Plan and the Official Plan; and,
- the zoning will permit single detached dwelling lots that are appropriate for this location and compatible with the pattern of existing and planned development in the immediate area. (2018-D09)

Motion Passed

15. (3.4) Application - 747, 759 and 765 Hyde Park Road (O-8939/Z-8940) (Relates to Bill Nos. 11 and 32))

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of the Corporation of the City of London and Goodwill Industries, relating to the property located at 747, 759 and 765 Hyde Park Road:

- a) the proposed by-law appended to the staff report dated December 10, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 18, 2018 to amend the Official Plan for 765 Hyde Park Road by ADDING a policy to section 10.1.3 – Policies for Specific Areas to recognize the permitted uses of the Shopping Area Place Type in The London Plan;
- b) the proposed by-law appended to the staff report dated December 10, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on December 18, 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 765 Hyde Park Road FROM an Office Special Provision (OF3(1)) Zone TO an Office Special Provision/Arterial Commercial Special Provision (OF3(_))/(AC4(_))

Zone, and to change the Zoning of 747 and 759 Hyde Park Road by modifying the site-specific regulations of the existing Office Special Provision (OF3(1)) Zone;

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 1989 Official Plan amendment implements Council's intent as stated in The London Plan;
- the recommended Zoning By-law amendment conforms to the policies of The London Plan, and will conform to the 1989 Official Plan upon approval of the recommended Official Plan amendment; and,
- the recommended Zoning By-law amendment will encourage the establishment of a broader range of uses that are appropriate for the site and are compatible with the existing surrounding land uses. (2018-D09)

Motion Passed

16. (3.5) Application - Southern Portion of 3086 Tillmann Road (Z-8926)

Motion made by: A. Hopkins

That, the application by Westfield Village Estates Inc. relating to the property located at the southern portion of 3086 Tillmann Road, BE REFERRED to the Civic Administration to allow the applicant an opportunity to revise the application; it being noted that a public participation meeting will be held when this application is brought back to the Planning and Environment Committee;

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

18. (4.1) 6188 Colonel Talbot Road

Motion made by: A. Hopkins

That J. Plutino, Mainline Planning Services, Inc., BE GRANTED delegation status at the January 21, 2019 Planning and Environment Committee meeting with respect to the property located at 6188 Colonel Talbot Road.

Motion Passed

19. (5.1) PEC Deferred Matters List

Motion made by: A. Hopkins

That the Managing Director, Development and Compliance Services & Chief Building Official and the Managing Director, Planning and City Planner, BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Motion Passed

20. (5.2) 1st Meeting of the Advisory Committee on the Environment

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 1st Report of the Advisory Committee on the Environment, from its meeting held on December 5, 2018:

a) the Civic Administration BE REQUESTED to have a representative of the Communications Department attend the January or February 2019 meeting of the Advisory Committee on the Environment (ACE) in order to review and demonstrate how the following environmental topics and city programs that relate to these topics are being communicated via the City of London website, as well as through other City of London communication vehicles:

- Pollinator Programs;
- Urban Agriculture Strategy;
- Resilience/Climate Change Preparation; and,
- Toilets Are Not Garbage Cans;

it being noted that these are all topics that the ACE has had an interest in during its term; and,

b) clauses 1.1, 2.1, 4.1 to 4.3, inclusive, 6.2 and 6.3, BE RECEIVED for information.

Motion Passed

21. (5.3) 11th Report of the Trees and Forests Advisory Committee

Motion made by: A. Hopkins

That the 11th Report of the Trees and Forests Advisory Committee, from its meeting held on November 28, 2018, BE RECEIVED for information.

Motion Passed

11. (2.1) Application - 800 Sunningdale Road West - Request for a Three (3) Year Extension of Draft Plan of Subdivision Approval 39T-05508

Motion made by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Sunningdale Golf Club Limited, for the property located at 800 Sunningdale Road West:

a) the Approval Authority BE ADVISED that the Municipal Council supports the granting of a three (3) year extension of the draft plan of subdivision, submitted by Sunningdale Golf Club Limited. (File No. 39T-05512), prepared by Whitney Engineering Inc., certified by Jason Wilband (Drawing No. 2), which shows 28 new single detached residential lots and 14 existing single detached lots, served by one (1) local street and one (1) new local street, SUBJECT TO the revised conditions contained in Appendix “39T-05508” appended to the staff report dated December 10, 2018; and,

b) the applicant BE ADVISED that the Development Finance has summarized claims and revenues information in Schedule “B” appended to the staff report dated December 10, 2018. (2018-D12)

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Recuse: (1): P. Squire

Motion Passed (14 to 0)

17. (3.6) 446 York Street (Z-8971) (Relates to Bill No. 33)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by the Middlesex-London Health Unit/Regional HIV/AIDS Connection, relating to the property located at 446 York Street, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 Restricted Service Commercial (RSC2/RSC4) Zone TO a Holding Restricted Service Commercial/Restricted Service Commercial Special Provision (h-(*))RSC2/RSC4() Zone;

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

- a communication dated November 18, 2018, from J.S. Doherty, Gowling WLG;
- a communication dated November 20, 2018, from A. Drewlo, Drewlo Holdings Inc.;
- a communication dated November 27, 2018, from J. Hassan, Retired Fire Captain;
- a communication from J. Clement, by e-mail;
- a communication from M. Sánchez-Keane, Centre for Organizational Effectiveness;
- a communication dated November 27, 2018, from L. Sibley, Executive Director, Addiction Services of Thames Valley;
- a communication dated November 28, 2018, from R.D. George, Executive Director, Wulaawsuwiikaan Healing Lodge;
- a communication dated November 28, 2018, from A. Gehman, by e-mail;

- a communication dated November 29, 2018, from R. Deleary, Executive Director, Atlohsa Native Family Healing Service Inc.;
- a communication dated November 29, 2018, from P. Rozeluk, Executive Director, Mission Services of London;
- a communication from M. Harkins, Chief Financial Officer, London Bridge Child Care Services Inc.;
- a communication dated November 27, 2018, from I. Brown and J. Rakoff, by e-mail;
- a communication dated November 29, 2018, from S. Courtice, Executive Director, London InterCommunity Health Centre;
- a communication dated November 29, 2018, from B. Mitchell, Chief Executive Officer, Canadian Medical Health Association;
- a communication dated November 27, 2018, from S. Quigley, Chair, Board of Directors, London & Middlesex Housing Corporation;
- a communication dated November 28, 2018, from G. Zonruiter, 323 Ridgewood Crescent;
- a communication dated November 28, 2018, from J. MacDonald, CEO and General Manager, Downtown London;
- a communication dated November 30, 2018, from C. Nolan, Manager Director, Street Level Women at Risk Program;
- a communication dated November 28, 2018, from K. Fisher, Health Director, Chippewa Health Centre;
- a communication from A. Scheim, PhD, by e-mail;
- a communication dated November 26, 2018, from B. Dokis, Chief Executive Officer, Southwest Ontario Aboriginal Health Access Centre;
- a communication from D. Ruston, by e-mail;
- a communication dated November 28, 2018, from M. Connoy, 457 York Street;
- a communication from S. Koivu, MD MCFP (PC), by e-mail;
- a communication dated November 30, 2018, from D. Krogman, by e-mail;
- a communication from J. and J. Jeffery, 380 King Street;
- a communication from D. Lundquist, by e-mail; and,
- a communication dated November 20, 2018, from A. Baroudi, Baroudi Law;

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 action is consistent with the Provincial Policy Statement and conforms to The London Plan and the 1989

Official Plan. The recommended action has been modified from the requested amendment by adding regulations that require the recommended offices and medical/dental offices to be associated with an accessory clinic. These regulations are required to conform to The London Plan policies for supervised consumption facilities which are permitted in all Place Types. The requirement that the clinic is accessory to the office and/or medical/dental office use is also required to ensure conformity with the 1989 Official Plan Office/Residential designation that applies to the subject site, which permits clinics but requires that these clinics are accessory to another use permitted in this designation. Further, the modifications made to the requested action are consistent with the provincial guidelines for the provision of supervised consumption facilities which focus on providing integrated, wrap-around services that connect clients who use drugs to primary care, treatment, and other health and social services. The recommended Zoning By-law also provides wording that the recommended uses are intended for the provision of a supervised consumption facility. While this is currently not a defined term, it provides clarification about what is intended for the facility; and,

- minimum areas for the intake and waiting area and post-consumption area are also proposed to be secured in the Zoning By-law. Official Plan Amendment 679 to The London Plan requires that these minimum areas be secured in the Zoning By-law. The areas secured are generally consistent with those outlined in the applicant's Planning Rationale and provincial guidelines. These minimum areas are intended to ensure that individuals are not queuing outside of the facility while waiting to use the services within the clinic, and also to ensure adequate space for those who have consumed substances to remain in the facility after consuming. (2018-D09)

Yeas: (12): Mayor E. Holder, M. van Holst, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and A. Kayabaga

Nays: (2): S. Lewis, and S. Hillier

Recuse: (1): S. Turner

Motion Passed (12 to 2)

9. Added Reports

9.2 2nd Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 2nd Report of the Strategic Priorities Policy and Committee BE APPROVED, excluding item 4.6.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 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) Future Capital Budget Impacts

Motion made by: J. Helmer

That, on the recommendation of the Chief of Police, the report dated December 17, 2018 with respect to future anticipated London Police Service capital budget submissions, BE RECEIVED for information.

Motion Passed

3. (3.1) Tabling of the 2019 Annual Budget Update (Tax Supported, Water and Wastewater and Treatment)

Motion made by: J. Helmer

That the following actions be taken with respect to the 2019 Annual Update of the 2016-2019 Multi-Year Budget:

a) the ~~attached~~ overview presentation by the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the Director, Financial Planning and Business Support BE RECEIVED; and

b) the draft Tax-Supported Operating, Capital, Water and Wastewater Treatment Budgets, as well as the related Business Cases, BE REFERRED to the 2019 Annual Update process for the 2016-2019 Multi-Year Budget.

Motion Passed

4. (3.2) Council's Strategic Plan 2019-2023: Setting the Context

Motion made by: J. Helmer

That, on the recommendation of the City Manager, the staff report dated December 17, 2018 entitled "Council's Strategic Plan 2019-2023: Setting the Context" and the ~~attached~~ presentation with respect to this matter, BE RECEIVED.

Motion Passed

5. (4.1) 2019 Development Charges Study - Update on Draft Rates

Motion made by: J. Helmer

That the following actions be taken with respect to the 2019 Development Charges Study:

a) on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, with the concurrence of the Managing Director, Corporate Services & City Treasurer, Chief Financial Officer, the 2019 Development Charges Study Update on Draft Rates report, and the ~~attached~~ presentation, BE RECEIVED for information; and,

b) it BE NOTED that the Strategic Priorities and Policy Committee received the ~~attached~~ presentation from S. Levin and A. Beaton,

and received a verbal presentation from B. Veitch, with respect to this matter.

Motion Passed

6. (4.2) 2019 Development Charges Study - Non-Residential Rate Review

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, with the concurrence of the Managing Director, Corporate Services & City Treasurer, Chief Financial Officer, the following actions be taken:

- a) the Institutional, Commercial, and Industrial development charges BE MAINTAINED as the rate structure for the collection of non-residential development charges;
- b) conversions from one form of non-residential use to another form of non-residential use, when no additional floor space is being added, BE EXEMPT from development charges payable;
- c) the Civic Administration BE DIRECTED to prepare the 2019 Development Charges Background Study and By-law incorporating clauses a) and b) above;
- d) the correspondence from P. McLaughlin and M. Leach, on behalf of 1803299 Ontario Inc., BE REFERRED to the consultation process;

it being noted that the Strategic Priorities and Policy Committee received a communication from P. McLaughlin and M. Leach on behalf of 1803299 Ontario Inc. with respect to the this matter.

Motion Passed

7. (4.3) Confirmation of Appointments to the Hyde Park Business Improvement Association

Motion made by: J. Helmer

That the following individuals BE APPOINTED to the Hyde Park Business Improvement Area for the term ending November 15, 2022;

Nancy Moffatt Quinn
Christine Buchanan
Terryanne Daniel
Lorean Pritchard
Tom Delaney
Mandi Hurst

Motion Passed

8. (4.4) Consideration of Appointments to the Plumbers' and Drain Layers' Examining Board

Motion made by: J. Helmer

That D. Brouwer and M. Salliss BE APPOINTED to the Plumbers' and Drain Layers' Examining Board for the term ending November 15, 2022.

Motion Passed

9. (4.5) Consideration of Appointment to the Committee of Revision/Court of Revision

Motion made by: J. Helmer

That K. May BE APPOINTED to the Committee of Revision/Court of Revision for the term ending November 15, 2022.

Motion Passed

11. (4.7) Ranked Ballot Results for the Tourism London Board of Directors

Motion made by: J. Helmer

That Councillors A. Kayabaga and S. Lewis BE APPOINTED to the Tourism London Board of Directors for the term ending November 15, 2022, in accordance with the ranked ballot appended to the meeting agenda.

Motion Passed

12. (5.1) Appointments

Motion made by: J. Helmer

That the following actions be taken with respect to appointments to the Lake Huron Primary Water Supply System Joint Board of Management, the Kettle Creek Conservation Authority and the Middlesex-London Food Policy Council:

a) the resignation of Councillor E. Pelozza from the Lake Huron Primary Water Supply System Joint Board of Management as an Alternate Member for the term December 1, 2018 to November 15, 2022 BE APPROVED;

b) the resignation of Councillor E. Pelozza from the Middlesex-London Food Policy Council for the term December 1, 2018 to November 30, 2020 BE APPROVED;

c) the resignation of Councillor S. Hillier from the Kettle Creek Conservation Authority for the term December 1, 2018 to November 15, 2022 BE APPROVED;

d) Councillor E. Pelozza BE APPOINTED to the Kettle Creek Conservation Authority for the term December 1, 2018 to November 15, 2022; and,

e) Councillor S. Lewis BE APPOINTED as a member on the Middlesex-London Food Policy Council for the term ending November 30, 2020;

it being noted that the attached communication from Councillors E. Pelozza and S. Hillier was received, with respect to this matter.

Motion Passed

10. (4.6) Ranked Ballot Results for the London Transit Commission

Motion made by: J. Helmer

That S.L. Rooth and T. Khan BE APPOINTED to the London Transit Commission for the term ending November 15, 2022, in accordance with the ranked ballot appended to the meeting agenda.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (2): P. Squire, and P. Van Meerbergen

Motion Passed (13 to 2)

Motion made by: J. Helmer

That T. Park BE APPOINTED to the London Transit Commission for the term ending November 15, 2022, in accordance with the ranked ballot appended to the meeting agenda.

Yeas: (10): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, S. Turner, E. Pelozza, and A. Kayabaga

Nays: (5): M. van Holst, P. Squire, S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Passed (10 to 5)

9.1 2nd Report of Council in Closed Session

PRESENT: Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, S. Hillier.

ALSO PRESENT: M. Hayward, B. Card, C. Saunders, M. Schulthess and B. Westlake-Power.

Motion made by: S. Lehman

Seconded by: A. Hopkins

That progress BE REPORTED on the following matters discussed in closed session:

4.1 Personal Matters/Identifiable Individual

Personal matters pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List. (6.1/1/CPSC)

4.2 Land Acquisition

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; financial information, supplied in confidence to the municipality or local board, which, if disclosed could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/1/CSC)

4.3 Litigation Matter

A matter pertaining to litigation currently before the Ontario Court of Justice and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.2/1/CSC)

4.4 (ADDED) Labour Relations/Employee Negotiations

A matter pertaining to labour relations and employee negotiations, advice or recommendations of officers and employees of the Corporation including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation, as it pertains to the 2019 proposed Budget. (6.1/2/SPPC)

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

10. Deferred Matters

None.

11. Enquiries

Councillor M. Salih enquiries with respect to vacancies on the Association of Municipalities of Ontario Board of Directors. Councillor A. Hopkins responds that the vacancies are as result of municipal election results, noting it is her understanding that only one representative from a municipality is permitted. The Clerk is directed to follow up with Councillors with respect to this matter.

12. Emergent Motions

None.

13. By-laws

Motion made by: M. Salih

Seconded by: S. Hillier

That Introduction and First Reading of Bill No.'s 4 to 32, including amended Bill No. 10, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: P. Squire

Seconded by: J. Helmer

That Second Reading of Bill No.'s 4 to 32, including amended Bill No. 10, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: P. Van Meerbergen
Seconded by: S. Lewis

That Third Reading of Bill No.'s 4 to 32, including amended Bill No. 10, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: M. Cassidy
Seconded by: S. Lehman

That Introduction and First Reading of Bill No. 33 BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and A. Kayabaga

Nays: (1): S. Hillier

Recuse: (1): S. Turner

Motion Passed (13 to 1)

Motion made by: P. Van Meerbergen
Seconded by: A. Hopkins

That Second Reading of Bill No. 33 BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and A. Kayabaga

Nays: (1): S. Hillier

Recuse: (1): S. Turner

Motion Passed (13 to 1)

Motion made by: A. Kayabaga
Seconded by: A. Hopkins

That Third Reading and Enactment of Bill No. 33 BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and A. Kayabaga

Nays: (1): S. Hillier

Recuse: (1): S. Turner

Motion Passed (13 to 1)

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

Bill No. 4 By-law No. A.-7796-4	A by-law to confirm the proceedings of the Council Meeting held on the 18 th day of December, 2018. (City Clerk)
Bill No. 5 By-law No. A.-7797-5	A by-law to approve an Agreement with Lifemark Occupational Health and Wellness Inc. for the provision of physiotherapy services, occupational therapy services and footcare services at the Dearness Home; and to authorize the Mayor and City Clerk to execute the Agreement. (2.4/1/CPSC)
Bill No. 6 By-law No. A.-7798-6	A by-law to approve Agreements for Ontario Works Employment Assistance Services with 9 corporations. (2.6/1/CPSC)
Bill No. 7 By-law No. A.-7799-7	A By-law to approve a Fiscal Agent Agreement between The Corporation of the City of London (the City), RBC Dominion Securities Inc., National Bank Financial Inc., and The Toronto-Dominion Bank; and to authorize the Mayor and City Clerk to execute the agreement. (2.2/1/CSC)
Bill No. 8 By-law No. A.-6873(a)-8	A by-law to amend By-law A.-6873-292 being “A by-law to designate an area as an improvement area and to establish the board of management for the purpose of managing the Argyle Business Improvement Area”. (City Clerk)
Bill No. 9 By-law No. A.-7657(a)-9	A by-law to amend By-law No. A.-7657-4, being “A by-law to repeal By-law No. A.-7495-21 and to adopt an Emergency Management Program and Plan.” in order to repeal and replace Schedule “A” to the by-law. (2.10/1/CPSC)
Bill No. 10 By-law No. A-54	A by-law to implement an Administrative Monetary Penalty System in London. (3.1/1/CPSC)
Bill No. 11 By-law No. C.P.-1284(ui)-10	A by-law to amend the Official Plan for the City of London, 1989 relating to 765 Hyde Park Road. (3.4a/1/PEC)
Bill No. 12 By-law No. C.P.-1519(a)-11	A by-law to amend By-law C.P.-1519-490 being “A by-law to designate an area as an improvement area and to establish the board of management for the purpose of managing the Hyde Park Business Improvement Area”. (City Clerk)
Bill No. 13 By-law No. S.-5966-12	A by-law to assume certain works and services in the City of London. (Riverbend Meadows Subdivision - Phase 2) (City Engineer)
Bill No. 14 By-law No. S.-5967-13	A by-law to assume certain works and services in the City of London. (Sunningdale Meadows Subdivision - Phase 2) (City Engineer)
Bill No. 15 By-law No. S.-5968-14	A by-law to assume certain works and services in the City of London. (Claybar Subdivision - Phase 3, Stage 2) (City Engineer)

Bill No. 16 By-law No. S.-5969-15	A by-law to assume certain works and services in the City of London. (Fox Hollow Subdivision - Phase 2, Stage 3, Plan 33M-622; and Fox Hollow Subdivision - Phase 1, Stage 2; 33M-564) (City Engineer)
Bill No. 17 By-law No. S.-5970-16	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Huron Street, east of Wedgewood Drive) (City Surveyor - pursuant to Consent B.021/18 and in accordance with Zoning By-law Z-1)
Bill No. 18 By-law No. S.-5971-17	A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Edwin Drive and as part of Carnegie Lane) (City Surveyor - to be dedicated as public highway for unobstructed legal access throughout the Subdivision)
Bill No. 19 By-law No. S.-5972-18	A by-law to rename a portion of Third Street to Baransway Drive, effective February 1, 2019. (3.1/1/CWC)
Bill No. 20 By-law No. W.-5569(a)- 19	A by-law to amend by-law no. W.-5569-376 entitled, "A by-law to authorize the Wharncliffe Road Widening (Project No. TS1355-1)." (2.6/10/CWC - 2018)
Bill No. 21 By-law No. W.-5596(a)- 20	A by-law to amend by-law no. W.-5596-41 entitled, "A by-law to authorize the ESSWM-SC2-SWM Facility Stoney Creek No. 2." (2.5/16/PEC – 2018)
Bill No. 22 By-law No. W.-5631(a)- 21	A by-law to amend by-law No. W.-5631-539 entitled, "A by-law to authorize the Wilton Grove Road Upgrades Commerce Road to City Limits. (Project No. TS1490)" (2.4/12/CWC - 2018)
Bill No. 23 By-law No. W.-5643-22	A by-law to authorize the ILDS Sanitary Servicing Trunk and Internal Oversizing (Project ID1057). (2.4/12/CWC – 2018)
Bill No. 24 By-law No. W.-5644-23	A by-law to authorize the new sportspark at Kilally Fields (Capital Project PD218116). (2.2/10/CPSC – 2018)
Bill No. 25 By-law No. Z.-1-192714	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 3400 Morgan Avenue. (2.2/1/PEC)
Bill No. 26 By-law No. Z.-1-192715	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3924 Colonel Talbot Road. (2.3/1/PEC)
Bill No. 27 By-law No. Z.-1-192716	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 819 Kleinburg Drive. (2.4/1/PEC)
Bill No. 28 By-law No. Z.-1-192717	A by-law to amend by-law No. Z.-1 to rezone an area of land located at 195 Dundas Street. (2.5/1/PEC)

Bill No. 29 By-law No. Z.-1-192718	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1820 Canvas Way. (2.6/1/PEC)
Bill No. 30 By-law No. Z.-1-192719	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 2626 Sheffield Boulevard. (2.7/1/PEC)
Bill No. 31 By-law No. Z.-1-192720	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 172-174 and 176 Pond Mills Road. (3.3/1/PEC)
Bill No. 32 By-law No. Z.-1-192721	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 747, 759 and 765 Hyde Park Road. (3.4b/1/PEC)
Bill No. 33 By-law No. Z.-1-192722	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 446 York Street. (3.6/1/PEC)

14. Adjournment

Motion made by: P. Van Meerbergen

Seconded by: P. Squire

That the meeting Adjourn.

Motion Passed

The meeting adjourned at 8:24 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk

Bill No. 10
2019

By-law No. A-54

A by-law to implement an Administrative Monetary Penalty System in London.

WHEREAS Section 102.1 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, (the "*Municipal Act*") and Ontario Regulation 333/07 (the "Regulation") authorize The Corporation of the City of London (the "City") to require a person to pay an administrative penalty for a contravention of any by-law respecting the parking, standing or stopping of vehicles;

AND WHEREAS Section 434.1 of the *Municipal Act* authorizes the City to require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality;

AND WHEREAS paragraph 151(1)(g) of the *Municipal Act* authorizes the City to require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with any part of a system of licences established by the municipality;

AND WHEREAS Sections 23.2, 23.3 and 23.5 of the *Municipal Act* authorize the City to delegate its administrative and hearing powers;

AND WHEREAS the Municipal Council for the City is of the opinion that the delegations of legislative power under this By-law to the Chief Municipal Law Enforcement Officer, the Clerk, to Hearings Officers and to Screenings Officers are of a minor nature having regard to the number of people, the size of the geographic area, and the time period affected by the exercise of such delegated power;

AND WHEREAS Section 391 of the *Municipal Act* authorizes the City to pass by-laws imposing fees or charges for services or activities provided or done by or on behalf of it;

AND WHEREAS the Council for the City considers it desirable and necessary to provide for a system of administrative penalties and administrative fees for the designated City by-laws, or portions of the designated City by-laws;

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

1. DEFINITIONS

1.1 In this By-law:

"Administrative Fee" means any fee specified in this By-law or set out in Schedule "B";

"Administrative Penalty" means an administrative penalty established by this By-law or set out in the attached Schedule "A" for a contravention of a Designated By-law;

"AMPS" means Administrative Monetary Penalty System;

"Authorized Representative" means someone appearing on behalf of a Person in accordance with a written authorization provided upon request to the Chief Municipal Law Enforcement Officer, and who is not required to be licensed by any professional body;

“Chief Municipal Law Enforcement Officer” means the City’s Chief Municipal Law Enforcement Officer or any person delegated by them;

“City” means The Corporation of the City of London;

“Clerk” means the City Clerk, or any person delegated by them;

“Council” means the Council of the City;

“Day” means any calendar day;

“Designated By-law” means a by-law, or a part or provision of a by-law, that is designated under this or any other by-law, and is listed in the attached Schedule “A” to which the AMPS applies;

“Hearing Non-appearance Fee” means an Administrative Fee established by Council from time to time in respect of a Person’s failure to appear at the time and place scheduled for a review before a Hearing Officer and listed in Schedule “B”;

“Hearing Decision” means a notice that contains a decision made by a Hearing Officer;

“Hearing Officer” means a person who performs the functions of a Hearing Officer in accordance with Section 5 of this By-law, and pursuant to the City’s Hearing Officer By-law, A.-6653-121, as amended from time to time;

“Holiday” means a Saturday, Sunday, any statutory holiday in the Province of Ontario or any Day the offices of the City are officially closed for business;

“Late Payment Fee” means an Administrative Fee established by Council from time to time in respect of a Person’s failure to pay an Administrative Penalty within the time prescribed in this By-law and listed in Schedule “B”;

“MTO Fee” means an Administrative Fee established by Council from time to time for any search of the records of, or any inquiry to, the Ontario Ministry of Transportation, or related authority, and listed in Schedule “B”;

“NSF Fee” means an Administrative Fee established by Council from time to time in respect of payment by negotiable instrument or credit card received by the City from a Person for payment of any Administrative Penalty or Administrative Fee, for which there are insufficient funds available in the account on which the instrument was drawn, as listed in Schedule “B”;

“Officer” means:

- (i) a Provincial Offences Officer of the City or other person appointed by or under the authority of a City by-law to enforce City by-laws;

“Penalty Notice” means a notice given to a Person pursuant to section 3.0 of this By-law;

“Penalty Notice Date” means the date of the contravention specified on the Penalty Notice, in accordance with section 3.2 of this By-law;

“Penalty Notice Number” means the reference number specified on the Penalty Notice that is unique to that Penalty Notice, in accordance with section 3.2 of this By-law;

“Person” includes an individual or a business name, sole proprietorship, corporation, partnership, or limited partnership, or an authorized representative thereof, and, in relation to vehicle, parking or traffic-related contraventions, whose name appears on the vehicle permit as provided by the Ontario Ministry of Transportation. If the vehicle permit consists of a vehicle portion and licence plate portion, and different Persons are named on each portion, the Person whose name appears on the licence plate portion, as

provided by the Ontario Ministry of Transportation, is the Person for the purposes of this By-law;

“Plate Denial Fee” means an Administrative Fee established by Council from time to time in respect of a Person’s failure to pay within the time prescribed prior to a request for plate denial and listed in Schedule “B”;

“Regulation” means Ontario Regulation 333/07 under the *Municipal Act*;

“Request for Review by Hearing Officer” means the request which may be made in accordance with section 5 of this By-law for the review of a Screening Decision;

“Request for Review by Screening Officer” means the request made in accordance with section 4 of this By-law for the review of a Penalty Notice;

“Review by Hearing Officer” and **“Hearing”** mean the process set out in section 5 of this By-law;

“Review by Screening Officer” and **“Screening Review”** mean the process set out in section 4 of this By-law;

“Screening Decision” means a notice which contains the decision of a Screening Officer, delivered in accordance with Section 4.11 of this By-law;

“Screening Non-appearance Fee” means an Administrative Fee established by Council from time to time in respect of a Person’s failure to appear at the time and place scheduled for a review before a Screening Officer and listed in Schedule “B”; and,

“Screening Officer” means a person who performs the functions of a Screening Officer in accordance with section 4 of this By-law, appointed by the City as per Schedule “C”.

2. APPLICATION OF THIS BY-LAW

- 2.1 The City by-laws, or portions of City by-laws, listed in the attached Schedule “A” of this By-law shall be Designated By-laws for the purposes of sections 102.1 and 151 of the *Municipal Act* and paragraph 3(1)(b) of the Regulation. The attached Schedule “A” sets out the Administrative Penalty, and may include short form language to be used on Penalty Notices, for the contraventions of Designated Bylaws.
- 2.2 Schedule “B” of this By-law shall set out Administrative Fees imposed for the purposes of this By-law.
- 2.3 The *Provincial Offences Act*, R.S.O. 1990, c.P.33, as amended, does not apply to a contravention of a Designated By-law.

3. PENALTY NOTICE

- 3.1 Every Person who contravenes a provision of a Designated By-law shall, upon issuance of a Penalty Notice, be liable to pay the City an Administrative Penalty in the amount specified in the attached Schedule “A” to this By-law.
- 3.2 An Officer who has reason to believe that a Person has contravened any Designated By-law may issue a Penalty Notice as soon as reasonably practicable.
- 3.3 A Penalty Notice shall include the following information, as applicable:
 - a) The Penalty Notice Date;

- b) A Penalty Notice Number;
- c) The date on which the Administrative Penalty is due and payable, fifteen (15) days from service of the Penalty Notice;
- d) The identification number and signature of the Officer;
- e) The contravention wording as listed in the attached Schedules, or other particulars reasonably sufficient to indicate the contravention;
- f) The amount of the Administrative Penalty;
- g) Such additional information as the Chief Municipal Law Enforcement Officer determines is appropriate, respecting the process by which a Person may exercise the right to request a Screening Review of the Administrative Penalty; and
- h) A statement advising that an unpaid Administrative Penalty, including any applicable Administrative Fee(s), will constitute a debt of the Person to the City unless cancelled pursuant to Screening Review or Hearing process.

3.4 In addition to the service methods provided in section 7 “Service of Documents” of this By-law, an Officer may serve the Penalty Notice on a Person by:

- a) affixing it to the vehicle in a conspicuous place at the time of a parking or traffic-related contravention; or
- b) delivering it personally to the Person,
 - i) when relating to a parking or traffic-related contravention, the Person having care and control of the vehicle at the time of the contravention, within seven (7) days of the contravention; or
 - ii) for all other contraventions, within thirty (30) days of the contravention.

3.5 No Officer may accept payment of an Administrative Penalty or Administrative Fee.

3.6 A Person who is served with a Penalty Notice and who does not pay the amount of the Administrative Penalty on or before the date on which the Administrative Notice is due and payable, shall also pay the City any applicable Administrative Fee(s).

4. VOLUNTARY PAYMENT OF PENALTY NOTICE

4.1 Where a Penalty Notice has been paid, the Penalty Notice shall not be subject to any further review.

4.2 A Penalty Notice shall be deemed to have been paid when the amount and all fees prescribed in Schedule “B” have been paid.

5. REVIEW BY SCREENING OFFICER

5.1 A Person who is served with a Penalty Notice may request that the Administrative Penalty be reviewed by a Screening Officer and shall do so on or before the date on which the Administrative Penalty is due and payable, and in accordance with the process set out in Section 5.4.

5.2 If a Person has not requested a Screening Review on or before the date on which the Administrative Penalty is due and payable, the Person may request

that the Chief Municipal Law Enforcement Officer extend the time to request a Screening Review to a date that is no later than forty-five (45) days after the Penalty Notice Date, in accordance with the process set out in Section 5.4.

- 5.3 A Person's right to request an extension of time for a Screening Review expires, if it has not been exercised, on or before forty-five (45) days after the Penalty Notice Date, at which time:
 - a) The Person shall be deemed to have waived the right to request a Screening Review or request an extension of time for a Screening Review;
 - b) The Administrative Penalty shall be deemed to be confirmed; and
 - c) The Administrative Penalty shall not be subject to any further review, including a review by any Court.
- 5.4 A Person's Request for Review by Screening Officer or request for an extension of time to request a Screening Review are exercised by a submission in writing, in the prescribed form and in accordance with the directions on the prescribed form.
- 5.5 A Request for Review by Screening Officer or request for an extension of time to request a Screening Review shall be served in accordance with the provisions of Section 7 of this By-law.
- 5.6 A Request for Review by Screening Officer or a request for an extension of time to request a Screening Review shall only be scheduled by the Chief Municipal Law Enforcement Officer if the Person makes the request on or before the dates established by Sections 5(1) or 5(2) of this By-law.
- 5.7 The Chief Municipal Law Enforcement Officer may grant a request to extend the time to request a Screening Review where the Person demonstrates, to the satisfaction of the Chief Municipal Law Enforcement Officer in his/her sole discretion, that the existence of extenuating circumstances prevented the filing of the request within the prescribed timeline.
- 5.8 Where an extension of time to request a Screening Review is not granted by the Chief Municipal Law Enforcement Officer, the Administrative Penalty and any applicable Administrative Fee(s) are deemed to be confirmed. Notice of this decision will be provided by the Chief Municipal Law Enforcement Officer to the Person in accordance with Section 7.
- 5.9 Where an extension of time to request a Screening Review is granted by the Chief Municipal Law Enforcement Officer, or when a Screening Review has been requested in accordance with this Section, Notice of an Appointment for Screening Review will be provided in accordance with Section 7.
- 5.10 On a Screening Review of an Administrative Penalty, the City will direct that the Screening Review proceed by way of written screening unless, in the City's discretion, an in-person or telephone appointment is required.
- 5.11 Where a Person fails to attend at the time and place scheduled for a Screening Review of an Administrative Penalty, or fails to provide requested documentation in accordance with a request by a Screening Officer:
 - a) The Person shall be deemed to have abandoned the request for a Screening Review of the Administrative Penalty;
 - b) The Administrative Penalty as set out in the Penalty Notice shall be deemed to be confirmed;

- c) The Administrative Penalty shall not be subject to any further review, including a review by any Court; and
 - d) The Person shall pay to the City a Screening Non-appearance Fee, MTO fee, if applicable, and any other applicable Administrative Fee(s).
- 5.12 On a review of an Administrative Penalty, the Screening Officer may:
- a) affirm the Administrative Penalty if the Person has not established on a balance of probabilities that Designated Bylaw(s) was not contravened as described in the Penalty Notice; or
 - b) cancel, reduce the penalty and/or extend the time for payment of the Administrative Penalty, including any Administrative Fee(s), where, in the sole discretion of the Screening Officer that doing so would maintain the general intent and purpose of the Designated By-law, and/or any of the following circumstances exist:
 - i. defective form or substance on the Penalty Notice;
 - ii. service of the Penalty Notice did not occur in accordance with Section 7;
 - iii. undue financial hardship;
- 5.13 After a Review by Screening Officer, the Screening Officer shall issue a Screening Decision to the Person, delivered in accordance with Section 7 of this By-law.
- 5.14 A Screening Officer has no authority to consider questions relating to the validity of a statute, regulation or by-law or the constitutional applicability or operability of any statute, regulation or by-law.

6. REVIEW BY HEARING OFFICER

- 6.1 A Person may Request a Review by Hearing Officer within thirty (30) days of issuance of a Screening Decision in accordance with the Hearings Officer By-law A-6653-121, as amended from time to time (the "Hearings Officer By-law").
- 6.2 If a Person has not requested a Review by Hearing Officer on or before the date on which the Administrative Penalty is due and payable, the Person may request that the Chief Municipal Law Enforcement Officer extend the time to request a Review by Hearing Officer to a date that is no later than forty-five (45) days after the Screening Decision date, in accordance with the process set out in Section 6(4).
- 6.3 A Person's right to request an extension of time for a Hearing Review expires, if it has not been exercised, on or before forty-five (45) days after the Screening Decision date, at which time:
- a) the Person shall be deemed to have waived the right to request a Review by Hearing Officer or request an extension of time for a Review by Hearing Officer;
 - b) the Screening Decision is confirmed; and
 - c) the Administrative Penalty shall not be subject to any further review, including a review by any Court.
- 6.4 A Person's Request for Review by Hearing Officer or request for an extension of time to request a Review by Hearing Officer are exercised by a submission in writing, in the prescribed form and in accordance with the directions on the prescribed form.

- 6.5 A Request for Review by Screening Officer or request for an extension of time to request a Screening Review shall be served in accordance with the provisions of Section 7 of this By-law.
- 6.6 A Request for Review by Hearing Officer or a request for an extension of time to request a Review by Hearing Officer shall only be scheduled by the Chief Municipal Law Enforcement Officer if the Person makes the request on or before the dates established by Sections 6(1) or 6(2) of this By-law.
- 6.7 The Chief Municipal Law Enforcement Officer may grant a request to extend the time to request a Review by Hearing Officer only where the Person demonstrates, to the satisfaction of the Chief Municipal Law Enforcement Officer in his/her sole discretion that they were not served in accordance with Section 7.
- 6.8 Where an extension of time to request a Review by Hearing Officer is granted by the Chief Municipal Law Enforcement Officer, or when a Review by Hearing Officer has been requested in accordance with this Section, Notice of a Hearing will be provided in accordance with Section 7.
- 6.9 Where a Person fails to appear at the time and place scheduled for a Hearing:
- a) the Person shall be deemed to have abandoned the Request for review of a Hearing;
 - b) the Screening Decision and the Administrative Penalty and any Administrative Fee(s) shall be deemed to be confirmed;
 - c) the Screening Decision and the Administrative Penalty and any Administrative Fee(s) shall not be subject to any further review, including a review by any Court; and
 - d) the Person shall pay to the City a Hearing Non-appearance Fee, Late Payment Fee, MTO Fee if applicable and any other applicable Administrative Fee(s).
- 6.10 A Hearing Officer shall conduct a *de novo* Hearing in accordance with the Statutory Powers and Procedures Act, R.S.O. 1990, c. S.22, as amended and the Hearings Officer By-law, as amended from time to time.
- 6.11 The Parties to a Hearing shall be the Person seeking review and the City, who may attend through the Chief Municipal Law Enforcement Officer, a Screening Officer, an Officer, the City Solicitor, or a delegate of any of the above persons.
- 6.12 Any information contained in the Penalty Notice is admissible in evidence as proof of the facts certified in it, in the absence of evidence to the contrary. If a Person wishes to challenge the facts contained in the Penalty Notice, they will be required to mark the prescribed form accordingly.
- 6.13 Upon the conclusion of a Hearing, the Hearing Officer may:
- a) confirm the Screening Decision; or
 - b) cancel, reduce the penalty and/or extend the time for payment of the Administrative Penalty, including any Administrative Fee(s), on the following grounds:
 - i. where the Person establishes on a balance of probabilities that the Designated By-law(s) as described in the Penalty Notice was not contravened; or
 - ii. where the Person establishes on a balance of probabilities that the cancellation, reduction or extension of time for payment of the Administrative Penalty, including any Administrative Fee(s), is necessary to relieve any undue financial hardship.

- 6.14 A Hearing Officer has no authority to consider questions relating to the validity of a statute, regulation or by-law or the constitutional applicability or operability of any statute, regulation or by-law.
- 6.15 After a Hearing is complete, the Hearing Officer shall issue a Hearing Decision to the Person, and deliver in accordance with the Hearings Officer By-law.
- 6.16 The decision of a Hearing Officer is final.

7. SERVICE OF DOCUMENTS

- 7.1 The service of any document, notice or decision, including a Penalty Notice, pursuant to this By-law, when served in any of the following ways, is deemed effective:
 - a) immediately, when a copy is delivered by personal service to the Person to whom it is addressed or, in the case of a Penalty Notice relating to a parking or traffic-related contravention, by affixing it to the vehicle in a conspicuous place at the time of the contravention;
 - b) on the seventh (7th) Day following the date a copy is sent by registered mail or by regular mail to the Person's last known address;
 - c) immediately upon the conclusion of a copy by facsimile transmission to the Person's last known facsimile transmission number; or
 - d) immediately upon sending a copy by electronic mail (i.e. email) to the Person's last known electronic mail address.
- 7.2 For the purposes of subsections 7(1) (b), (c) and (d) of this By-law, a Person's last known address, facsimile number, and electronic mail address includes an address, facsimile number and electronic mail address provided by the Person to the City as may be required by a form, practice or policy under this By-law.
- 7.3 If a notice document that is to be given or delivered to a Person under this By-law is mailed to the Person at the Person's last known address appearing on the records of the City as part of a proceeding under this By-law, or sent electronically to an email address that was provided by the Person, there is an irrebuttable presumption that the notice or document is given or delivered to the person.
- 7.4 A Person shall keep their contact information for service current by providing any change in address, facsimile, or electronic mail address to the Chief Municipal Law Enforcement Officer, immediately. Failure to comply with this section will negate consideration for an extension of time to Request a Review by Hearing Officer pursuant to Section 6(4).
- 7.5 Where this By-law requires service by a Person on the City, service shall be addressed to the Chief Municipal Law Enforcement Officer, and shall be deemed effective:
 - a) immediately, when a copy is delivered by personal service to the Chief Municipal Law Enforcement Officer at the location prescribed on the applicable form or notice;
 - b) on the seventh (7th) Day following the date a copy is sent by registered mail or by regular mail to the location prescribed on the applicable form or notice;

- c) immediately with respect to electronic mail or upon the conclusion of a copy by facsimile transmission to the facsimile number listed on the applicable form or notice.

8. ADMINISTRATION

- 8.1 The Chief Municipal Law Enforcement Officer shall administer this By-law and establish any additional practices, policies and procedures necessary to implement this By-law and may amend such practices, policies and procedures from time to time as the Chief Municipal Law Enforcement Officer deems necessary, without amendment to this By-law.
- 8.2 The Chief Municipal Law Enforcement Officer shall prescribe all forms and notices, including the Penalty Notice, necessary to implement this By-law and may amend such forms and notices from time to time as the Chief Municipal Law Enforcement Officer deems necessary, without amendment to this By-law.
- 8.3 Any Administrative Fee(s) prescribed within Schedule "B" of this By-law shall be added to and be deemed part of the penalty amount unless otherwise rescinded by the Hearings Officer.
- 8.4 Where an Administrative Penalty is not paid by the date on which the Administrative Penalty is due and payable, the Person shall pay to the City a Late Payment Fee, in addition to the Administrative Penalty and any applicable Administrative Fee(s).
- 8.5 Where a Person makes payments to the City of any Administrative Penalty, Administrative Fee(s) or Late Payment Fee(s), by negotiable instrument or credit card, for which there are insufficient funds available in the account on which the instrument was drawn, the Person shall pay to the City the NSF Fee set out in the City's Fee By-law.
- 8.6 An Administrative Penalty, including any Administrative Fee(s), that is confirmed or reduced, or in respect of which the time for payment has been extended, remaining unpaid after the date when it is due and payable, constitutes a debt to the City owed by the Person.
- 8.7 Where an Administrative Penalty, and any applicable Administrative Fee(s) or Late Payment Fee(s), are not paid by the date on which they are due and payable, the City shall enforce the payment of such fees in accordance with the applicable legislation and regulations, including but not limited to the ability to notify the Registrar of Motor Vehicles, resulting in plate denial. At the time that plate denial is requested a plate denial fee will be added in accordance with Schedule "B" of this by-law and shall be added to the total debt owed to the City.
- 8.8 Where an Administrative Penalty is cancelled by a Screening Officer or Hearing Officer, any Administrative Fee(s) are also cancelled.
- 8.9 An Authorized Representative is permitted to appear on behalf of a Person at a Screening Review or Review by Hearing Officer, or to communicate with the City on behalf of a Person in accordance with a written authorization satisfactory to the Chief Municipal Law Enforcement Officer.
- 8.10 Any time limit that would otherwise expire on a Holiday is extended to the next day that is not a Holiday.
- 8.11 A Person claiming financial hardship under this By-law shall provide documented proof of the financial hardship to the Chief Municipal Law Enforcement Officer, the Screening Officer or the Hearing Officer, as applicable.
- 8.12 Any schedule attached to this By-law forms part of this By-law.

9. SEVERABILITY

9.1 Should any provision, or any part of a provision, of this By-law be declared invalid, or to be of no force and effect by a court of competent jurisdiction, it is the intent of Council that such a provision, or part of a provision, shall be severed from this By-law, and every other provision of this By-law shall be applied and enforced in accordance with its terms to the extent possible according to law.

10. INTERPRETATION

10.1 The provisions in Part VI of the Legislation Act, 2006, S.O. 2006, c.21, Sched. F, shall apply to this By-law.

10.2 Where words and phrases used in this By-law are defined in the *Highway Traffic Act*, but not defined in this By-law, the definitions in the *Highway Traffic Act* shall apply to such words and phrases.

11. SHORT TITLE

11.1 This By-law may be referred to as the AMPS By-law.

12. EFFECTIVE DATE

12.1 This By-law shall come into force and effect on May 1, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 18, 2018
Second Reading – December 18, 2018
Third Reading – December 18, 2018

Schedule "A"
Administrative Monetary Penalty System By-Law
Designated Provisions for Parking By-Law No. PS-113

1. For the purposes of Section 2 of this By-law, Column 3 in the following table lists the provisions in the Designated By-law identified in the Schedule, as amended.
2. Column 2 in the following table set out the short form wording to be used in a Penalty Notice for the contravention of the designated provisions listed in Column 3.
3. Column 4 in the following table set out the Administrative Penalty amount that is payable for contraventions of the designated provisions listed in Column 3.

Column 1 Item #	Column 2 Short Form Wording	Column 3 Designated Provision	Column 4 Administrative Penalty Amount
1	Park facing wrong way	5(1)	40
2	Stop in traffic lane	8(1)	55
3	Stop in prohibited area - signed	8(2)	60
4	Park on sidewalk	9(1)(a)	60
5	Park between sidewalk and roadway	9(1)(b)	35
6	Park on boulevard	9(1)(c)	55
7	Park in front of driveway access	9(1)(d)	55
8	Park in front of lane	9(1)(d)	55
9	Park within an intersection	9(1)(e)	55
10	Park within 2 metres of fire hydrant	9(1)(f)	100
11	Park on crosswalk	9(1)(g)	55
12	Park more than .3 metres from curb	5(1)	40
13	Park within 6 metres of crosswalk at intersection	9(1)(h)	40
14	Park - obstruct traffic	9(1)(i)	60
15	Park - prevent removal of previously parked vehicle	9(1)(j)	35
16	Park prohibited - 3:00 am to 5:00 am	9(1)(k)	40
17	Park - obstruct ramp	9(1)(l)	35
18	Park within 15 metres of signal controlled intersection	9(1)(m)	55
19	Park - on roadway longer than 12 hours	9(1)(n)	40
20	Park - on shoulder longer than 12 hours	9(1)(n)	40
21	Park - in front of entrance to office building	10(1)(a)	35
22	Park - in front of entrance to hospital	10(1)(b)	35
23	Angle park not within pavement markings	6(1)(a)	35
24	Park - within 20m of intersection	10(1)(c)	40
25	Park - within 8m of fire hall	10(1)(d)	35
26	Park - adjacent to school property	10(1)(e)	35
27	Park - adjacent to service station	10(1)(f)	35
28	Park - within 30m of intersection controlled by traffic signal	10(1)(g)	35
29	Park - within 30 metres of railway crossing	10(1)(h)	55
30	Park - within limits of roundabout	10(1)(i)	55
31	Park - 20 metres on approach street to roundabout	10(1)(i)	55
32	Park - adjacent to inner curb within cul-de-sac	10(1)(j)	35
33	Park - signed prohibited area	11	40
34	Angle park exceed 60 degrees	6(1)(b)	35
35	Park - in bus stop	12(1)	55
36	Stop - in bus stop	12(1)	55
37	Park - in paratransit stop	12.1	100
38	Stop - in paratransit stop	12.1	100
39	Park - in taxi stand	13(1)	40

Column 1 Item #	Column 2 Short Form Wording	Column 3 Designated Provision	Column 4 Administrative Penalty Amount
40	Park - in a loading zone	14	40
41	Park - where restricted	15(1)	40
42	Park over time limit	16	30
43	Park vehicle without valid Residential Parking Pass displayed	16.1(1)	35
44	Angle park where not permitted	17	35
45	Angle park with load extending	6(2)(a)	35
46	Stop in rush hour route	18(a)	55
47	Park motorcycle more than 45 degree angle	19(1)	35
48	Park heavy truck on prohibited street	27(2)	100
49	Park school bus not in designated School Bus Zone	29(2)	35
50	Park school vehicle not in designated School Bus Zone	29(2)	35
51	Park outside meter zone	39(1)	35
52	Park more than one vehicle in parking space	40(1)	35
53	Park in parking meter zone without depositing appropriate parking meter payment	42(1)	25
54	Park in parking meter zone exceeding maximum period allowable	42(1.1)	30
55	Park exceeding maximum period allowable	45	40
56	Angle park vehicle attached to trailer	6(2)(b)	35
57	Park in space adjacent to meter indicating no unexpired time	47(a)	25
58	Park without display of paper from pay and display parking meter	47(b)(i)	25
59	Park beyond time and date on paper from pay and display meter	47(b)(ii)	25
60	Park outside designated space - metered lot	54	40
61	Park vehicle in reserved parking space	56(4)	40
62	Park vehicle exceeding 6.1 metres in length	57	35
63	Park outside designated space - unmetered lot	60	40
64	Park motor vehicle over time limit - unmetered lot	61	35
65	Park during prohibited hours - unmetered lot	62(2)	35
66	Park vehicle exceeding 6.1 metres in length - unmetered lot	63	35
67	Angle park obstructing traffic	6(2)(c)	55
68	Park in fire route	71(1)	100
69	Park in space designated for disabled person on street	72	375
70	Park in space designated for disabled person off-street	77(1)	375
71	Park unlicensed vehicle on highway	78(1)	55
72	Park unlicensed vehicle on parking space	78(1)	55
73	Park vehicle in privately-owned parking lot exceeding maximum period allowable	79	40
74	Park vehicle in privately-owned parking facility exceeding maximum period allowable	79	40
75	Park vehicle in privately-owned parking lot without authorization	79.1	40
76	Park vehicle in privately-owned parking facility without authorization	79.1	40
77	Park vehicle on privately-owned land not used as parking lot or parking facility without authorization	79.2	40

Column 1 Item #	Column 2 Short Form Wording	Column 3 Designated Provision	Column 4 Administrative Penalty Amount
78	Park facing wrong way on one way street	7(1)	40
79	Park vehicle on Corporation-owned or occupied land without authorization	81.1	40
80	Idle Motor Vehicle for more than 2 consecutive minutes	3.1	55
81	Idle Transit Vehicle for more than 5 consecutive minutes	3.3	55
82	Park Motor Vehicle on Parking Space that does not comply with Parking Space requirements	2.1	55
83	Stand Motor Vehicle on Parking Space that does not comply with Parking Space requirements	2.1	55
84	Stop Motor Vehicle on Parking Space that does not comply with Parking Space requirements	2.1	55
85	Park in Unauthorized Area	By-law S-3, 2.1	55
86	Stop in Unauthorized Area	By-law S-3, 2.1	55
87	Park motor vehicle in park in place other than authorized parking area	3.1(7)	55
88	Park motor vehicle in recreation area in place other than authorized parking area	3.1(7)	55
89	Park more than .3 metres from edge of roadway	7(2)	35
90	Park motor vehicle in park between 10 pm and 6 am	3.1(8)	55
91	Park motor vehicle in recreation area between 10 pm and 6 am	3.1(8)	55
92	Park trailer for overnight accommodation	4.1(3)	55
93	Park motor vehicle in parking area between 10 pm and 6 am	5.2(2)	55
94	Park trailer in natural park area	5.4(5)	65
95	Park trailer in ESA area	5.4(5)	65
96	Park - within reserved lane for bicycles	10(1)(k)	60
97	Park in parking space beyond time paid for	47(1)	30
98	Parking in access aisle to disabled parking-"no stopping" signs displayed	77(2)	375
99	Park vehicle in electric vehicle parking space - not an electric vehicle	10.1(a)	40
100	Park a vehicle on a municipal parking lot without displaying the parking permit issued for that lot	56(3)	35

Schedule "B"
Administrative Monetary Penalty System By-Law
Designated Provisions for Parking By-Law No. PS-113

Administrative Fee Description	Fee Amount
MTO Fee	\$10.00
Late Payment Fee	\$25.00
Screening Non-appearance Fee	\$50.00
Hearing Non-appearance Fee	\$100.00
Plate Denial Request Fee	\$20.00
Note: Fee listed in Schedule "B" to this By-law will be subject to Harmonized Sales Tax (H.S.T.) where applicable.	

Schedule "C"
Administrative Monetary Penalty System By-Law
Designated Screening Officers

1. The Chief Municipal Law Enforcement Officer, or delegate(s) as assigned.
2. Manager of Municipal Law Enforcement Services or delegate(s) as assigned.
3. Parking Coordinator or delegate(s) as assigned.
4. Inquiry Clerks or delegate(s) as assigned.

Strategic Priorities and Policy Committee

Report

2nd Meeting of the Strategic Priorities and Policy Committee
December 17, 2018

PRESENT: Mayor E. Holder (Chair), Councillors M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, S. Hillier

ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, J. Carter, S. Datars Bere, A. Dunbar, K. Edwards, J. Fleming, G. Kotsifas, A. Langmuir, L. Livingstone, J.P. McGonigle, P. McKague, J. Millson, K. Murray, K. Pawelec, M. Ribera, C. Saunders, M. Schulthess, J. Senese, C. Smith, S. Stafford, B. Westlake-Power and P. Yeoman.

The meeting is called to order at 4:04 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 Future Capital Budget Impacts

Moved by: M. van Holst

Seconded by: M. Salih

That, on the recommendation of the Chief of Police, the report dated December 17, 2018 with respect to future anticipated London Police Service capital budget submissions, BE RECEIVED for information.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

3. Scheduled Items

3.1 Tabling of the 2019 Annual Budget Update (Tax Supported, Water and Wastewater and Treatment)

Moved by: J. Morgan

Seconded by: S. Turner

That the following actions be taken with respect to the 2019 Annual Update of the 2016-2019 Multi-Year Budget:

a) the attached overview presentation by the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the Director, Financial Planning and Business Support BE RECEIVED; and

b) the draft Tax-Supported Operating, Capital, Water and Wastewater Treatment Budgets, as well as the related Business Cases, BE REFERRED to the 2019 Annual Update process for the 2016-2019 Multi-Year Budget.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

3.2 Council's Strategic Plan 2019-2023: Setting the Context

Moved by: P. Squire

Seconded by: A. Hopkins

That, on the recommendation of the City Manager, the staff report dated December 17, 2018 entitled "Council's Strategic Plan 2019-2023: Setting the Context" and the attached presentation with respect to this matter, BE RECEIVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4. Items for Direction

4.1 2019 Development Charges Study - Update on Draft Rates

Moved by: S. Hillier

Seconded by: M. Salih

That the following actions be taken with respect to the 2019 Development Charges Study:

- a) on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, with the concurrence of the Managing Director, Corporate Services & City Treasurer, Chief Financial Officer, the 2019 Development Charges Study Update on Draft Rates report, and the attached presentation, BE RECEIVED for information; and,
- b) it BE NOTED that the Strategic Priorities and Policy Committee received the attached presentation from S. Levin and A. Beaton, and received a verbal presentation from B. Veitch, with respect to this matter.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Voting Record:

Moved by: A. Hopkins

Seconded by: S. Turner

That the following delegations, related to the 2019 Development Charges Study, BE APPROVED to be heard at this time:

- a) S. Levin, A. Beaton and A. Stratton;
- b) B. Veitch, London Development Institute; and,
- c) L. Langdon;

it being noted that L. Langdon was not in attendance.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

Moved by: M. van Holst
Seconded by: A. Kayabaga

That questions from Committee Members, to the delegates BE
PERMITTED, with respect to Development Charges Study.

Yeas: (12): M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and A. Kayabaga

Nays: (3): Mayor E. Holder, P. Squire, and S. Hillier

Motion Passed (12 to 3)

4.2 2019 Development Charges Study - Non-Residential Rate Review

Moved by: J. Helmer
Seconded by: S. Lewis

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, with the concurrence of the Managing Director, Corporate Services & City Treasurer, Chief Financial Officer, the following actions be taken:

- a) the Institutional, Commercial, and Industrial development charges BE MAINTAINED as the rate structure for the collection of non-residential development charges;
- b) conversions from one form of non-residential use to another form of non-residential use, when no additional floor space is being added, BE EXEMPT from development charges payable;
- c) the Civic Administration BE DIRECTED to prepare the 2019 Development Charges Background Study and By-law incorporating clauses a) and b) above;
- d) the correspondence from P. McLaughlin and M. Leach, on behalf of 1803299 Ontario Inc., BE REFERRED to the consultation process;

it being noted that the Strategic Priorities and Policy Committee received a communication from P. McLaughlin and M. Leach on behalf of 1803299 Ontario Inc. with respect to the this matter.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4.3 Confirmation of Appointments to the Hyd Park Business Improvement Association

Moved by: J. Morgan
Seconded by: A. Hopkins

That the following individuals BE APPOINTED to the Hyde Park Business Improvement Area for the term ending November 15, 2022;

Nancy Moffatt Quinn
Christine Buchanan
Terryanne Daniel
Lorean Pritchard
Tom Delaney
Mandi Hurst

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4.4 Consideration of Appointments to the Plumbers' and Drain Layers' Examining Board

Moved by: S. Turner
Seconded by: P. Van Meerbergen

That D. Brouwer and M. Salliss BE APPOINTED to the Plumbers' and Drain Layers' Examining Board for the term ending November 15, 2022.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4.5 Consideration of Appointment to the Committee of Revision/Court of Revision

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

That K. May BE APPOINTED to the Committee of Revision/Court of Revision for the term ending November 15, 2022.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4.6 Ranked Ballot Results for the London Transit Commission

Moved by: S. Turner
Seconded by: A. Kayabaga

That T. Park, S.L. Rooth and T. Khan BE APPOINTED to the London Transit Commission for the term ending November 15, 2022, in accordance with the ranked ballot appended to the meeting agenda.

Yeas: (11): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and A. Kayabaga

Nays: (4): M. van Holst, P. Squire, S. Lehman, and S. Hillier

Motion Passed (11 to 4)

4.7 Ranked Ballot Results for the Tourism London Board of Directors

Moved by: M. van Holst
Seconded by: S. Lehman

That Councillors A. Kayabaga and S. Lewis BE APPOINTED to the Tourism London Board of Directors for the term ending November 15, 2022, in accordance with the ranked ballot appended to the meeting agenda.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) Appointments

That the following actions be taken with respect to appointments to the Lake Huron Primary Water Supply System Joint Board of Management, the Kettle Creek Conservation Authority and the Middlesex-London Food Policy Council:

- a) the resignation of Councillor E. Pelozza from the Lake Huron Primary Water Supply System Joint Board of Management as an Alternate Member for the term December 1, 2018 to November 15, 2022 BE APPROVED;
- b) the resignation of Councillor E. Pelozza from the Middlesex-London Food Policy Council for the term December 1, 2018 to November 30, 2020 BE APPROVED;
- c) the resignation of Councillor S. Hillier from the Kettle Creek Conservation Authority for the term December 1, 2018 to November 15, 2022 BE APPROVED;
- d) Councillor E. Pelozza BE APPOINTED to the Kettle Creek Conservation Authority for the term December 1, 2018 to November 15, 2022; and,
- e) Councillor S. Lewis BE APPOINTED as a member on the Middlesex-London Food Policy Council for the term ending November 30, 2020;

it being noted that the attached communication from Councillors E. Pelozza and S. Hillier was received, with respect to this matter.

Motion Passed

Voting Record:

Moved by: M. Salih

Seconded by: S. Lewis

That the following actions be taken with respect to appointments to the Lake Huron Primary Water Supply System Joint Board of Management, the Kettle Creek Conservation Authority and the Middlesex-London Food Policy Council:

a) the resignation of Councillor E. Pelozza from the Lake Huron Primary Water Supply System Joint Board of Management as an Alternate Member for the term December 1, 2018 to November 15, 2022 BE APPROVED;

b) the resignation of Councillor E. Pelozza from the Middlesex-London Food Policy Council for the term December 1, 2018 to November 30, 2020 BE APPROVED;

c) the resignation of Councillor S. Hillier from the Kettle Creek Conservation Authority for the term December 1, 2018 to November 15, 2022 BE APPROVED; and,

d) Councillor E. Pelozza BE APPOINTED to the Kettle Creek Conservation Authority for the term December 1, 2018 to November 15, 2022.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: S. Hillier

Seconded by: E. Pelozza

That S. Lewis BE APPOINTED as a member on the Middlesex-London Food Policy Council for the term ending November 30, 2020.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

6. Confidential (Enclosed for Members only.)

6.1 Labour Relations/Employee Negotiations

Moved by: A. Kayabaga

Seconded by: P. Van Meerbergen

That the Strategic Priorities and Policy Committee convene In Closed Session at 6:34 PM, for consideration of a matter pertaining to labour relations and employee negotiations, advice or recommendations of officers and employees of the Corporation including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation, as it pertains to the 2019 proposed Budget.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

The Strategic Priorities and Policy Committee convened In Closed Session from 6:34 to 6:47 PM.

7. Adjournment

The meeting adjourned at 6:48 PM.

16 MULTI-YEAR BUDGET FOR THE CITY OF LONDON

19 2019 ANNUAL UPDATE

INVESTING IN OUR FUTURE

Strategic Priorities & Policy Committee
December 17, 2018



Distribution of Budget Packages



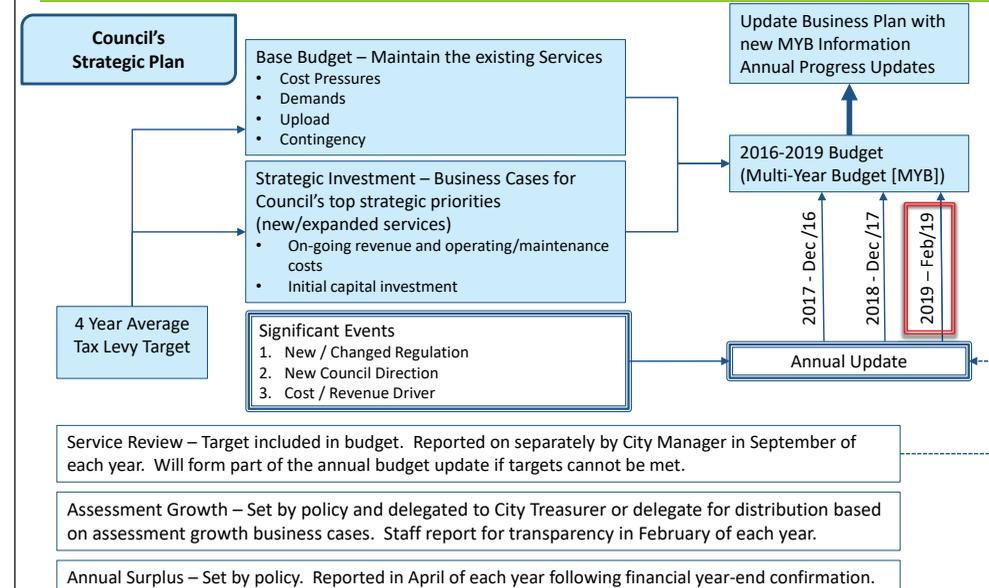
1. **Property Tax Supported Budget**
 - a) 2019 Annual Budget Update Document
 - b) 2019 Budget Amendment Cases
2. **Water and Wastewater & Treatment Rate Supported 2019 Annual Budget Update Document**
(Includes 2019 Budget Amendment Cases)

Agenda

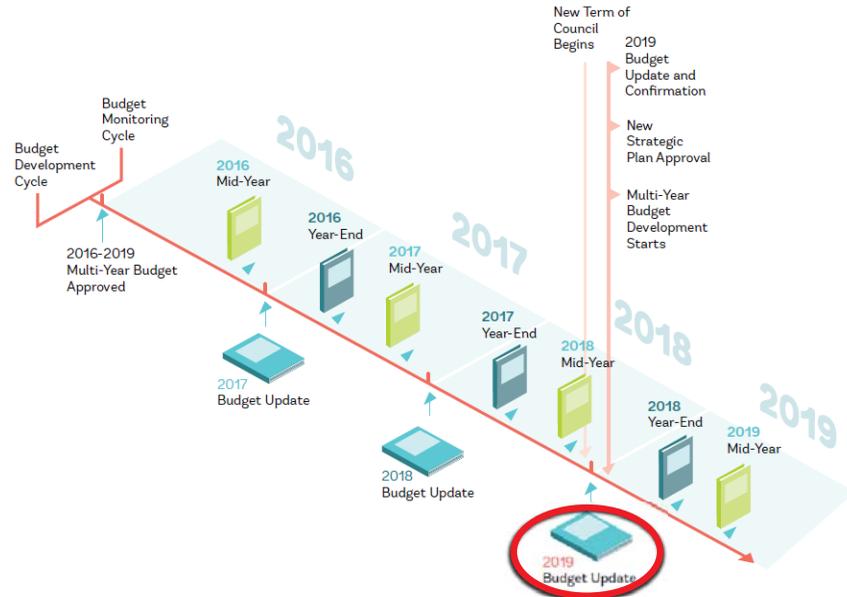


- Multi-Year Budget Process Refresher
- 2016-2019 Multi-Year Budget Recap
- 2019 Property Tax Supported Budget Update including Budget Amendments
- 2019 Water and Wastewater & Treatment Annual Budget Update
- How Will We Inform The Public
- Budget Timetable

Multi-Year Budget Overview



2016-2019 Multi-Year Budget Cycle

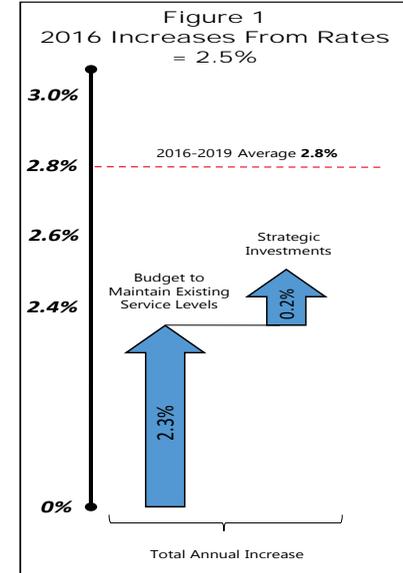


2016-2019 Multi-Year Budget Recap Year 1 – 2016



Year 1 Highlights (2016)

- The City's first ever multi-year budget approved (2016-2019 period)
- Average annual increase from rates of 2.8% for the 2016-2019 multi-year budget period
 - 2.4% to maintain existing service levels
 - 0.4% to fund strategic investments (25 strategic investments with gross expenditure of \$47.8 million)

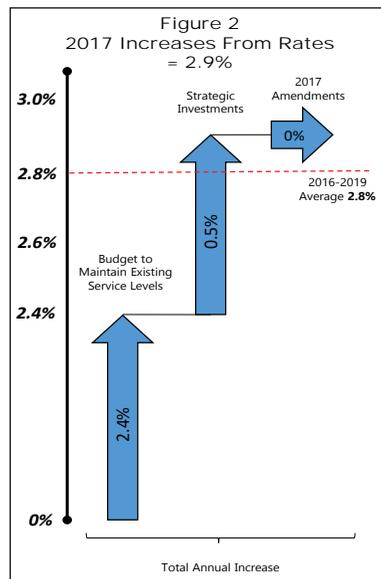


2016-2019 Multi-Year Budget Recap Year 2 – 2017



Year 2 Highlights (2017)

- 20 budget amendments were approved resulting in minimal tax levy change to previously approved rates
- Average annual increase from rates for 2016-2019 maintained at 2.8%

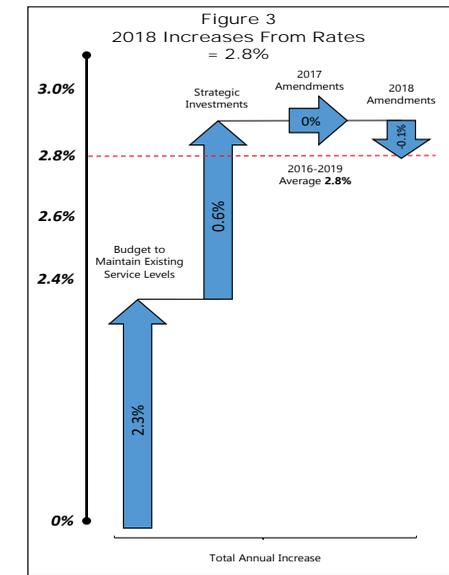


2016-2019 Multi-Year Budget Recap Year 3 – 2018

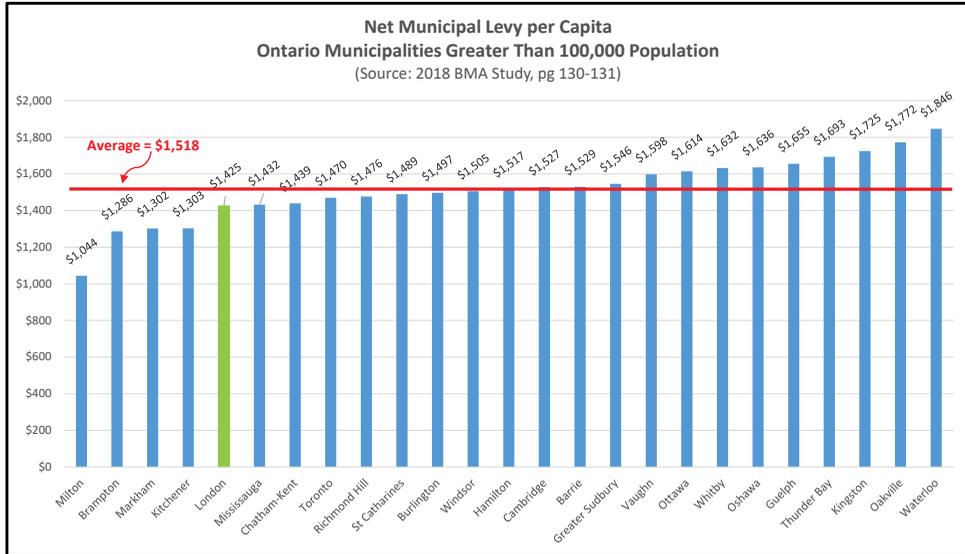


Year 3 Highlights (2018)

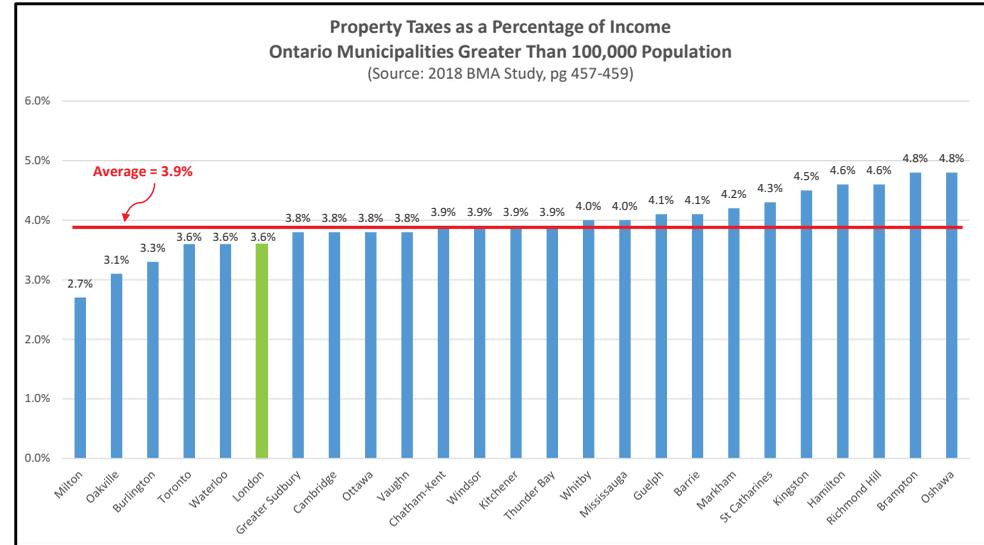
- 22 budget amendments were approved resulting in marginal tax levy decrease to previously approved rates
- Average annual increase from rates for 2016-2019 maintained at 2.8%



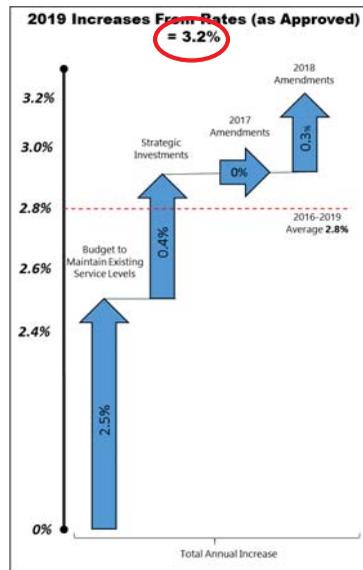
Net Municipal Levy per Capita



Property Taxes as a Percentage of Household Income



2016-2019 Multi-Year Budget Recap: After Year 3 – 2018 Budget Update



Council directed that Civic Administration bring forward options to reduce the approved 3.2% tax levy increase for 2019 to the original 2.9% increase for 2019 approved through the Multi-Year Budget process.

2019 Budget Amendment Requests



There are a total of **12** budget amendment cases

Operating Amendments

- There are 7 operating budget amendments
 - 1 does not have an impact on the tax levy
 - 3 result in budget reductions
 - 3 result in budget increases

Capital Amendments

- All 5 of the capital budget amendments can be accommodated within the capital plan
 - No impact to the tax levy

2019 Operating Budget Amendment Requests



Budget Amendment	Net Request (\$000's)
Revenue Driver	2019
1. Adjustments to Achieve Council Direction to Reduce the Tax Levy Increase to 2.9%	(\$1,072)
Changed Regulation	
2. Cancellation of Planned 2019 Minimum Wage Increase	(\$521)
"In-Camera"	
3. Confidential Matter - "In-Camera"	(\$2,000)

} Tax Levy Reductions

2019 Operating Budget Amendment Requests



Budget Amendment	Net Request (\$000's)
2019	
Changed Regulation	
4. Bicycle Lane Maintenance	\$408
Cost Driver	
5. Additional Land Ambulance Resources to Address Service Pressures	\$1,476
Less: Growth Portion Recommended for Assessment Growth Funding per Policy	(\$886)
Net	\$590
6. London Police Service – Safeguard Program *	\$161
For Consideration – New Council Direction	
7. London Children’s Museum Funding Request	\$2,000
Less: Drawdown from Economic Development Reserve Fund	(\$2,000)
Net	\$0

} Tax Levy Increases

→ If approved by Council

* Represents 1/3 of the total annual amount; balance will flow through in 2020 LPS budget.

2019 Budget Amendment Requests



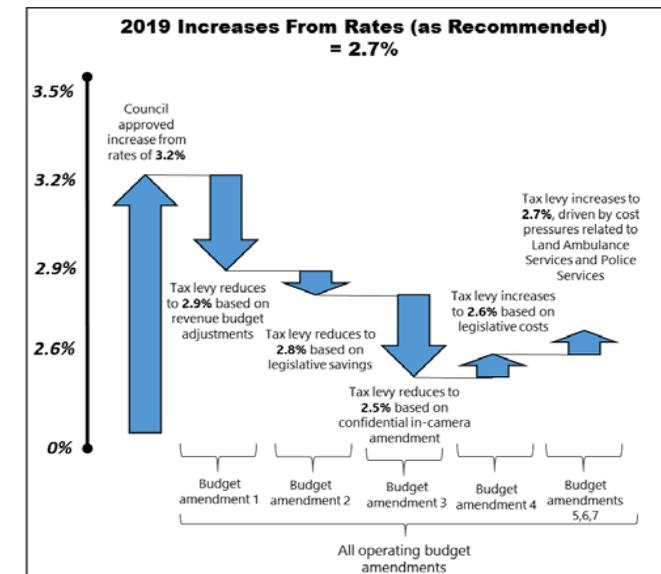
If all recommended budget amendments are approved, the 2016-2019 average annual tax levy increase would **decrease to 2.7%**

2019 Multi-Year Budget Update	Net Budget \$000's				Average Annual %	Avg. Annual Property Owner Impact ¹
	2016	2017	2018	2019		
Approved % Increase From Rates	2.5%	2.9%	2.8%	3.2%	2.8%	77
Approved Net Budget (Tax Levy)	536,434	556,980	579,532	597,657		
Budget Amendments (Total Net Request)				(2,435)		
Revised Net Budget (Tax Levy)	536,434	556,980	579,532	595,222		Decrease
Incremental Net Increase / (Decrease)				(2,435)		
Revised % Increase From Rates	2.5%	2.9%	2.8%	2.7%	2.7%	74

Subject to rounding

1) Average property owner with an assessed value of \$221,000 in 2015 (excludes Education tax portion).

2019 Increases From Rates



Linking Budget to Tax Policy



- The actual year over year tax levy increase for a particular property is determined by multiple factors, only two of which are controlled by the City:
 - Controllable
 - Council approved budget increase
 - Council approved tax policy
 - Uncontrollable
 - Education tax policy (Provincial)
 - Change in assessed value of the property (determined by MPAC – an independent not-for-profit corporation)
- If the assessed value of a property increases more or less than the class average, the increase will change accordingly
- Tax policy is approved separately **after** budget approval

17

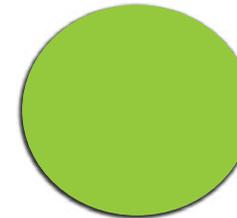
Linking Budget to Tax Policy



Budget

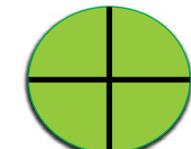


OR

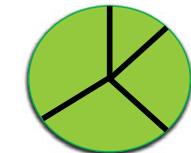


“How big is the pie?”

Tax Policy



OR



“How is the pie sliced?”

18

What Has Been Done to Mitigate Budget Pressures?



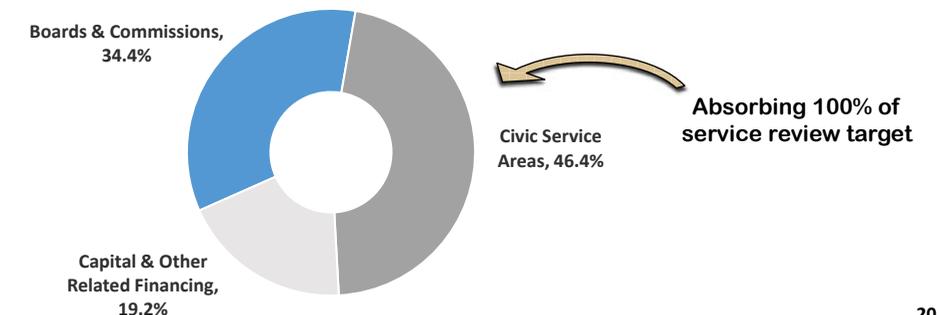
- Strategic use of the Operating Budget Contingency Reserve to smooth budget pressures (\$2.0 million in 2019)
- Three budget amendments submitted resulting in tax levy reductions
 - Updates to revenue budgets (Case 1)
 - Changes in legislation regarding minimum wage (Case 2)
 - Confidential matter (Case 3)
- Proposed use of reserve funds for one-time request
 - Use of the Economic Development Reserve Fund for consideration (Case 7)
- Proposed use of assessment growth funding in accordance with Assessment Growth Policy
 - Land Ambulance Service Pressures (Case 5)

19

Service Reviews



- 2016-2019 budget **has been reduced by \$4 million**
 - 2016 target of \$0.5m: Achieved ✓
 - 2017 target of \$1.0m: Achieved ✓✓
 - 2018 target of \$1.5m: Achieved ✓✓✓
 - 2019 target of \$1.0m: Pending
- Civic Administration has been directed to fill the “gap” through service review initiatives, noting that Civic Service Areas represents less than 50% of the net operating budget



20

2019 Capital Budget



	2016-2019 Multi-Year Budget					2020-2025	2016-2025
	2016	2017	2018	2019	Total	Forecast	Capital Plan
Total Approved Budget ¹	170,744	212,428	166,258	211,558	760,988	1,482,081	2,243,069
Total Revised Budget (submitted December 17, 2018) ¹	170,744	212,428	166,258	205,382	754,812	1,523,527	2,278,339
Total Capital Expense Increase/(Decrease) ²	-	-	-	(6,176)	(6,176)	41,446	35,270
Sources of Financing							
Capital Levy (CL)	-	-	-	-	-	-	-
Debtenture (D)	-	-	-	(836)	(836)	13,320	12,484
Reserve Fund (RF)	-	-	-	1,857	1,857	6,879	8,736
Other (O)	-	-	-	15	15	-	15
Non-tax Supported (NTS)	-	-	-	(7,212)	(7,212)	21,247	14,035
Total Revenue Increase/(Decrease)	-	-	-	(6,176)	(6,176)	41,446	35,270
Net Tax Levy Impact	-	-	-	-	-	-	-

Subject to rounding

All of the capital budget amendments can be accommodated within the capital plan

No Tax Levy Impact

2019 Capital Budget Amendment Requests



Budget Amendment (000's)	2019	Total	2020-2025 Forecast	2016-2025 Capital Plan	Page
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Lifecycle Renewal

#8 London Convention Centre – Capital Plan Realignment	\$1,857	\$1,857	(\$2,489)	(\$632)	32
#9 Covent Garden Market Garage Painting	\$50	\$50	\$52	\$102	35

Growth

#10 Masonville Transit Village Secondary Plan	\$75	\$75	-	\$75	37
#11 Growth Project Estimate Updates – Transportation	(\$1,325)	(\$1,325)	\$23,970	\$22,645	40
#12 Growth Project Timing Realignment – Transportation	(\$6,833)	(\$6,833)	\$6,833	-	47

2019 Water Annual Budget Update



- **3% rate increase for 2019 BE READOPTED**
 - Average ratepayer impact = \$11/year
- **No** operating budget amendments being recommended to the 2019 Water Budget.
- **4** capital budget amendments being recommended
 - 1 amendment for a new environmental assessment
 - 3 amendments to project timing (1 forward, 2 deferred)

2019 Wastewater & Treatment Annual Budget Update



- **3% rate increase for 2019 BE READOPTED**
 - Average ratepayer impact = \$14/year
- **No** operating budget amendments being recommended to the 2019 Wastewater & Treatment Budget.
- **6** capital budget amendments being recommended
 - 2 budget increases
 - 3 deferred to align with environmental assessment
 - 1 deferred plus increase to align with renewal project

How We Will Inform The Public



What	Date
Social Media, Email and Phone Calls – Finance staff will be responding to questions or concerns from the public via social media, email or phone calls.	Throughout the Budget Process
Time With Finance Staff – Provides an opportunity for community groups to request a budget presentation and question and answer period with Finance staff.	As Requested
Online Resources – Civic Administration will be providing a number of web resources to assist with public engagement for the 2019 Annual Budget Update (e.g. budget calculator, social media quick facts, etc.).	Launch on December 17, 2018
Community Association Outreach – Civic Administration will be visiting community groups to educate/discuss the City's budget process (e.g. Chamber of Commerce, Urban League).	January 2019
Budget Session – A public session where the public can meet with Civic Administration to discuss the budget update. Location: BMO Centre	January 9, 2019 (6:00pm-8:00pm)
Public Participation Meeting – Members of the public are invited to provide input into the 2019 Annual Budget Update at a scheduled meeting of the Strategic Priorities and Policy Committee.	January 17, 2019

25

Budget Timetable



What / Where	Date
Tabling of the 2019 Annual Budget Update <i>SPPC at 4:00pm</i>	December 17
Budget Open House Session <i>BMO Centre – 2nd Floor Meeting Room, 6:00pm-8:00pm</i>	January 9
Community Stakeholder Meetings <i>Urban League</i> <i>January 10, time TBD</i> <i>London Chamber of Commerce</i> <i>January 11, time TBD</i>	January 10 & January 11
Public Participation Meeting <i>SPPC at 4:00pm</i>	January 17
2019 Annual Budget Update Review <i>SPPC at 9:30am</i>	January 24
2019 Annual Budget Update Review <i>SPPC at 9:30am (if needed)</i>	January 28
Final Approval of the 2019 Annual Budget Update <i>Council at 4:00pm</i>	February 12

Note: Dates apply to Tax Supported, Water and Wastewater & Treatment Budgets

26



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@CityofLdnOnt or #LdnBudget

27

72



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Council's Strategic Plan 2019-2023

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Agenda

- Overview of Council's Strategic Plan
- Key Learnings from Strategic Plan 2015-2019
- Proposed Approach and Timelines
- Proposed Community Engagement Approach
- Background Information to Support the Development of Strategic Plan: 2019-2023

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2



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Council's Strategic Plan

- Identifies Council's vision, mission, values, and strategic areas of focus for 2019-2023
- Identifies the specific outcomes, expected results, and strategies that Council and Civic Administration will deliver on together over the next four years
- Sets the direction for the future, and guides the City's Multi-Year Budget
- Through the Multi-Year Budget process, Council's Strategic Plan will be put into action, adding further detail to each strategy about accountability, pacing, and resourcing

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3

73



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Key Learnings: Strategic Plan 2015-2019

- The timeline was quite aggressive. More time for debate and engagement is important
- Consider how to measure the plan in the beginning of the process. Be clear about the outcomes and expected results
- Build on the current plan, don't start from scratch
- Build on the broad engagement of the current plan
- Strengthen the deliberate link to the budget
- Be focused and comprehensive with strategies at a higher level
- Continue to have an easy to read document

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4



Proposed Approach to Develop Council's Strategic Plan

1. The Strategic Plan is a **directional document**
2. The City of London currently has a comprehensive Strategic Plan (2015-2019); it is recommended Strategic Plan 2019-2023 will **build from the 2015-2019 plan**



Proposed Approach cont'd

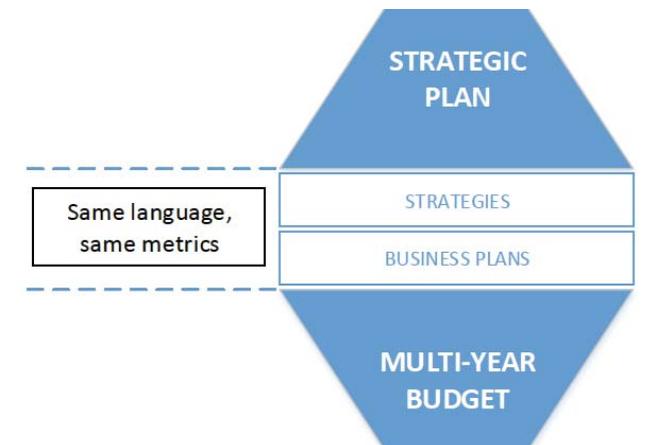


Proposed Approach cont'd



Proposed Approach cont'd

3. The Strategic Plan 2019-2023 will be **deliberately connected** with the 2020-2023 Multi-Year Budget





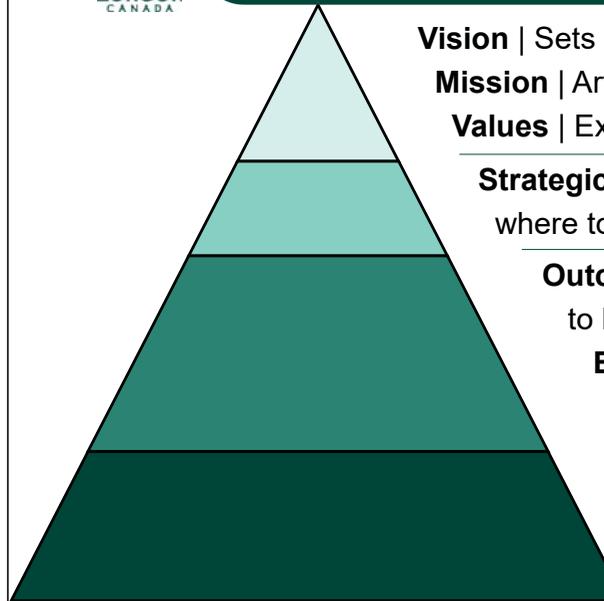
Proposed Approach cont'd

- It is the **focused** strategic actions within the 2019-2023 window that will be reflected in the Strategic Plan
- The Strategic Plan 2019-2023 will be built with **clear and measurable outcomes and expected results**
- Building on the structure of the current Strategic Plan, and incorporating the feedback of how to improve, the following structure is proposed...

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Proposed Approach cont'd



Vision | Sets direction

Mission | Articulates purpose

Values | Expresses how the corporation operates

Strategic Areas of Focus | Articulates where to focus over the next four years

Outcomes | Identifies the intended change to be accomplished

Expected Results | Identifies the required change to achieve the outcome

Strategies | Identifies the specific actions to take in order to achieve the expected result and outcome



Strategic Plan 2019-2023: Proposed Timelines

2019 Budget Approved

MYB Development

Community Engagement

Set Vision, Mission, Values

Set Strategies, Outcomes, Expected Results

Debate Changes, Endorse Plan

January

February

March

April

2018

● SPPC Meeting

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Proposed Community Engagement Approach

- December to January**
 - Engage immediately on the vision, mission, and values through getinvolved.london.ca
- February**
 - Engage broadly both online and in-person through multiple channels on outcomes, expected results, strategies
 - Any additional feedback on vision, mission, and values

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Background Information

There are several documents to support Council's development of the Strategic Plan, these include:

- Strategic Plan 2015-2019 Performance Report & Impact Assessment
- London's population characteristics
- Councillor Elect Engagement Conversations
- 2018 City of London PEST Analysis

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Thank You!

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Development Charges (DCs): Introduction

*Strategic Priorities and Policy Committee
December 17, 2018*



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CANADA

HOW WE PAY FOR A GROWING CITY

YOUR CITY FINANCES

The world of **Development Charges!**

"HOW WE PAY FOR A
GROWING CITY"



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Introduction

- General Information regarding DCs
- 2019 DC Study Introduction
- Report Recommendations
- Summary



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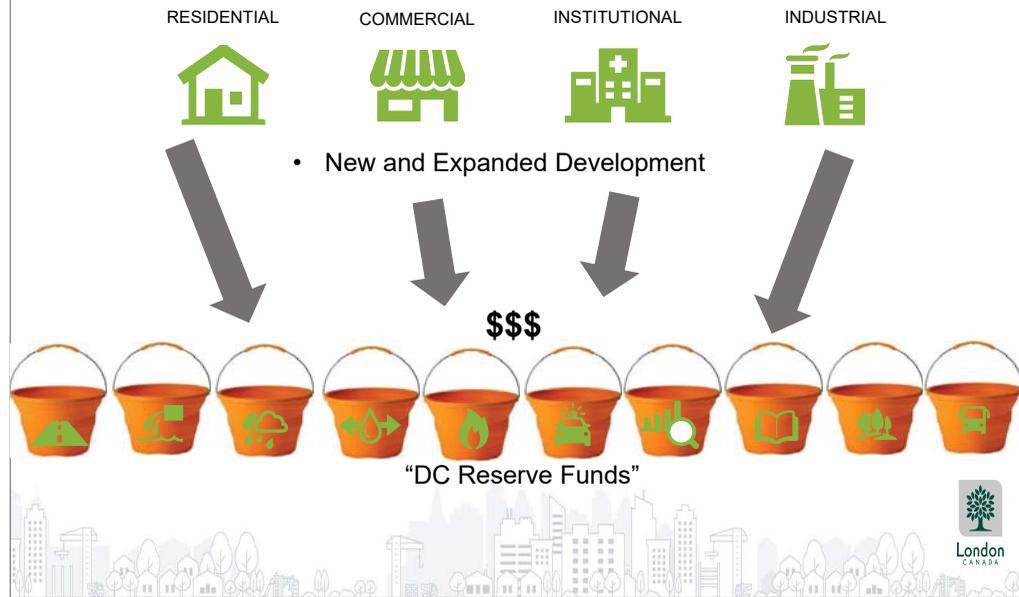
DC Act

- Section 2(1): DCs to pay for increased capital costs for servicing arising from development
- Section 5: DC Background Study Methodology (“rules”)
 - Amount of DCs for particular development not necessarily related to infrastructure costs for that particular development
- Section 9: DC By-law automatic expiration (5 years)
- Section 33: Separate DC reserve funds

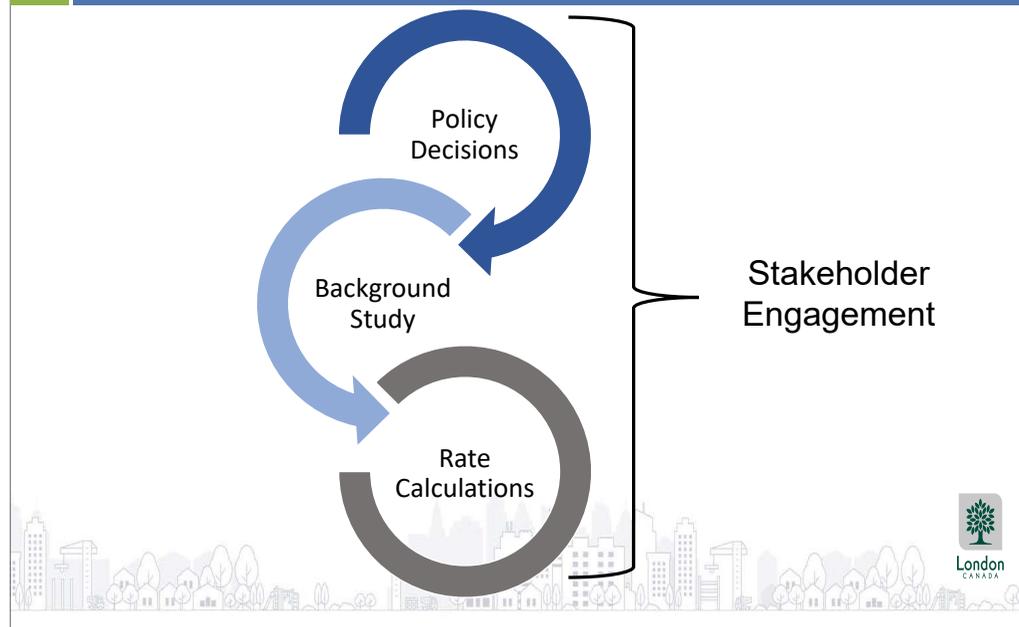


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Who pays DC's? and where does it go?



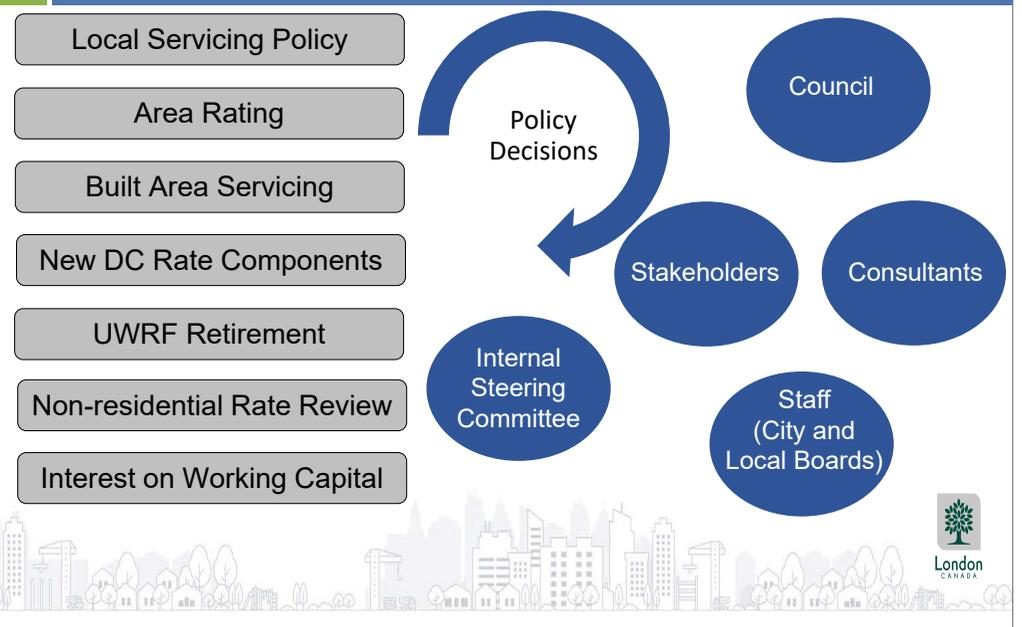
Development Charges Study Process Overview



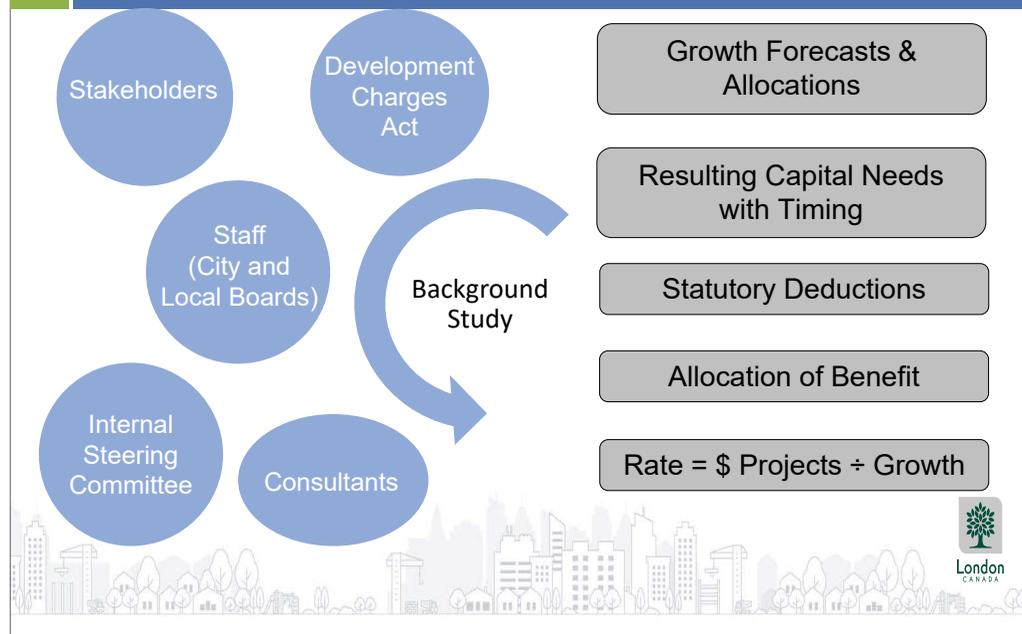
2019 DC Study



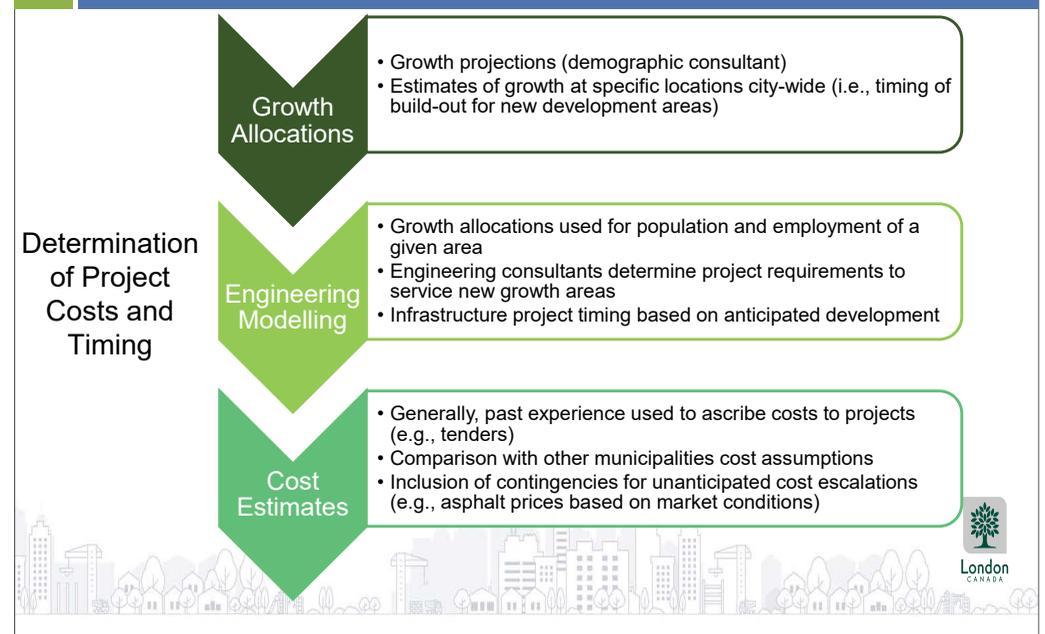
Policy Decisions



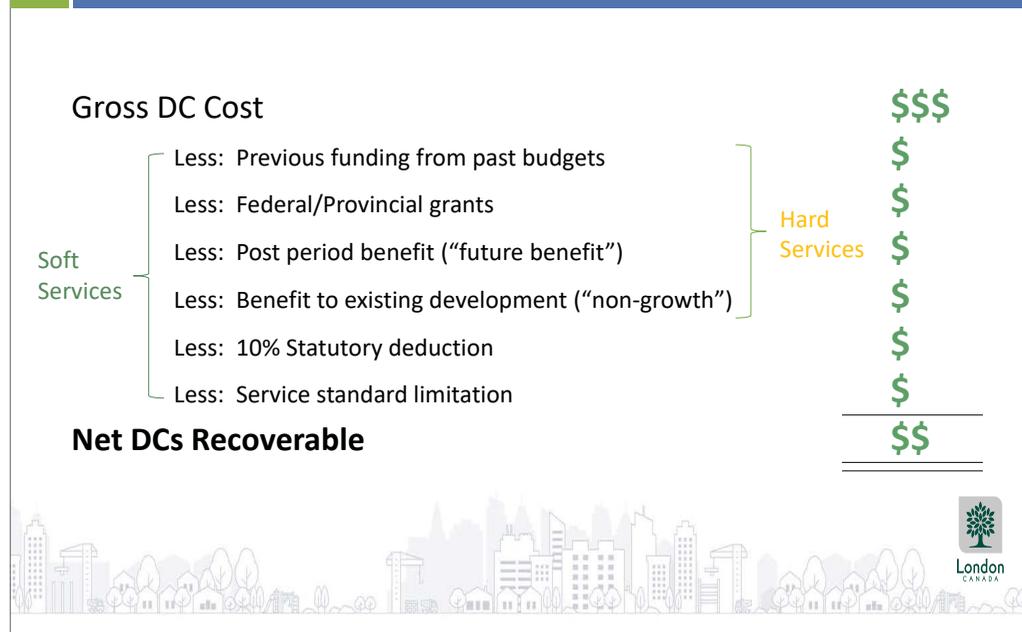
Background Study



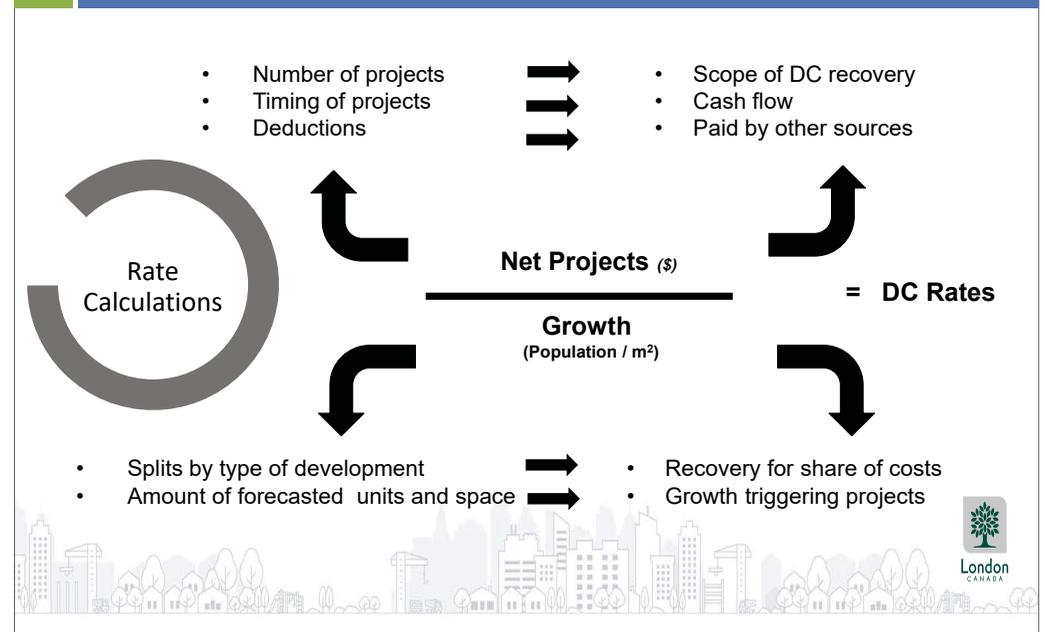
Development Charges Act, Section 5



Deductions Impacting Rate Calculations



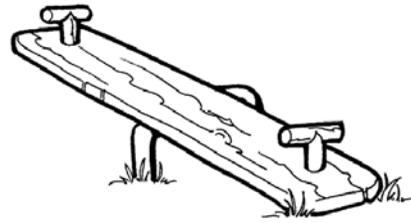
Rate Calculations



The DC Study Challenge

“Maximize new opportunities for growth”

“Minimize additional costs to homebuyers”



“Ensure sufficient recovery for the capital plan”

“Growth pays for growth”

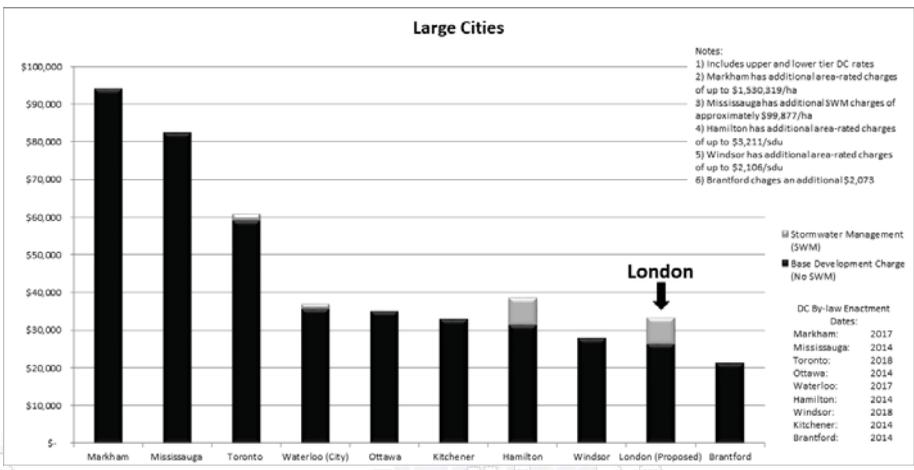


Draft 2019 DC Rates (December 17, 2018)

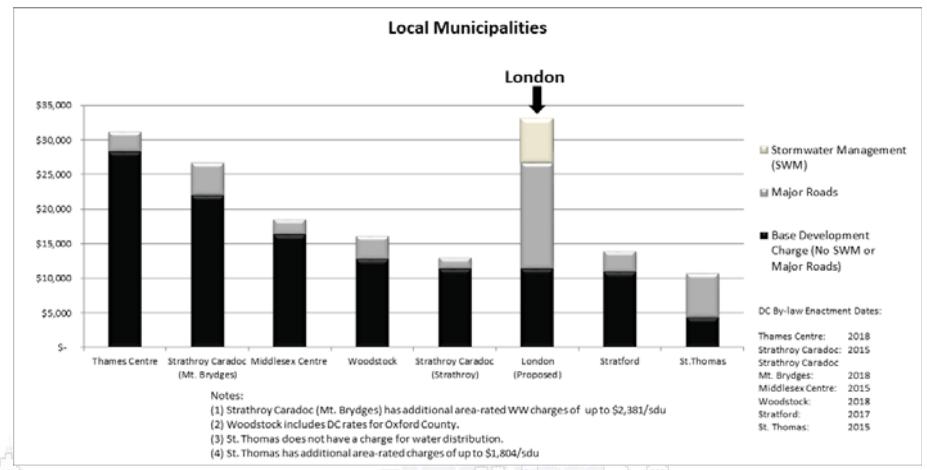
DC Component	Jan 1 2019 Indexed Rate	Draft 2019 DC Study Rate	% Change
Hard Services	\$25,724	\$27,72	2.2%
Soft Services	\$3649	\$5053	
UWRF	\$2638	\$0	
Base Rate	\$32,011	\$32,725	3.8%
Water Supply	\$0	\$6	
Waste Diversion	\$0	\$227	
Operations Centres	\$0	\$272	
Total Rate	\$32,011	\$33,230	



DC Rate Comparison: Large Municipal (Single Family)



DC Rate Comparison: Local Municipal (Single Family)



Non-Residential DC Rate Review

• Rationale for Non-Residential DC Rate Review:

- Concerns regarding commercial DC rate
- Concerns regarding non-residential conversions

• Examined options:

- Retain status quo (industrial, commercial, institutional structure and conversions approach)
- Blended non-residential DC rate
- Industrial and non-industrial DC rates
- Current rate structure and by-law approach

• Recommending:

- Retain current ICI rate structure and by-law exemption for 1-to-1 space conversion (industrial buildings must be 10+ years old)
- No recommendation re: commercial DC rate



Non-Residential DC Rate Review

Current Conversion Approach

Commercial DCs: \$300/sqm
Industrial DCs: \$200/sqm



Net DCs: $[(1000 \times \$300) - (1000 \times \$200)] + (150 \times \$300) = \$145,000$

Proposed Conversion Approach

Commercial DCs: \$300/sqm
Industrial DCs: \$200/sqm



Net DCs: $\$0 + (150 \times \$300) = \$45,000$



Timetable



Summary

- 1 DCs pay for growth infrastructure projects and past investments in growth.
- 2 DCs only pay for the initial capital cost of major growth-related services identified in the DC Background Study – not local services, ongoing operating costs, or lifecycle renewal costs.
- 3 DCs are determined by an established legislated process that identifies the servicing needs and costs for future development.
- 4 Multiple internal and external stakeholders are involved in the DC rate setting process. Each has unique perspectives and goals regarding DCs.



RESERVE

RESERVE



Why Have Development Charges Changed 2014 DC vs 2019 DC

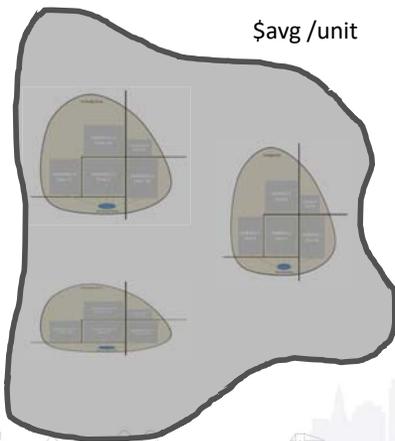
- There are a number of factors that have resulted in changes from the 2014 DC to the 2019 DC. Key factors include:
 - Updated growth projections across the City for the next 20 years
 - Adjustments to infrastructure servicing requirements to support growth demands
 - Updated capital project costing
 - Inflationary pressures
 - Experience from recently tendered projects
 - Addition of new programs in order to facilitate a growing City
 - Low Impact Development
 - Transportation Intelligent Mobility Management System
 - UWRF retirement



Average rate approach vs Area rate approach

Average Rate Approach

\$_{avg} /unit

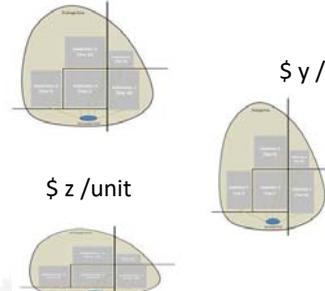


Area Rate Approach

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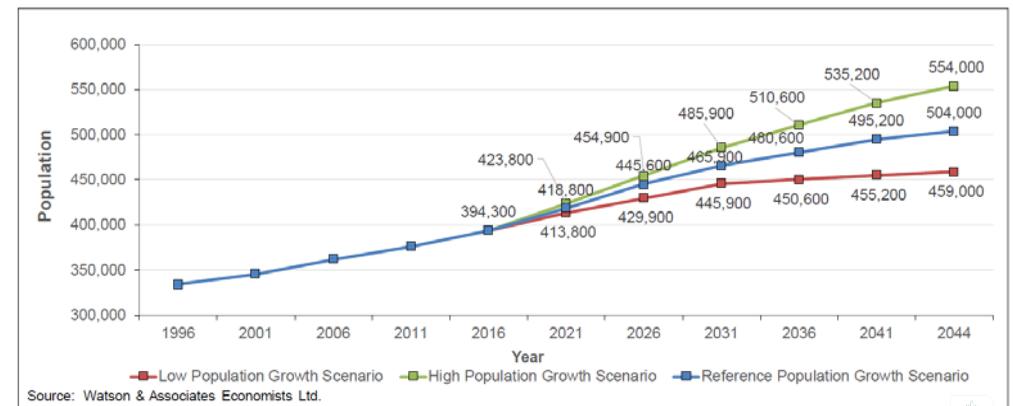
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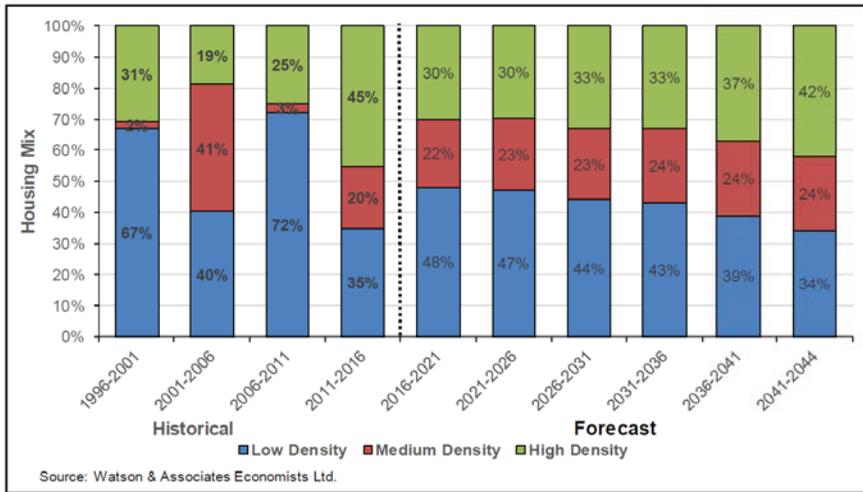
Our Growing City

City of London
Population Growth Projection Scenarios, 2016 to 2044



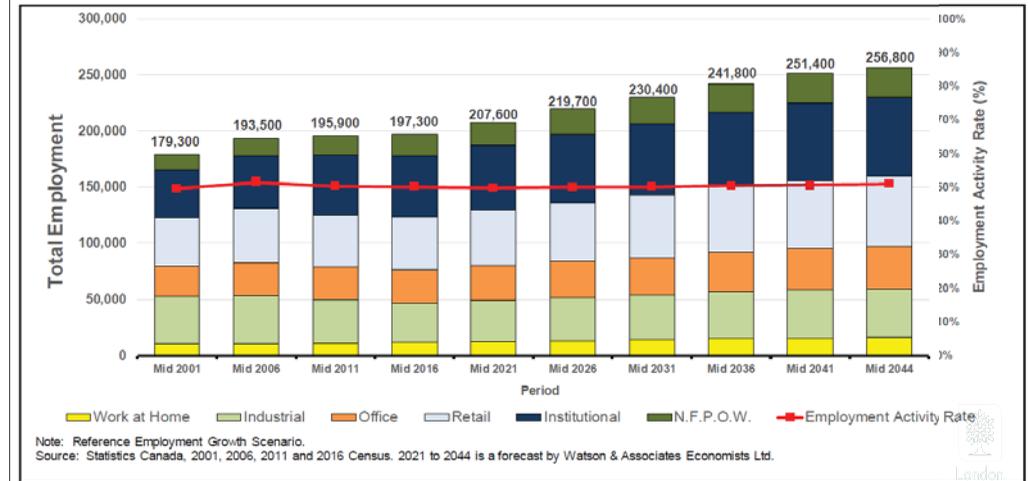
Our Growing City

City of London
Forecast Households by Structure Type

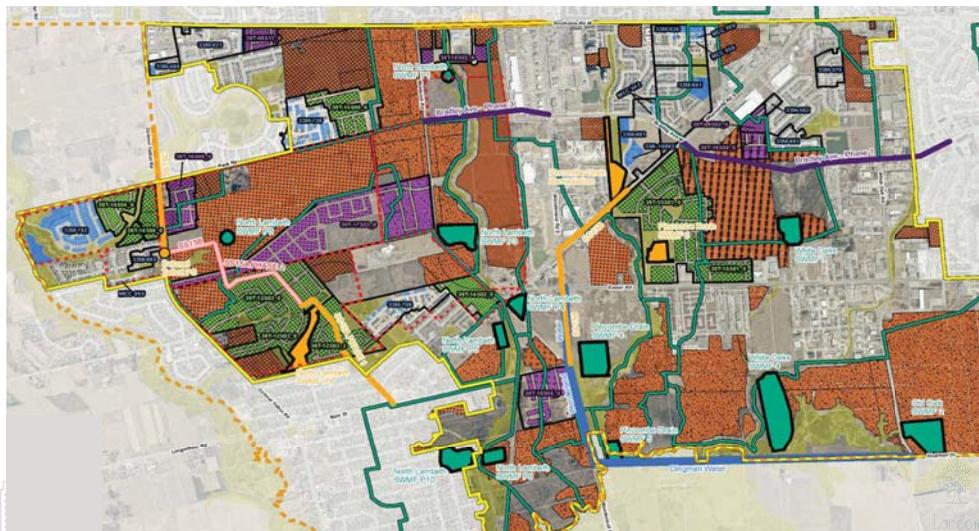


Our Growing City

Reference Employment Growth Scenario Forecast
Employment Growth by Major Sector, 2001 to 2044



Our Growing City



Key Messages Cont'd

- 5 DCs are paid by individuals constructing buildings. Certain forms/areas of development are exempted (DC paid by taxpayers). DC rates are charged uniformly throughout the City.
- 6 DC rate setting involves consideration of “affordability” and “flexibility.” Affordability is about keeping the cost of growth down by minimizing DC rates. Flexibility is about maximizing development opportunities by extending municipal services in numerous locations. The two ideals often conflict.
- 7 Council is ultimately tasked with balancing the desire for development with the increased investment required to facilitate growth.

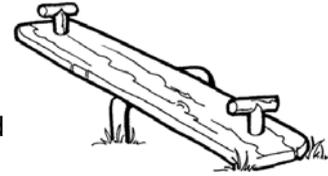




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OPPORTUNITY

Housing Affordability

- City of London is mindful of the issue associated with housing affordability and works hard to ensure that growth costs are compiled accurately and allocated equitably



- Reductions to DC rates to aid in the affordability of new homes do not eliminate growth costs...but means that costs must be paid for by someone else
- New homeowners get to choose whether to pay for growth costs; existing taxpayers do not
- Important to be mindful of burden that affordability would place on the City's tax base as a whole

29

TOGETHER WE ARE MAKING A DIFFERENCE





2019 Development Charges

What are Development Charges? (DCs)

A fee charged by the City to recover growth related capital costs associated with residential and non-residential growth. Development charges do not pay for operating costs or infrastructure renewal.

Growth costs are recovered to:

- build new infrastructure supporting growth
- pay down existing debt for past growth works
- avoid taxpayers paying for costs that serve growth

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. They may only be used for the purpose for which they are collected.

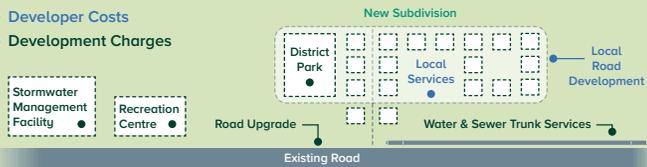
Development Types

- Residential
- Institutional
- Commercial
- Industrial

Development charges are required for the construction of new buildings and expanded buildings. They are collected at the building permit stage.

How We Pay for a Growing City

- Developer Costs
- Development Charges



Residential

Draft 2019 Development Charge Rates

Service Component	Single & Semi Detached (per dwelling unit)	Multiples/ Row Housing (per dwelling unit)	Apartments with < 2 Bedrooms (per dwelling unit)
Existing City Services			
Roads	\$15,332	\$10,369	\$6,781
Wastewater	3,818	2,582	1,689
Stormwater	6,897	4,665	3,051
Water Distribution	1,624	1,099	719
Fire	103	69	45
Police	525	355	232
Corporate Growth Studies	533	360	236
Library	127	86	56
Parks & Recreation	3,530	2,387	1,561
Transit	236	160	104
BASE RATE	\$32,725	\$22,132	\$14,474
Additional City Services			
Water Supply	6	4	3
Waste Diversion	227	154	101
Operation Centres	272	184	120
TOTAL RATE	\$33,230	\$22,473	\$14,698

Subject to rounding

Impact of Change on Jan. 1, 2019 Rates



Non-Residential

Draft 2019 Development Charge Rates

Apartments with >= 2 Bedrooms (per dwelling unit)

Commercial (per square metre of floor space) Institutional (per square metre of floor space) Industrial (per square metre of floor space)

\$9,189	\$158.30	\$96.64	\$66.81
2,288	24.75	14.01	48.24
4,134	64.16	38.90	69.78
974	18.57	11.54	17.95
62	0.81	0.43	0.07
314	3.52	1.77	0.34
319	4.08	2.48	2.07
76	-	-	-
2,116	-	-	-
141	2.69	1.36	0.58
\$19,613	\$276.88	\$167.13	\$205.84
4	0.06	0.04	0.03
136	-	-	-
163	2.42	1.47	1.03
\$19,916	\$279.36	\$168.64	\$206.90



Why are rates changing?

The City is currently conducting a Development Charges Background Study to review growth related capital projects needed to accommodate London's growth. This information is used to update the Development Charge By-law and development charge rates at least every five years as required under the Ontario Development Charges Act.

Why are there three additional services in the draft 2019 Development Charge Rates?

Due to continued growth, there are greater demands and needs being placed on the City.

Council requested three additional services be reviewed as part of the 2019 Development Charges Background Study:

- Operation Centres**
Need for expanded maintenance facilities to service the growing city.
- Waste Diversion**
New facilities and programs required to divert waste and recover resources.
- Water Supply**
Growth costs associated with Master Plan updates for the Lake Huron & Elgin Area Primary Water Supply Systems.



FEBRUARY

25

Development Charges Background Study & By-law Available

MARCH

25

Public Participation Meeting at Strategic Priorities & Policy Committee (SPPC)

MAY

6

Review & Deliberations of the Background Study & By-law at SPPC

MAY

7

Council Approval

Learn more at getinvolved.london.ca

Contact Development Finance
519-661-CITY (2489) x 7335 or gms@london.ca



Development Charges – Urban League of London

- **The Urban League is an umbrella group whose members include neighbourhood associations, community groups and individuals from across London.**



- We have been at the Development Charges (DC) table since the early 1990s.
- We thank staff for continuing to have us at the table. Staff have spent significant hours with the Stakeholder Group.
- The Stakeholder group works well.



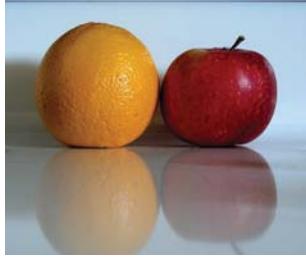
- DCs are hard. Legislation keeps changing. It is a complex subject
- It's not something you have in your household budget
- It pays for significant parts of road widenings, new sewers, new buses, etc
- All Stakeholders agree that growth should pay for growth. However,



- However, there are “exemptions” (Community Improvement Plans), e.g.
 - industrial development
 - Downtown and Old East multi residential housing
- By the way, these are subsidies – the DC payment comes from the taxpayer.
- There is also a statutory 10% that is tax supported for new libraries, recreation facilities and other “soft” services



- Some London characteristics make it harder to compare our rate to other municipalities



- London has lots of road projects, surrounding rural municipalities do not. In fact, at this point \$189 M of road projects have been deferred to keep the DC rate affordable.
- You can certainly move more projects off into the future to reduce the DC. But it comes with a congestion cost.
- London also includes storm water management in the rate, many other municipalities across the province do not.



- And last but not least:
Issued City debt (bonds) are not callable – the debt cannot be paid back before its due date



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

London
CANADA

December 14, 2018

Chair and Members of the
Strategic Priorities and Policy Committee

Re: Appointments as Alternate Member of the Lake Huron Primary Water Supply System Joint Board of Management, Middlesex-London Food Policy Council and the Kettle Creek Conservation Authority

Councillor Hillier has brought to my attention that he has a conflict with the meeting time of the Kettle Creek Conservation Authority and therefore will be resigning from the appointment. I believe that the Council appointee to the Kettle Creek Conservation Authority should be a Ward 12 or Ward 14 representative. As a result, I wish to put my name forward for consideration of appointment to the Kettle Creek Conservation Authority and resign my appointment as an Alternate Member on the Lake Huron Primary Water Supply System Joint Board of Management and a member of the Middlesex-London Food Policy Council.

Given that even as an Alternate Member of the Lake Huron Primary Water Supply System Joint Board of Management, it is my responsibility to attend all meetings of the Board to ensure that I am aware of any matters before the Board should I be called upon in a decision-making capacity, my time is best spent focusing on the roles where I am a voting member of Board or Commission. As I am currently appointed to a number of Boards and Commissions, along with my responsibilities as a Member of Council, to take on the additional role on the Kettle Creek Conservation Authority requires me to resign from my appointments to the Lake Huron Board and the Middlesex-London Food Policy Council.

I am therefore seeking support of the following recommendation:

That the following actions be taken with respect to appointments to the Lake Huron Primary Water Supply System Joint Board of Management, the Kettle Creek Conservation Authority and the Middlesex-London Food Policy Council:

- a) the resignation of Councillor E. Pelosa from the Lake Huron Primary Water Supply System Joint Board of Management as an Alternate Member for the term December 1, 2018 to November 15, 2022 BE APPROVED;
- b) the resignation of Councillor E. Pelosa from the Middlesex-London Food Policy Council for the term December 1, 2018 to November 30, 2020 BE APPROVED;
- c) the resignation of Councillor S. Hillier from the Kettle Creek Conservation Authority for the term December 1, 2018 to November 15, 2022 BE APPROVED; and,
- d) Councillor E. Pelosa BE APPOINTED to the Kettle Creek Conservation Authority for the term December 1, 2018 to November 15, 2022.

Respectfully submitted,

Elizabeth Pelosa
Councillor Ward 12

Steve Hillier
Councillor Ward 14

From: . LDI

Sent: Friday, January 04, 2019 2:50 PM

To: Lysynski, Heather <hlysynsk@London.ca>

Subject: PEC meeting Monday January 7- Bill 66, "Restoring Ontario's Competitiveness Act 2018" added communication

Hi Heather

Please forward this correspondence to the Committee in response to the staff report noted above.

“The London Development Institute is currently reviewing Bill 66 and will be responding in accordance with the Province’ deadline request. Generally LDI agrees that development projects that promote positive economic growth in Ontario should not be deterred by strenuous regulations or policies. This Bill appears to provide municipalities with the ability to take advantage of these economic opportunities in a timely fashion. LDI would therefore encourage the City of London to support Bill 66. “

Thank-you

Bill Veitch

London Development Institute

562 Wellington Street, Suite 203, London, Ontario N6A 3R5



Nature London

The McIlwraith Field Naturalists of London Ontario Inc.
P.O. Box 24008, London, Ontario N6H 5C4

January 8, 2019

Mayor and Members of City Council
City of London
300 Dufferin Avenue
London, Ontario
N6B 1Z2

Dear Mayor and Members of City Council:

We are writing to you with respect to Ontario's recently introduced legislation, Bill 66.

Nature London supports the staff report as well as the Planning and Environment Committee (PEC) recommendation regarding Bill 66. Furthermore, Nature London recommends that any policy that Council develops related to the use of an *Open-for-Business By-law*, as outlined in the final form of Bill 66 and its regulations, shall include the following:

No natural heritage, environmental or health and safety policies, such as safe drinking water policies, whether in the London Plan, provincial or federal policies, shall be overridden.

In addition, Nature London agrees with the staff and Committee position that public consultation is important and should never be left out of any land use planning process.

Sincerely,

Sandy Levin
Chair, Conservation Action Committee

Bernie VanDenBelt
President

From: Gordon Payne
Sent: Saturday, January 05, 2019 7:45 PM
To: Lysynski, Heather <hlysynsk@London.ca>
Subject: Re: Z-8945 for 536 and 542 Windermere Rd. - Please include in the PEC agenda

Dear Ms. Lysynski,

My family and I have lived on Orkney Crescent since 1991. It is a pleasant neighbourhood that has matured since we have lived here and has developed a pleasing aesthetic with several tall trees and well-kept properties. We are very concerned about the negative impact this development will have on our quiet neighbourhood.

One of the reasons we selected this area to live was the lack of proximity to any tall buildings or commercial centres. No one could have imagined that our City would even remotely entertain the idea of levelling two homes in our neighbourhood with beautiful and well-treed lots in favour of the proposed development. Very clearly, this is an ill-conceived idea that should never have even been considered. The fact that this proposal was not refused outright has caused undue angst and stress for the many residents in our area.

A cynic would say that the City's mouth is watering over the prospect of those huge development fees and is willing to overlook the obvious flaws of the development and the concerns of the local residents. I hope this is not the case, although I've heard many of my neighbours echo the concern.

The proposed development seems more like a thinly-veiled university residence than the family-friendly complex that it is being pitched as. Where does one begin to describe the obvious flaws with this development? Here are some of our major concerns:

Concept

Placing something like this immediately adjacent to several London homeowners is just wrong. Those nice people will see their property values plummet and that is highly unjust. They will no longer see a quiet property with trees next door - they will see concrete walls and cars. They will no longer be able to open their windows at night. They will no longer see the morning sun. They will no longer hear birds - they will hear student parties. These buildings are too big and too high for the available property and there is inadequate buffer space in the proposal.

We all know that there must be progress and that London needs more housing, but the decisions on where these developments are built need to be tempered with good judgement and common sense. I wonder if you would want this eyesore built beside your home? If you would not, then why would anyone else?

Nature

The stand of mature trees on the properties in question are the home to many birds and animals in our neighbourhood. I have documented over 80 species of birds in our immediate area. Great Horned Owls roost in the tall spruce trees on the westernmost property and I have seen and heard several species of songbirds in that yard while walking over to pick up my mail. Those will be wiped out by this development. A sad statement for the Forest City.

Parking

It is certain that many of the residents will have cars, as will their visiting guests, totalling a number far in excess of the number estimated in the submission. According to the proposal, "A total of 25 surface parking spaces are proposed." Where will all of these cars be parked? I cannot understand how the City can entertain such a ridiculous proposal.

When I built my dental office in 2015 on Adelaide Street, I was required by the City to have 27 parking spaces, even though no more than 10 spaces are ever required at any given time. So, my dental office would actually have more parking spaces than this proposed development.

Where will all of these extra vehicles be parked overnight? Let's look at the options:

- 1) Along Windermere Road – No parking allowed there.
- 2) Ivey Spencer Leadership parking lot – That will likely be the first place, but UWO will likely put a stop to that fairly quickly.
- 3) Scouts Canada parking lot – Not likely to be tolerated there either.
- 4) Orkney Crescent, Angus Road and Brussels Road with access via two walkways onto Windermere Rd.

As I live on Orkney Crescent, I do not wish to have vehicles constantly parked in front of my home, nor do my neighbours. Myself and other residents are concerned for the following reasons:

- 1) Those areas are meant for our own occasional guests – day or night.
- 2) Parked cars will prevent proper personal and City of London snow removal in the winter.
- 3) Several parked cars also pose a threat for playing children, as driver visibility will be reduced.
- 4) Parked cars also interfere with garbage pick-up, lawn-cutting, etc.
- 5) People walking to and from their cars late at night will cause unnecessary noise and be a disturbance for homeowners, especially those whose homes are proximate to the walkways.

The developer has, in fact stated that, “Given that there is no on-street parking on Windermere Road, should additional temporary parking be required (i.e. for a social event), on-street parking is available to the subject lands on Orkney Crescent, Brussels Road, and Angus Court, accessible via the pedestrian sidewalk connections to the east and west of the subject lands.”

It therefore appears that even the developers have recognized that their project does not have enough parking spaces. What local resident could possibly find this acceptable? Would you or any other City planner want vehicles constantly parked in front of their own homes?

I look forward to attending the public participation meeting on January 7th, where I hope to see my City officials rise to the occasion and do the right thing. This proposal either needs to be dramatically scaled down, so that an appropriate number of parking spaces can be planned, or the rezoning application denied.

Please feel free to contact me if you have any questions.

Sincerely,

Gord Payne (70 Orkney Crescent)

R. Gordon Payne, BSc, DDS, MSc, FRCD(C), FICD, FACD
Adjunct Clinical Professor, Western University
Consultant, London Health Sciences Centre
Consultant, St. Joseph's Health Care London

From: Cathy Lauzon
Sent: Monday, January 07, 2019 11:26 AM
To: Lysynski, Heather <hlysynsk@London.ca>
Subject: 2935 Sheffield Place, Block153
Importance: High

Good morning:

We are writing with regards to the aforementioned development of 30 condo units.

While we are not opposed to the development itself, we are greatly opposed to the fact that the City wants to run all vehicles in and out of this development from Commissioners Road, down through the subdivision and Sheffield Place.

This means another 30 to 60 vehicles per day will be using this road. A road that already has issues when two vehicles wish to pass each other. This is exacerbated when we have vehicles parked on the side of the road. There are a great number of families with small children in this area who play and ride bicycles. We see this added traffic as a recipe for disaster. Speeding is already a huge issue and our subdivision is not even fully developed.

There simply has to be another way that the additional traffic can be funneled without levying further crowding issues on the subdivision and we would sincerely appreciate this being reviewed.

Respectfully,

Ian Holding and Cathy Lauzon Holding
2824 Sheffield Place.

Planning and Environment Committee

Report

2nd Meeting of the Planning and Environment Committee
January 7, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner
ABSENT: Mayor E. Holder
ALSO PRESENT: Councillors S. Lewis, J. Morgan and M. van Holst; A. Anderson, G. Barrett, M. Campbell, M. Corby, B. Debbert, M. Feldberg, J.M. Fleming, M. Knieriem, G. Kotsifas, T. Macbeth, H. McNeely, B. O'Hagan, C. Parker, M. Pease, L. Pompili, C. Saunders, S. Spring, M. Tomazincic, R. Turk and V. Santos

The meeting was called to order at 4:00 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in clause 2.6 of this Report, having to do with Cannabis retail stores, by indicating that his employer, the Middlesex-London Health Unit, has commented on this matter in the past.

2. Consent

Moved by: S. Turner
Seconded by: M. Cassidy

That Items 2.1, 2.2, 2.3 and 2.7 BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 1st Report of the London Advisory Committee on Heritage

Moved by: S. Turner
Seconded by: M. Cassidy

That, the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 12, 2018:

a) the London Advisory Committee on Heritage 2019 Membership with Community Heritage Ontario BE APPROVED; it being noted that the CHOnews newsletter for Autumn 2018, was received; and,

b) clauses 1.1, 2.1, 4.1 to 4.4, 5.1, 6.2 and 7.1 BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.2 1st Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Turner
Seconded by: M. Cassidy

That the 1st Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on December 13, 2018, BE RECEIVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.3 Application - 852 Commissioners Road East

Moved by: S. Turner
Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Planning, based on the application by Escalade Property Corporation, relating to the property located at 852 Commissioners Road East, the proposed by-law appended to the staff report dated January 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 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 R9 (h-1*R9-7*H40) Zone TO a Residential R9 (R9-7*H40) Zone to remove the h-1 holding provision. (2018-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.7 Candidate Approval for the Urban Design Peer Review Panel

Moved by: S. Turner
Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following candidates BE APPROVED for the positions listed below on the Urban Design Peer Review Panel:

- a) Andrew Bousfield – Position of Architect/Urban Designer;
- b) Tim O'Brien – Position of Landscape Architect; and,
- c) Ryan Ollson – Position of Architect. (2018-D32)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.4 Provincial Consultation on "Increasing Housing Supply in Ontario"

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Managing Director, City Planning and City Planner, with the concurrence of the Managing Director, Housing, Social Services, and Dearness Home, and the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken:

a) the staff report dated January 7, 2019, entitled "Provincial Consultation on "Increasing Housing Supply in Ontario"" BE RECEIVED for information;

b) the consultation guide entitled "Increasing Housing Supply in Ontario" BE CIRCULATED to community and stakeholder organizations, including, but not limited to, the Housing Development Corporation, London, London Development Institute, London Home Builders Association, and Urban League for information; and,

c) the Civic Administration BE DIRECTED to submit a response to the Ontario Ministry of Municipal Affairs and Housing before January 25, 2019; it being noted that the Civic Administration will provide a subsequent information report to the Municipal Council with the submission provided to the Province. (208-S11)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.5 Bill 66, "Restoring Ontario's Competitiveness Act 2018"

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, City Planning and City Planner, the following actions be taken with respect to Bill 66, "*Restoring Ontario's Competitiveness Act, 2018*":

a) the staff report dated January 7, 2019 entitled "66, "*Restoring Ontario's Competitiveness Act, 2018*"" BE RECEIVED for information;

b) the above-noted report BE SUBMITTED to the Ministry of Municipal Affairs and Housing as the City of London's comments regarding Bill 66, "*Restoring Ontario's Competitiveness Act, 2018*"; and,

c) the Premier and the Ministers of Finance, and Municipal Affairs and Housing BE INFORMED that the City of London would request that any proposed legislation protect the public's right to community based land

use planning, health and environmental protections, public participation and the public's right to appeal. (2018-D09/L11)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: A. Hopkins

Motion to add a new part c) which reads:

the Premier and the Ministers of Finance, and Municipal Affairs and Housing BE INFORMED that the City of London would request that any proposed legislation protect the public's right to community based land use planning, health and environmental protections, public participation and the public's right to appeal.

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

Nays: (1): P. Squire

Absent: (1): E. Holder

Motion Passed (4 to 1)

2.6 Cannabis Retail Stores

Moved by: M. Cassidy

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, City Planning and City Planner, with the concurrence of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the review of potential locations for Cannabis Retail Stores in the City of London:

a) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to repeal and replace By-law No. CPOL-232-15, as amended, being a By-law entitled "Siting of Cannabis Retail Stores in London" and replace it with a new Council policy entitled "Siting of Cannabis Retail Stores in London"; and,

b) the proposed delegation by-law appended to the staff report dated January 7, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to delegate to the Chief Building Official, or delegate, the authority to respond to circulation of cannabis retail site applications to the Alcohol and Gaming Commission of Ontario (AGCO);

it being noted that the Planning and Environment Committee reviewed and received a communication dated December 7, 2018, from J Mutton, President and Chief Executive Officer, Municipal Solutions – Energy and Infrastructure, with respect to this matter. (2018-D09)

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Recuse: (1): S. Turner

Absent: (1): E. Holder

Motion Passed (4 to 0)

a. (ADDED) J. Mutton. Cannapiece Corporation

3. Scheduled Items

3.1 Public Participation Meeting - Application - 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court (Z-8949)

Moved by: M. Cassidy

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, with respect to the application by The Corporation of the City of London, Fanshawe College, Western University, relating to the properties located at 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court, the proposed by-law appended to the staff report dated January 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Light Industrial Special Provision (LI2(16)) Zone TO a Light Industrial Special Provision (LI2(_)) Zone;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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 City of London Official Plan policies and Light Industrial Place Type policies of the London Plan;
- the proposed amendment will allow for greater flexibility on the size and form of developments that are implemented on the subject sites; and,
- the recommended Zoning will continue to result in compatible uses with a high standard of building and site design which support the development of an advanced manufacturing park, in accordance with the terms of the agreement reached by the City of London, the University of Western Ontario and Fanshawe College. (2018-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 Public Participation Meeting - Application - 470 Colborne Street (OZ-8948)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Peter and Janice Denomme, relating to the property located at 470 Colborne Street:

- a) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to amend the 1989 Official Plan by AMENDING Section 3.6.9. – Office Conversions and the existing Specific Area Policy in Section 3.5.4. – Woodfield Neighbourhood;
- b) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "B" BE INTRODUCED at a future Council meeting, to amend The London Plan by ADDING a policy to the existing Woodfield Neighbourhood Specific Policy Area within Specific Policies for the Neighbourhoods Place Type AND that three readings of the by-law enacting The London Plan amendments BE WITHHELD until such time as The London Plan is in force and effect;
- c) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 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 Residential R3 (R3-2) Zone and a Commercial Recreation (CR) Zone TO a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(_)/OC3(_)) Zone;
- d) the request to amend the Official Plan by adding a Special Policy Area to Chapter 10 – Special Policy Areas, BE REFUSED for the following reasons:
 - i) an amendment to add 470 Colborne Street to the list of permitted office conversions in Section 3.6.9. – Office Conversions, and an amendment to add site-specific policy to the existing Woodfield Neighbourhood policies in Section 3.5.4. of the Official Plan is consistent with the established approach to office conversion permissions, and area or site-specific policies within the Woodfield Neighbourhood, and provides more transparency and ease of policy interpretation than an amendment to add a new policy to Chapter 10 – Special Areas;

e) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone and a Commercial Recreation (CR) Zone TO a Residential R3 Special Provision/Restricted Office Special Provision (RO1(*)) Zone, BE REFUSED for the following reasons:

i) an Office Conversion (OC3) Zone conforms to and more accurately reflects the recommended amendments to the 1989 Official Plan to recognize 470 Colborne Street as a location where office conversions are permitted;

ii) an Office Conversion (OC3) Zone variation is a more appropriate base zone in combination with the recommended Residential R3 Special Provision (R3-2(_)) Zone as it limits office development to within the existing building which is to be retained, and requires a minimum of one dwelling unit in order to enhance and maintain the low-rise residential character of the Woodfield Neighbourhood;

iii) applicant refinements of the parking scenarios for the converted dwelling, non-residential, and mixed-use scenarios have increased the amount of land area that may be retained as landscaped open space than originally requested;

iv) additional site-specific regulations for the Residential R3 Special Provision (R3-2(_)) Zone and the Office Conversion Special Provision (OC3(_)) Zone are recommended that address and mitigate impacts of intensity by allowing increases to the permissible maximum parking area coverage, ensuring the provision of adequate rear yard amenity area for converted dwellings, limiting the number of parking spaces in the rear yard, ensuring that the cumulative parking requirements for the uses established in the existing building do not exceed the allowable maximum number of parking spaces, and prohibiting front yard parking.

it being noted that the recommended amendment will functionally achieve the same range of uses requested by the applicant albeit in a manner that better protects the existing buildings and ensures a more compatible fit within the neighbourhood;

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

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

- the recommended Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement, 2014;
- the recommended 1989 Official Plan amendment will provide policies to enable the adaptive re-use of the existing heritage building for uses that conform to the relevant review criteria for the Near Campus Neighbourhood, Woodfield Neighbourhood, community facilities and office conversions in Residential designations, and Planning Impact Analysis policies;
- the recommended amendment to *The London Plan* will provide policies to enable the adaptive re-use of the existing heritage building for uses in a mixed-use format that conform to the Key Directions for building a mixed-use compact city and building strong, healthy and attractive neighbourhoods for everyone, the vision for the Neighbourhoods Place Type, and relevant review criteria for the Intensification in the Neighbourhood Place Type, Near Campus Neighbourhood, Woodfield Neighbourhood, community facilities and office conversions in the Neighbourhood Place Type, and Evaluation Criteria for Planning and Development Applications; and,

- the recommended amendment to Zoning By-law Z.-1 will conform to the 1989 Official Plan and *The London Plan* as recommended to be amended and provide appropriate site restrictions to ensure the permitted uses are compatible and a good fit within the existing neighbourhood. (2018-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.3 Public Participation Meeting - Application - 2835 Sheffield Place - Zoning By-law Amendment - Revisions to Draft Plan of Subdivision - Draft Plan of Vacant Land Condominium (Z-8793 / 39T-09502 / 39CD-18502)

Moved by: J. Helmer

Seconded by: P. Squire

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, relating to the lands located at 2835 Sheffield Place (also known as Block 153 within the Victoria on the River Draft Plan of Subdivision):

- a) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Open Space Special Provision (OS5(3)) Zone and a Holding Open Space (h-2•OS4) Zone TO a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone to permit cluster housing in the form of single detached dwellings; together with a special provision for lot frontage of 12.0 metres minimum, rear yard depth of 4.5 metres minimum, interior side yard depth of 3.0 metres minimum, and lot coverage of 35 percent maximum; and, FROM a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone TO an Open Space

Special Provision (OS5(3)) Zone to permit such uses as conservation lands, conservation works, passive recreation, and managed woodlots;

b) the Municipal Council SUPPORTS proposed red-line revisions to the draft approved plan of subdivision as submitted by Sifton Properties Limited, prepared by Bruce Baker, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated July 18, 2017), which shows a revised Low Density Residential Block 153 and Open Space Buffer Block 172, and creation of a new Open Space block, SUBJECT TO the previously approved draft plan conditions;

c) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the proposed revisions to the limits of Block 153 within the Victoria on the River draft plan of subdivision, as submitted by Sifton Properties Limited:

- i) encroachment on green space;
- ii) concerns over the number of trees to be cut down; and,
- iii) the loss of habitat for amphibians;

d) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium:

- i) the amount of traffic using Sheffield Place;
- ii) the lack of knowledge that the subject block was being built for multiple residential units in this location;
- iii) the status of the Meadowlily Woods Environmentally Significant Area Master Plan as well as what measures will be put in place to educate residents and avoid encroachment and conflicts with the Environmentally Significant Area;
- iv) the width of the existing streets; and,
- v) how will conflicts between trail and private street crossing be minimized;

it being noted that the Planning and Environment Committee reviewed and received a communication dated January 2, 2019 from A. McEwen, by e-mail;

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 zoning amendments, revisions to draft plan of subdivision, and proposed vacant land condominium are considered appropriate and consistent with the Provincial Policy Statement;
- the proposal conforms with The London Plan, the 1989 Official Plan, and the Old Victoria Area Plan; and, the proposed residential use, form and intensity of development are considered appropriate. The zoning previously approved through the draft plan of subdivision process contemplates low density residential development in the form of single detached cluster housing. (2018-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.4 Public Participation Meeting - Application - 7 Annadale Drive (SPA18-060 and 39CD-18511)

Moved by: P. Squire

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application by Forest Park (Sherwood Glen), relating to the property located at 7 Annadale Drive:

a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 7 Annadale Drive;

b) the Approval Authority BE ADVISED that issues were raised at the public participation meeting with respect to the application for Site Plan application to permit the construction of 15 single detached vacant land

condo units for the subject property relating to whether or not the single family homes would be one storey or two storey; and,

c) the Approval Authority BE ADVISED that the Municipal Council supports the applications for the Draft Plan of Vacant Land Condominium and the Site Plan application for the subject property;

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

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: P. Squire

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.5 Public Participation Meeting - Masonville Transit Village Secondary Plan Terms of Reference (O-8991)

Moved by: M. Cassidy

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the Terms of Reference for the Masonville Transit Village Secondary Plan, appended to the staff report dated January 7, 2019 as Appendix A, BE APPROVED;

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-D08)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy
Seconded by: P. Squire

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.6 Public Participation Meeting - Application - 536 and 542 Windermere Road (Z-8945)

Moved by: J. Helmer
Seconded by: P. Squire

That the application of 2492222 Ontario Inc., relating to the properties located at 536 and 542 Windermere Road BE REFERRED to the Civic Administration for further review taking into consideration the concerns raised by the community and report back to a future public participation meeting before the Planning and Environment Committee after taking into consideration the following matters:

- i) the concerns and comments raised by members of the public;
- ii) a tree preservation plan to preserve as many trees as possible on the site;
- iii) the presence of fencing that would restrict access to Orkney Crescent from the site;
- iv) a minimum front yard depth of 2.1 metres;
- v) side yard depths reflective of 0.5 metres per one metre of building height; and,
- vi) a minimum rear yard setback of 6 metres;

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

- a communication from T. Mara, 127 Orkney Crescent;
- a communication dated January 2, 2019 from A. Morrison, Conservatree Inc.;

. a communication dated November 23, 2018 from M. Campbell, Zelinka Priamo Ltd.; and,

. a communication dated January 4, 2019 from Professor W. Fisher, 143 Orkney Crescent;

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.

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Nays: (1): S. Turner

Absent: (1): E. Holder

Motion Passed (4 to 1)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: J. Helmer

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

4.1 (ADDED) Councillor M. van Holst - Assist Smaller Business Improvement Areas

Moved by: J. Helmer

Seconded by: S. Turner

That the communication from Councillor M. van Holst with respect to potential funding models and strategies to assist Business Improvement Areas in carrying out their role as set out in and in accordance with the regulations set out in the *Municipal Act, 2001* BE RECEIVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 10:20 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

- 3.2 PUBLIC PARTICIPATION MEETING – Application – 470 Colborne Street (OZ-8948)
- *(Councillor S. Turner enquiring about the zoning, once that is put into place, he would imagine that removes the zoning potential for permissions for the London Music Club itself to continue to operate.);* B. Debbert, Senior Planner, responding that the London Music Club is a legally existing use so as long as it continued at its current location, the zoning would not take that right away but if it discontinued and other uses were put in the building and someone tried to revert to a commercial recreational use, they would not be able to do that; *(Councillor S. Turner clarifying that there would not be the potential to have the London Music Club operating while residential uses were placed, at that point it would be incompatible.);* B. Debbert, Senior Planner, responding that they had not considered that possibility, she would expect, not speaking for the owner, but in her discussions with him she would expect that it would be one or the other that they would either remove the commercial recreation use entirely and convert the entire building; asking her colleagues in the Building Division to answer the question about a partial use of the building; *(Councillor S. Turner indicating that his concern would be that they might be incompatible land uses of the two of those.);* G. Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official, responding that the continuation of the use would still be permitted because it is an existing use and the new uses would then layer on .

PUBLIC PARTICIPATION MEETING COMMENTS

- 3.3 PUBLIC PARTICIPATION MEETING – Application – 2835 Sheffield Place – Zoning By-law Amendment – Revisions to Draft Plan of Subdivision – Draft Plan of Vacant Land Use Condominium (Z-8793/39T-09502/39CD-18502)
- *(Councillor S. Turner enquiring about the swap for the OS-5 lands, if the swapped in lands qualify as Environmentally Significant Area (ESA), and the lands that have been swapped out have already been designated Environmentally Significant Area, why not, through the Environmental Impact Study, was the whole thing not identified as ESA.); L. Pompilii, Manager, Development Planning, responding that that was addressed during the review process for the Plan of Subdivision that established the limits of Block 153 at that time; advising that the applicant may be able to provide some further clarification on that as well; (Councillor S. Turner indicating that if it is deemed as eligible now to be swapped out as a parcel then it was identified at some point to say that this is more worthy of designation than the other parcel so that is where the swap was but it seems odd that after the EIS was completed then now they are in a situation rather than having designated the entire parcel; thinking that rather than just trading one piece for another both of them have been identified to be significant and it seems like they should have both should maintained at the outset rather than now with the swap; having read through the comments and the file, it looks like it is a good candidate for enhancement, the candidate parcel that is being swapped out looks like it is predominantly buckthorn and is not as significant but still, at the outset, it was identified as something that was important and he thinks that was where his question was on that and the other was that there was some commentary about the multi-use pathway, he thinks from the Upper Thames River Conservation Authority comment about whether it was being coursed through the Environmentally Significant Area or OS-5 lands, he could not see that through any of the diagrams; wondering if that is the case or does staff know what the proposed routing for the Thames Valley Parkway is.); L. Pompilii, Manager, Development Planning, responding that he is not familiar with the exact routing but he believes it is outside of that area; (Councillor S. Turner indicating that in the Environmental Policies section of the report, it cites the wording from the Environmental Impact Study itself from the proponent; he is not sure if those clauses that were identified were ones that were agreed upon by staff; wondering if staff concurs with the findings of the EIS as identified in the report.); L. Pompilii, Manager, Development Planning, responding that to the best of his knowledge he believes the Ecologist is in agreement with those comments; (Councillor S. Turner indicating that he realizes L. Pompilii, Manager, Development Planning, is pitch hitting and thanking him for answering his questions.)*
 - Maureen Zunti, Sifton Properties Limited – expressing agreement with the staff report; expressing appreciation for the support of staff for their applications; advising that their Ecologist, Dr. Gary Epp, is at the meeting as well as their Engineer, Jason Fleury to assist with any technical questions. (See attached presentation.)
 - Gary Brown, 35A – 59 Ridout Street South – indicating that he thought we would have learned our lessons about what happens around the Sifton Bog and the continual encroachment on green space; guessing that ship has sailed unfortunately but that is what he sees here; advising that he knows this area rather well because he used to go seed collecting with ReForest London with Bill who was one of the original founders; enquiring as to how many trees are going to be cut down; noting that on Wharncliffe Road, they clear cut the whole area and it was the same company; wondering what is going to happen here and how many trees are going to be cut down; thinking that is a question that should be answered; mentioning turtles and frog habitat, as far as he knows, amphibians are some of the most endangered creatures in North America and we should be

- taking that into account here; understanding this is a swap between one piece of land and the other and it was already approved but he is not so sure the original approval should have been done; stating that green space is very important to our city and this just looks like more sprawl upon our city; reiterating that he would like to know how many trees are going to come down.
- Pawel Kornas, 2823 Sheffield Place – advising that he lives right beside the pond; expressing concern with the amount of cars that will be going by because with the way traffic is right now with the school buses, it is horrible for him and for everybody to go by; indicating that he has two young children and they have nowhere to play except the front or the backyard; stating that with the building of thirty units there are going to be a lot of cars going by.
 - Artur Kosinski, 2806 Sheffield Place – expressing concern because he did not know that this area was designed and approved in 2012 but when they were buying their houses on the cul-de-sac, they were assured that they were buying houses on a cul-de-sac not the street because right now it is going to be a street with a roundabout; it is not going to be a cul-de-sac anymore; referring to a previous application that allowed four houses to be built and they have already built two and three others are going to be built there and now thirty more; this is too much and he counted how many trees they need to cut just to get through the pond and it is over twenty and to extend that area to build ten houses is around one hundred; asking that that be considered.
 - Sandy Levin, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC) – advising that the EEPAC comments are in the staff report; hoping that some of the EEPAC comments will be in the conditions of development; advising that the bigger ratio and the bigger question that he hopes the Planning and Environment Committee asks to staff is the status of the Meadowlily Woods Environmentally Significant Area Master Plan; noting that it was started back in 2013 and it has come to a dead stop; indicating that EEPAC has asked the status; pointing out that you have a growing neighbourhood adjacent to an Environmentally Significant Area with no real plan for where the trail system is going to go, how that Environmentally Significant Area is going to be used appropriately, without a plan rest assured, people will, as they already have, wandered into the Environmentally Significant Area without knowing its features and functions; asking the Planning and Environment Committee to ask staff what is the status and when is it going to happen; advising that it is a very large Environmentally Significant Area, this is just the far eastern part but there are development pressures throughout.
 - Lijuan Zhao, 2803 Sheffield Place – expressing concern with the traffic; advising that they picked that street when they bought the house nobody told them there would be access to the other Block; indicating that they were advised that there was an island and where the street ends; stating that now that they have moved in, after a couple of years, now this; expressing disappointment if this plan is approved because the reason that they picked that street is for the quiet and it is nice; reiterating that is why they picked that house; believing they paid more money than the houses on other streets; stating it was also for safety reasons, the kids play in the street; believing that all of her neighbours picked that street because they think it is quiet and nice and less traffic; advising that another reason is because her husband works the night shift and they picked there because he can sleep quietly during the day; indicating that when they bought their house in the subdivision, the nice subdivision by the trail; but if you open the access to the new block, the trail as to across the traffic across the road, that is not a trial for her; asking that all of the neighbours concerns are considered.
 - Cathy Holding, 2824 Sheffield Place – reiterating the previous speakers comments; advising that when they purchased their lot as a “cul-de-sac” and paid the premium rate for the lot, they did not have expectations that this would filter through and have traffic coming straight down all the way through taking away the cul-de-sac and making it a through-way; advising that if you have ever driven through the subdivision, the streets themselves are narrow and to have two cars

going one way is enough, if you have one car parked, then it is an issue getting those two to pass each other and interject children on bikes and balls, to her it is a recipe for disaster if you are going to run thirty to sixty vehicles a day down there on a daily basis.

VICTORIA ON THE RIVER BLOCK 153

January 7, 2019 - PEC



HISTORY

- Residential designation and policies approved in 2007
- Subdivision plan approved in January 2012
- Site Plan pre-consultation - initiated in November 2015
- Site visit with UTRCA and City – January 2016. UTRCA and City suggested that reconfiguration of block to increase corridor width along Thames River would be preferred.
- ZBA application submitted in May 2017
- Site Plan and red-line revisions submitted in July 2017
- Working with City and UTRCA to address technical requirements since then



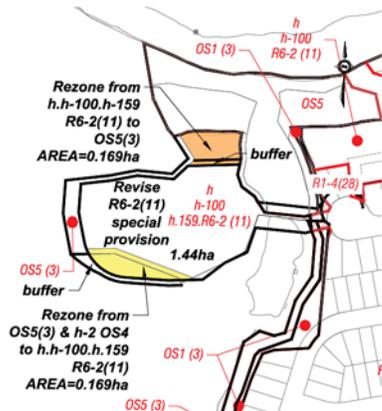
RED-LINE REVISIONS



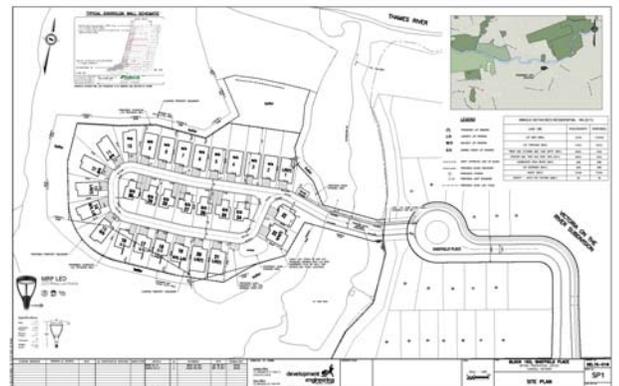
RED-LINE REVISIONS



AREAS TO BE REZONED



BLOCK 153 SITE PLAN



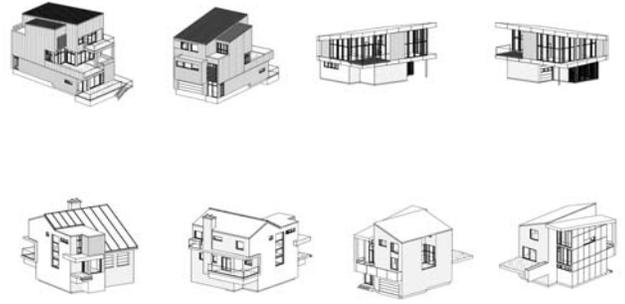
BLOCK 153 SITE PLAN



BEST
MANAGED
COMPANIES

Sifton
Experience. The Difference.™

ELEVATIONS



BEST
MANAGED
COMPANIES

Sifton
Experience. The Difference.™

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 7 Annadale Drive (SPA18-060 and 39CD-18511)

- Laverne Kirkness, Kirkness Consulting, on behalf of the applicant – indicating that these are zoned lands and the plans that you are looking at comply with all of the zoning regulations and there are no adjustments or variances are needed; looking for comments from the public and the Planning and Environment Committee with respect to the site plan approval and the vacant land condominium for the fifteen single-detached condominium units; expressing appreciation to staff for their thorough report and analysis; expressing agreement with the staff report; wanting to point out to the Planning and Environment Committee that Forest Park is sensitive about the neighbourhood views and they have had a couple of public engagements, one last May, a formal meeting at the Medway Community Centre; noting that more than one hundred people attended; advising that it was one of the more positive public meetings that he has experienced in his decades of experience where one gentleman got up and said that he wanted to buy one of those, where does he sign up; noting that they just do not usually get that kind of support; believing that with the City having a template plan proposed for ten single-detached dwellings and twenty-five townhouses, they were coming in with eight singles and fifteen single condominium units and that seemed to meet the satisfaction of a lot of the residents and that is why that meeting was so positive; thanking the community for the engagement and for allowing them to attend their annual meeting at their barbeque at the Orchard Park school; noting that this is the Orchard Park/Sherwood Forest Ratepayers Association; advising that they had a display there were people would come and see their project as shown at the meeting; indicating that they paid particular attention with the interface to the rear yards of those ten homes on Friars Way; pointing out that at the public meeting in May, Dave Tenant, the partner of Forest Park, indicated that they would likely want to visit each rear yard and deal with them specifically and individually with the homeowners; advising that Art Learman is their Landscape Architect and they walked the fence line and then wrote a letter to all ten households saying that they think that the best approach is to leave the very sturdy chain link fence along that boundary with a lot of vegetation already wound throughout it; noting that some may be invasive but still it has an aesthetic role and they would leave it intact, there was only one resident that had cleared all that and was therefore having a rear yard that was quite exposed to their site; indicating that they had their Landscaper make two individual offerings saying that they could do nothing and just leave it if you like the sunlight to penetrate there, they could also have a low hedge, they could have some small shrubs planted along there; noting that they have not heard back from him but they will follow up; stating that that approach of leaving the existing vegetation buffer in place, which is pretty substantial, you cannot really see between the two properties in the leaf seasons of the year; advising the other one was 26 and he just found out that that homeowner wanted to have the invasive material taken out along his common property boundary and they have agreed to do that; noting that they are going to meet him on site next week to get the details of that; bringing that to the Planning and Environment Committee's attention because they have tried to handle things in a fairly decent way with the public following the concept that Council adopted and had worked out with the residents from 2013-2014; paying a special thanks to Mr. S. Levin for working with them to globalize the Association when they needed to speak to them.
- Sandy Levin, President, Orchard Park/Sherwood Forest Ratepayers Association – thanking Mr. L. Kirkness, Kirkness Consulting and Mr. D. Tenant for working with the neighbourhood on this project; going back two Council's ago, when the Thames Valley District School Board closed the school on the site and with

cooperation from City staff through various departments, they have an agreement to acquire all of the property, a key part of it parkland and allow for development on part it; advising that Mr. M. Tomazincic, Manager, Current Planning, was a big part of that; Mr. J.M. Fleming, Managing Director, Current Planning and City Planner, was involved in a number of discussions that they had, they had a representative involved in reviewing the tenders and it went through two different tender processes before it came to this so this was a real serious piece of work between people in the industry, people at City Hall, Council and the Neighbourhood Association to come up with something that he thinks is a positive for the community, they may not have had everything they wanted but they certainly have something that is much much better than could have happened if the City had not stepped forward on this particular project; on a very detailed question, there is a comment on page 190 of the Planning and Environment Committee Agenda that mentions a draft reference plan is to be submitted for the road widening of Wychwood Park and there is a reference to detailed transportation comments in Appendix "B" but there are not and he is sorry for not catching this prior to the meeting; advising that he is not really sure and he has been asked by residents about the widening of Wychwood Park, is it a major change or just widening the throat into the new development.

- Ken Savoy, 8 Friars Way – confirming the houses, the models that were shown in today's demonstration, that they are single storey buildings and that the agent does not have a plan to do two storey buildings.
- Ivan Listar, 26 Friars Way – advising that he submitted some written comments by e-mail and just to correct the records, his name is spelled Listar not Lister as shown in the document.

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – Masonville Transit Village Secondary Plan Terms of Reference

- *(Councillor Phil Squire indicating that M. Knieriem, Planner II, refers to Cadillac Fairview being the biggest owner of property in that area, enquiring what it is that they are planning on doing.); John Fleming, Managing Director, City Planning and City Planner responding that the application that they expect will be forthcoming and the only reason he is really speaking about it is because they have actually submitted in the materials here a desire for it to be known to the Planning and Environment Committee as they launch out on this process that they will be bringing a parallel application forward, is something in the order of some mid-rise residential buildings, very similar to what has been talked about in terms of transit villages and the redevelopment of some of these surface parking lots in favour of high-density, mid-rise to high-rise developments; stating that there is also the notion of commercial uses at grade to support an active street; noting that there is the notion of exploring how they might be able to integrate the transit services more effectively into the base of the building, but this is something that still needs to be discussed and resolved through the application process and the Secondary Plan process, can we avoid, at the corner of one of our premium intersections in the entire city, a huge field of bus parking and automobile parking, can we be more efficient and put some of that parking into buildings; stating again that it still needs to be resolved but that is the nature of the application; noting that out of respect for the process they have also indicated that they are going to stick to the southern portion of the Masonville lands so that there will be the opportunity for some flexibility on that transit discussion as we go forward, as well as some of the northern portions of the site, but they are looking to leave that conversation until later; indicating that they are, at this point, looking to maintain the mall as it stands right now, it is dealing with those fields of parking that surround it that they will be addressing through their application.*
- *(Councillor M. Cassidy enquiring about the community meetings that are planned, would they be the typical storyboard type or would they be a presentation style meeting.); Michelle Knieriem, Planner II, responding that it has not been determined the exact format of the meetings, they would likely involve some type of presentation to set the stage, but there would also be a component where there would likely be some breakout tables in order to really have that discussion and to let everyone have that opportunity to contribute; (Councillor Maureen Cassidy advising that she just wanted to ask that because she finds that people are less satisfied when the meetings are more of a drop-in or open house style; enquiring as to whether they would be looking locally for consultants.); Michelle Knieriem, Planner II, responding that they would not necessarily be restricting it to local consultants, they may be looking more broadly because it is a very significant and very large-scale study so they would be looking locally and more broadly.*
- Sean Quigley, 59 Pennybrook Drive – stating that he is a ward 5 resident and he wants to talk about the fact that, in north London, they are very fortunate to have, that the average home price in London is \$481,000 and those are 2017 numbers; noting that he brings this up for two specific reasons related to the terms of reference; stating that the property values increase around transit hubs, which has been seen in Kitchener-Waterloo, and is good for the area; indicating that he has also heard that some candidates during the election for ward 5 were talking about the need to get some transit service out to Veterans Memorial Parkway and that he believes that is an important idea and it was a big deal during the election for a number of candidates all across London; stating that, in Masonville, there are 150 stores and around Masonville Mall there are more than 60 stores, and most of these, exclusively are service jobs paying minimum wage; stating that a transit hub, if you go to the transit hub at Masonville Mall in the mornings, is packed; stating that it is an improvement on what was there before, which was nothing, but it is packed; indicating that having a place that really services transit around that mall, and he applauds Cadillac Fairview for bringing in residential, to talk about terms of reference, those employees are critical; stating that it is not

just about the residents, that their property values will increase and he was lucky to get in at a time when property values were pretty good in his neighbourhood and they have increased and he is very happy about that; indicating that another thing that some are going to talk about in terms of the terms of reference and technology and transit villages and BRT and autonomous vehicles and how that should be in the terms of reference, but if you are going to do that, he would like Star Trek transporters to be in the terms of reference for one simple reason, that we do not know anything about autonomous transportation, no more than we do about Star Trek transporters; stating that there has been no large mass putting out of this kind of system, it has never existed; noting that what has happened so far in the United States with Uber is very small and they do not know what effect that will have on traffic patterns; stating that on last point to this is that Adelaide and Richmond are parking lots in the mornings and we need some way to deal with that; noting that we cannot widen the roads anymore; stating that we saw what happened in Hyde Park when we widened the roads, which was needed at the time, but those fill in very quickly; stating that every time we widen roads, we fill in and we get more and more and more traffic; indicating that in north London they are fortunate that it is a fairly affluent area but we need to think about not just the people who live there but the people who come to service work in that area and if we are going to talk about technology, let us keep it real.

- Randy Warden, 205 North Centre Road – stating that he lives about 100 feet from the subject property being discussed; indicating that when he looks at the terms of reference it talks about the desirable outcomes and the second one there is “introduce intense forms of development compatible with the surrounding neighbourhood”; stating that when you look at the map there are probably 14 condominium corporations, all of which are single or two storey townhouses and there was absolutely no attention whatsoever to the townhouses when they did 230 North Centre Road which we talked about; noting that the intensification of the property, first of all, we went through a very long process with the previous Council where the community did speak out, and nobody was against the development of the property, what people were against was the overdevelopment, the over intensification; stating that five or six years ago he sat through the London Plan discussion and he was all for this; noting that where his faith was eroded was when he saw that what is in the London Plan is not what is actually being applied; indicating that five or six years ago we talked about building 15 storey towers next to single storey residences and we were assured it will never happen; stating that we talked about shadowing effect, which again was a long drawn out process with the last Council; noting that we talked about the transitional elevations which are actually in the London Plan where it talks about how you do not go from a one storey to a fifteen, you go from transitional elevations; indicating that 230 North Centre Road went right against that and that 100 feet from that property is a single family residence; stating that before you move forward on this, look at the map and if the map does not mean anything to you, drive around and look at the properties because what you will find is the residences are there and unless you are going to tear them all down and put towers all the way through, you are going to create towers next to single storey houses next to towers; enquiring where are we going with this; stating that Mr. Quigley brings up some important points about how we move people around but the reality is you do not put towers next to single family residences; stating that we need to find out where we are going with this before we start making carte-blanche changes to the plan because introducing intense forms of development that are compatible with the surrounding neighbourhood is not being done already so why are we trying to entrench this so we can move forward with it, it makes no sense.
- Gary Brown, 35A-59 Ridout Street South – stating that he is extremely disappointed about one thing about the terms of reference he would like it to be specifically included to say how we are going to make this a more pedestrian and cycle friendly transit village; indicating that he completely supports the idea and that the arguments there were just heard are essentially arguments for a

Secondary Plan and having a Secondary Plan and a tool that encompasses the entire area is what ensures that you do have a transition so he thinks this is a really good idea but he would specifically like it mentioned, in the plan, because this is one of the most unfriendly pedestrian places he has ever been, crossing that intersection is a frightening thing; stating that he likes that there is an application coming in to cover up some of the parking lots on one of the biggest intersections in the city; noting that he is supportive of the Secondary Plan and he thinks it is what encourages transition and giving the Planning Department the tools to look at the area as a whole is extremely important as we integrate the plans here; noting that he is really happy to hear about the plans for Masonville but he would very much like to see, and he would like it to be front and centre, because he thinks it is what makes a village, it is called a transit village; stating that he thinks that people that live and work in the area want to be able to walk around and feel safe and he thinks it is very important that this is something to specifically target and look at; indicating that with respect to hiring outside consultants it might be time to revisit hiring the capacity to do this in-house because Londoners know the most about London and he is not sure that hiring outside consultants again is the best move for the city, maybe it is time to hire enough staff in-house; noting that it certainly seems like there is enough work for them as we are continually hiring outside consultants and maybe it is just time for Council to revisit this as something we should have, the internal capacity to look after ourselves as a city.

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – Application – 536 and 542 Windermere Road (Z-8945)

- *(Councillor Stephen Turner enquiring about the side yard setback, the zoning would require 0.5 metres per metre of height for the main building or fraction thereof but no less than three metres, Ms. Melissa Campbell, Planner II, discussed both the maximum height and the proposed height, the maximum height being 10.5 metres, the proposed height being 9 metres, wondering which one applies to that condition of the Zoning By-law.); Melissa Campbell, Planner II, responding that as the by-law is written before the Planning and Environment Committee, the Special Provision would require a three metre side yard setback for the proposed buildings regardless of the height; advising that the Special Provision does not have that same consideration that the standard condition has for the variation in height; the standard condition as the height increases would increase that setback, what they were able to evaluate was that the three metre setback would be comparable to a setback that one would expect in the R-1 Zone that surrounds the property for a building height of 9 metres which is what the applicant proposed as well as the maximum that staff is seeking which is 10.5 metres; (Councillor Stephen Turner indicating that the difference is that the proposed building height is 9 metres and the maximum building height that we are looking to allow and confer in the special provision within this R5-5 Zone would be 10.5 metres so the building height itself would be no more than 9 metres if they built as proposed but we would restrict it to no more than 10.5 metres; wondering if that is correct.); Michael Tomazincic, Manager, Current Planning, responding that yes, that is correct, 9 metres but the zoning could allow up to 10.5 metres; (Councillor Stephen Turner, saying thank you and recognizing that this is an increased intensity as compared to R-1, why would we make the comparison to the side yard setback as compared to an R-1 to say a 9 metre height of 3 metres which would be the normal allowed associated with an R-1 in this circumstance it talks about increased intensity, it talks about side yard setbacks and says no less than 3 metres but says generally 0.5 metres for every metre of height so about 4.5 metres in this circumstance if the building height ended up being 9 metres.); Melissa Campbell, Planner II, responding that the intent was to demonstrate that the expectations that the community had about what could develop on the site through the current R1-6 Zone would not ultimately change with a townhouse form, a townhouse form is still 2.5 storeys which is what could be permitted in the current zone albeit it is a different housing type than a single detached dwelling but the height is something that as of right could be permitted in the R1-6 Zones today as well as the other R1 Zones that surround the property; (Councillor Stephen Turner indicating with respect to the corner of the property that injects into that corner on Orkney Crescent, the northwestern most corner, looking from Orkney Crescent, it is fairly vegetated there and there is a fence inside the vegetation, in the report it talks about controlling access through to Orkney Crescent with vegetation and landscaping, is there also the opportunity to also control it with fencing.); Melissa Campbell, Planner II, responding that that would be a site plan matter but typically in these cases they would see the combination of a board-on-board fence, 1.8 metres or greater in height in combination with landscaping; advising that the applicant is showing on their conceptual site plan the potential for that 1.8 metre fencing along there, the addition of enhanced landscaping that could help to mitigate pedestrian flow along that westerly property line is something that staff felt would help to mitigate some of the concerns from the community about the potential for pedestrians using that as a cut-through to Orkney Crescent.*
- *(Councillor Michael van Holst enquiring about the extra 1.5 metres to 10.5, could that make the 2.5 storeys into a 3 storey.); Michael Tomazincic, Manager, Current Planning, responding that theoretically it could, what that 10.5 metres*

represents is a reduction from the standard height, but to answer the question, yes it could.

- Matt Campbell, Zelinka Priamo Ltd., on behalf of the applicant – See attached presentation.
- Sandy Leckie – See attached presentation.
- Fred Rodger, 131 Orkney Crescent - See attached presentation.
- Alex Morrison, 95 Tecumseh Avenue East - See attached presentation.
- Alan Brockelbank - See attached presentation.
- Mario Scopazzi, 123 Orkney Crescent – advising that his property is located to the west of the proposed development at 536 Windermere Road; expressing concern with the special provision recommended by staff for a 3 metre side yard setback west; indicating that his concern deals with the survival of the mature coniferous trees that run along the side of his side of the property line and which provide an effective privacy screen; advising that these trees were planted over twenty-six years ago when he moved to this location and now have grown to maturity; according to the recent Tree Assessment report from Ron Koudys, Landscape Architect, they are in good condition; however, the building of these townhouse developments 3 metres from the property line will adversely affect the health and longevity of these trees; indicating that the area required for heavy equipment to excavate to the footing of the proposed development would compromise the buffer zone needed to ensure critical root protection; that is to say that a 3 metre setback will allow only 1.5 metres from the building exterior available for excavation to the footing which would not be sufficient for equipment to excavate soil safely without damaging the root structure of his trees; stating that to prevent damage to these irreplaceable trees, he is thus requesting a side yard setback west of 5.5 metres as defined for R-5 Zone standard regulations and this is based on 0.5 metres for every 1 metre of main building height with a proposed building height of 10.5 metres.
- Tony Mara, 127 Orkney Crescent - See attached presentation.
- Erin Mara, 127 Orkney Crescent – indicating that they are on the north side of the proposed development; advising that when they moved into this property twelve years ago, they were initially taken by the lush foliage and mature trees that lined both their property and their neighbours which created a natural canopy for shade as well as privacy for each of our families; stating that this has allowed our children a safe and protected place to play and grow; from the very beginning, after the initial shock at the outrageous size of the development proposed and the significant impact it would have on their property and way of life, they have been very clear about their request as a couple and as part of the neighbourhood in order to support the development of this property; advising that her husband shared this request with the developer early in the process; however, they have continually ignored the requests of the neighbourhood, continually pushing for the maximum density and failing to address the primary concern of the neighbouring homes to maintain a sufficient buffer space and the current tree line remain in place; recognizing that London must grow and change over time and the process of infill development needs to occur; noting that they are not fighting this but feel that the needs of the developer should not be made greater than the needs of the current tax paying residents of the neighbourhood; advising that they have four girls aged fourteen and younger who love to spend time in the yard together with family and friends; pointing out that with the proposed development the rear of the building will have the same façade as the front of the building with the placement of a wall of windows and removal of all the trees along the north side of the property, eliminating any buffer from the path of surveillance the developer feels is so positive with this building design; advising that, in her opinion, it will feel more like active surveillance and significantly impede their comfort and use of their property as it currently stands; with its proximity to the University, it is very possible that this property will be filled with students; stating that as a Mom of four girls, the idea that they could be watched by potentially young males while attempting to enjoy the backyard with

the lack of any buffer or privacy feels invasive and unfair to them as current London taxpaying residents; in order to ensure that their children are allowed to continue to enjoy their property and not feel objectified by those observing from above, it has been their primary request that the buffer area and the tree line currently in place be maintained; advising that there is no wall high enough that would provide the same type of privacy that the current tree line provides particularly in summer; believing that anyone who is a parent can understand the desire to protect our children from this invasion of privacy, particularly girls, as they are fighting to do so for theirs; reiterating that they are not fighting development but requesting that it balance and meets the needs of all parties as considered and she hopes the Planning and Environment Committee can understand her concerns with the proposed development as it stands and take this into consideration with the Committee's decision.

- Joel Faflak, 2 Angus Court – indicating that he has resided here for the past twelve years; stating that, as a Member of the Orkney-Angus Ratepayers Association, he submitted a petition regarding this application with 108 signatures representing sixty-six homes within the surrounding neighbourhood, more than 95% of all homes surveyed are in opposition to this development as proposed and he assumes that he is joined by most of those signatories here in the balcony; having spent over half of his life in London, he is excited to see the city expand into a vibrant urban centre, one that claims to take an enlightened approach to fulfill municipal and provincial mandates to ensure under-used lands within city limits are appropriately intensified and fit productively and reasonably with existing properties; having said that and with due respect to the developer and sitting Planning and Environment Committee, the existing proposal does not reflect appropriate or responsible intensification; advising that what is clear to his neighbours and those outside the planning process that they have spoken to, is the requested rezoning which also requests further concessions to accommodate excessive density and in order to work around the easement for the main city water supply that prevents development along the east side of the site is simply trying to cram too much onto the existing site; the development, as planned, in the midst of the lowest density R-1 Zoning is at the very least a jarring shift and entirely not in keeping with the spirit of either the 1989 Official Plan or the London Plan to introduce feasible, harmonious, reasonable intensification that will augment rather than diminish the quality of life in the greater Windermere Road community; advising that they have been told that their input would be crucial to the site plan process at the site plan stage once rezoning is complete but that guarantee is not sufficient; advising that past rezoning, their input might be welcome but would not be binding; indicating that he is not saying that this developer would act cynically but amendments need to be in place at this rezoning stage to ensure non-negotiable easement between future development and the existing neighbourhood; being clear, as everyone else has been, he does not oppose development of the existing site; however, recently, their neighbourhood has seen the gradual creep of single family dwellings turned into rental properties with attendant problems, multiple vehicles, noise, garbage, traffic congestion, etc; pointing out that this application proposes infill that attempts to accommodate a range of tenants from single families to extended families to students, yet by maximizing density, it will create a host of similar problems that ratepayers will be left to live with and deal with; believing that there must be a more reasonable solution to redeveloping this site, one that is less intrusive in how it integrates with the surrounding neighbourhood; expressing trust that, at the very least, the Committee will consider their recommendations to create an adequate buffer between the development and surrounding homes and to protect existing trees on the site which already provide that buffer; stating that the 2014 Provincial Policy Statement already referred to calls for the “appropriate growth of healthy, livable and safe communities”; in this spirit we trust our Councillors to intelligently balance progress and profit with flourishing and sustainable civic

development for all concerned; indicating that they trust the Committee to do just that.

- Gordon Payne, 70 Orkney Crescent – indicating that he has resided at his residence for over 27 years; advising that they have several objections to the proposed development although he will focus on three main areas; first, as the Committee has heard, the development is just too large for the available real estate; the developer is trying to squeeze too many residents into this small area; they are dead set on getting sixty bedrooms in there and that is just too many; the proposed foot print is unacceptable because of the lack of appropriate buffers and parking, as the Committee has heard; understanding the developers desire to extract as much money as possible from their venture but hundreds of area residents will have to live with the consequences if this is allowed to proceed in its current form; advising that parking is his second major concern; the developers have proposed only twenty-five parking spots for potentially sixty residents, read students; wondering where will all of these cars be parked, even if only half the residents have cars, there still will not be enough spaces and what about their visitors, where will they park, what about winter time when you cannot see the parking lines and everyone takes up one and a half spaces; noting that if you tried to park somewhere this morning, you will understand; reiterating, where will everyone park, there is no parking on Windermere Road, there are private parking lots across Windermere Road at Scouts Canada and Spencer Leadership Centre but he is sure they will kibosh parking there in short order; stating that only leaves the adjacent neighbourhood streets, Orkney Crescent and Angus Court, conveniently accessed by two walkways; advising that they do not want cars constantly parked in front of their homes; wondering who would; advising that it would interfere with snow removal, garbage pick-up and yard maintenance to name a few; wondering where their guests will park; indicating that it is clear that this development is targeted to students; noting that he was a University student for many years and he can tell you that University students are nocturnal; believing it is an absolute reality that late at night, visitors and residents will be passing through those walkways and disturbing the local residents with undue noise; indicating that corner of their neighbourhood is tree dense with several mature trees; the western most lot of the proposed development is a haven for song birds; indicating that he has documented over eighty species of birds in their neighbourhood and has seen Great Horned Owls roosting in the tall spruces on that property; indicating that this development will wipe out all of the bird and animal life there; given the many faults of this proposal, he would urge the Planning and Environment Committee to refuse this application outright unless it can be made acceptable.
- William Fisher, 143 Orkney Crescent – concurring to all of the earlier assertions about the inappropriateness and over intensification of the proposed townhouses, he would like to address directly what might be considered to be the elephant in the kitchen; whether they are talking about twelve five-bedroom townhomes or sixteen three or four bedroom townhomes, these are family sized apartments with no family amenities, there is no playground, there is no room to barbeque, it is asthmatic and highly likely that these apartments will be occupied by individual residents of sixty individual bedrooms, unrelated single individuals; echoing earlier sentiments; indicating that there is also inadequate parking and he wants to emphasize that these sixty bedrooms, these so called family apartments with no family amenities are situated in between two direct walkways that will funnel the residents parking and revelling into Orkney Crescent and Angus Court; noting that they are in the shortest direct walking line between this so called family development which will be occupied by individuals and multiple entertainment venues, all of which sell alcohol and are licensed at Masonville; echoing earlier comments, none of them in this quiet single family development are looking forward to street revellers, urination on the street and other things that characterize many of the closed in neighbourhoods; appreciating the opportunity to provide feedback; respectfully requesting an outright rejection of

this on the realistic basis that this is essentially a proposal for a sixty bedroom rooming house with inadequate parking, it is likely to occupy our streets with cars and with late night revellers.

- Randy Warden, 205 North Centre Road – advising that in his concurrent activity last year he had the opportunity to meet many of the people in this room and to get familiar with the subject property; stating that it is overly intensified again it is far more than that neighbourhood deserves and the comment about being nocturnal for students, anyone that has lived next door to students knows that is exactly the case; indicating that people have been allowed to inconsistently been allowed to finish their thoughts and he would like to turn over the balance of his time, with the Planning and Environment Committee's permission, to Mr. Alan Brockelbank to finish the point he was trying to make; given Mr. Alan Brockelbanks' expertise, he was really hoping to hear the point Mr. Alan Brockelbank was trying to make when he was cut off; indicating that he has nothing further to say and he finds that this is a great loss that the Committee is not allowing this man with this expertise to finish the thought that he was trying to present.
- Mike Latham, 570 Windermere Road – advising that especially on that section on the north side of Windermere Road, between Doon Drive to the west and Doon Drive to the east, when you look at that area; knowing that his neighbours and his wife and he designed and built their house, took great pride in that home and very respectfully built a property that adds to that community; advising that it is a community of more upscale homes, setbacks and properties that are well maintained and take great pride in their properties; stating that this does not appear to be that type of development and he completely objects to the rezoning of that; noting that all of those properties are single family properties; they are not students, they are not young professionals, they are established professionals with people that are well established in their community already and take great pride in their homes; thinking this is, as others have stated, is not respectful of that section of Windermere Road and would be of great harm to the values and the aesthetics of that section of Windermere Road.
- Anna Casavecchia, 42 Angus Road – advising that, as a female, she feels safe in her neighbourhood currently to walk at night, to go for runs; indicating that with this building there she does not know who is living there, she does not know the faces coming and going or who is going to be parking on her street making her feel unsafe especially with all of the things that you hear in the news right now about harassment and sexual assaults happening; feeling that, as a student at Western University, she does live at home with her parents and she knows that her friends are going to love to live in that new place, it is nice, it is convenient, it is a ten minute walk to campus but they also like to party so there is going to be lots of garbage left around, they are going to park on the streets that are close by that they are not going to get ticketed on and they have seen this with the apartment LUXE that is built just a little further down Richmond Street where cabs are sitting outside of that apartment causing traffic and driving concerns; wondering what is going to stop people from doing that at this place as well as the traffic that is already there; indicating that ambulances uses Windermere Road all of the time; advising that she has to walk to campus because it takes over forty minutes to bus; expressing that this is already a concern, there is already so much traffic happening, they will have approximately sixty new residents living on Windermere Road and wondering where their cars will go; they are obviously going to need to use Windermere Road and they do not have the roads for that right now; reiterating that it is going to be unsafe, she would not want to walk by that at night, she gets cat called as it is on campus, she does not want to be cat called in her neighbourhood.
- Bernadette Pitt, 167 Orkney Crescent – indicating that she moved to Orkney Crescent in 2017 so she is a new neighbour; advising that she only became aware of this a little while ago; advising that she has a water main in her backyard and when she bought the property her lawyer very clearly stated that

there was no building over the water main, that is a condition of purchase so anybody who buys a property that has that water main is stuck with that easement and knows that when they buy it so that should not be a consideration in her opinion; indicating that when she bought the property she looked at the zoning and she took a lot of comfort in the fact that it was R-1 Zoning because she knows that zoning is important; expressing that she feels like she has been blindsided to be honest; indicating that she cannot believe the massive structure that is being proposed for these two sites, one of which has a major easement on it; stating that all of the property basically is on one of the two lots so basically one lot is all property; believing that it is not good planning; noting that a lot of people have addressed a lot of the reasons why but when you look at it you can see that it is crammed in there, there is no other way of putting it, it is crammed in there; expressing disappointment with the Planning and Environment Committee, sorry, but she still thinks that twelve units is too many; indicating that this is an R-1; wondering what is the meaning of R-1 if it is not R-1; advising that she does agree that they want to put some sort of intensification but let's look at intensification that is good planning, let's not have intensification for intensifications sake, let's have intensification for the way it should be, carefully planned and done correctly; hearing the argument for having the sixty bedrooms because it is the only way that it becomes financially feasible; advising that the people who are buying this property are buying two lots, they are not buying a piece of land that has been promoted for having apartments and this basically seems to her like sixty bedrooms because of the continual, very strong emphasis, they are going to get their sixty bedrooms; it does not matter how you want it to look, there are going to be sixty bedrooms and by the way, if you do not do it the way they want you to do it, they will have no choice but to fill it with students; indicating that she did not like that approach either; advising that this is not the way that she wanted to meet some of her new neighbours because she wants to live in a neighbourhood; noting that it is a wonderful neighbourhood, just come and look at it, drive through it, it is an amazing neighbourhood, there is a lot of diversification in ages, it is a very friendly neighbourhood; stating that when you see R-1 and you hear some intensification, you expect maybe one extra property, rather than one unit, you have two, that is how she looks at intensification, she does not look at one property to sixteen because they are all basically on one lot; advising that she is a teacher and she says that London is the Forest City and we are not role modeling that here; wondering if we want London to be a Forest City or do we not want London to be a Forest City, how important is this to us, let's show what we truly believe.

PLANNING AND ENVIRONMENT COMMITTEE MEETING

Z-8945
536 & 542 WINDEREMERE ROAD
2492222 Ontario Inc.

JANUARY 7, 2019



Zoning By-Law Amendment - R1-6 to R5-7()

- To permit 16 stacked-townhouse dwelling units
 - **Maximum of 60 bedrooms;**
 - Minimum front yard setback of 2.1m;
 - Minimum interior side yard setback (west) of 3.0m;
 - Maximum building height of 10.5m; and,
 - Maximum front yard encroachment to permit a porch/patio located at a minimum of 0.2m from the front lot line.

Staff recommendation would also permit 60 bedrooms



QUALITIES FOR INTENSIFICATION

- Unique site in the area, fronts onto an arterial road
- Close to UWO, transit, including future BRT
- Low-rise building
- Appropriate setbacks
- Compatible with abutting uses
- Consistent with policies and intent of 2014 PPS, 1989 Official Plan and The London Plan

16 UNITS VS. 12 UNITS

- Requested zone would permit the same number of bedrooms (i.e. people) as staff recommendation: 60
- 5-bedroom units vs. 3- and 4-bedroom units
- 5-bed units are desirable to a **limited demographic**
- **The London Plan does not provide policies for maximum residential densities** but rather limits intensity by building form
- Building dimensions/area does not change
- Modify staff recommended zoning

PUBLIC COMMENTS

- Parking
- Intensity
- Separation between buildings
- Zoning for people
- Landscaping / Trees

SUMMARY

- Consistent with '89 OP and The London Plan
- Efficient and appropriate use of land
- Detailed design refined through Site Plan Approval
- Agreeable to all City-recommended regulations
- Request motion to amend recommended zoning to permit **16-units (R5-7 zone) with a 60 bedroom limit**





Rezoning By-Law Amendment; File Z-8945
 Applicant 2492222 Ontario Inc.
 536/542 Windermere Road



A Case in Opposition to Rezoning from R-1 to R-5

Planning & Environment Committee
 January 5, 2019

Submitted in absentia by:
 David A. Leckie, P.Eng (Retired)
 (Former Director, Roads & Transportation
 City of London)
 Residence: 138 Orkney Crescent
 London, ON, N5X 3S1

+ Preface

- I regret that I could not have been in attendance to make this presentation in opposition to the proposed rezoning of the existing two single detached dwellings on properties 536 & 542 Windermere Road.
- Unfortunately I have an advance commitment that cannot be rescheduled.
- Unfortunate indeed, as I would have liked to have attended in solidarity with the newly formed Orkney/Angus Ratepayers Association - who are in vehement opposition to a development that will intrude into the very quiet, mature neighbourhood that reflects the success of previous City Planning policies.

David Leckie

+ The Undertaking

■ Issues:

Rezoning and Neighbourhood Impact

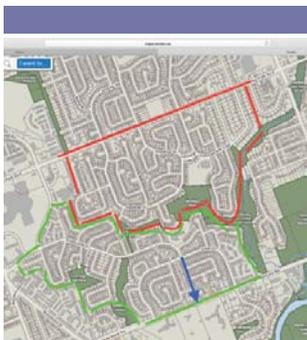
■ Question:

Why Mess with Success?

+ The Presentation

- | | |
|----------------------------|------------------------|
| 1. Location Context | 5. Council Consistency |
| 2. "Infill" Justification | 6. Site Plan |
| 3. Transportation Context | 7. Overview |
| 4. Urban Forestry Strategy | 8. Decision |

+ 1. Location Context



- a) **"Stoneybrook"** (Red) and **"Stoney Creek"** (Green) are predominately all single family detached between Fanshawe and Windermere.

(The rezoning request rests along Windermere at the bottom green edge, near the blue arrow along Angus.)

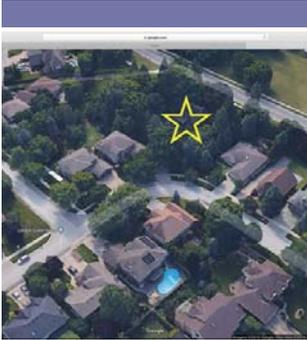
+ 1. Location Context



b) **Property differences :**

- Age of buildings
- Driveway access outward from neighbourhood to Windermere (rather than inward to Orkney)

+ 1. Location Context



- c) Though taking access from Windermere, 536/542 are totally surrounded on 3 sides by the Orkney/Angus neighbourhood

+ 1. Location Context



- d) Proposal will insert a towering monolith amongst lower, single detached homes – with no land remaining to support effective screening.

+ 1. Location Context



- e) **Windermere Streetscape:**
 - The full northern side of Windermere (left) is virtually single family dwellings.
 - The full southern side is institutional.

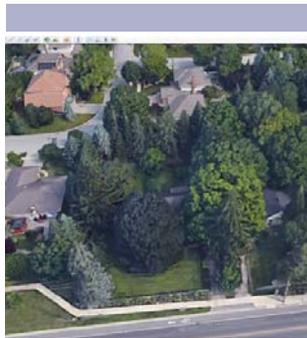
+ 1. Location Context

Conclusions:

- I. The lands proposed for rezoning are wholly contained within an R-1 zoning milieu – not adjacent.
- II. They don't need "infilling" – they're 'full', consistent with the prevailing zoning.
- III. The proposal is an intrusion, inconsistent with its milieu.

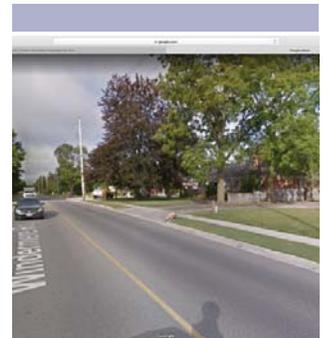
+ 2. "Infill" Justification

- a) 536 & 542 are already filled by prevailing land use forms.
- b) Even better, they are resplendent with beautiful mature trees.



+ 2. "Infill" Justification

- b) Lots 536 & 542 take access from Windermere
- Windermere serves as a minor Arterial Road only between Adelaide & Western.



+ 2. "Infill" Justification

- o) Infill case leans on "The London Plan".
- The Plan is under appeal.
- Infilling seeks to "intensify" corridors and justify premium forms of Transit.
- As a Minor Arterial, at best, Windermere is not planned for premium Transit.



+ 2. "Infill" Justification

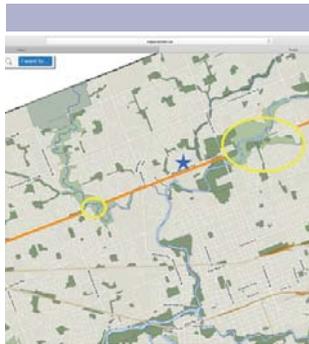
Conclusion

- iv. Infill is not justified by any good Planning principals - present or future.

+ 3. Transportation Context

a) Windermere Prospects:

- As noted, Windermere is a minor arterial between Adelaide & Western.
- To make Windermere a major arterial would require crossing Medway Creek westerly to Gainsborough (a longstanding political 'hot potato').
- Extending easterly to Highbury is effectively blocked by an ESA.



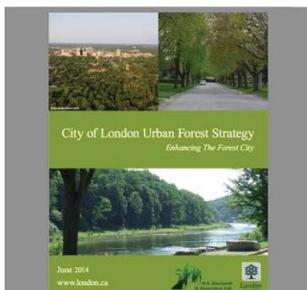
+ 3. Transportation Context

Conclusion

- v. It is highly unlikely that Windermere will ever function as little more than a minor arterial road, thereby not supporting premium Transit directly.

+ 4. Urban Forestry Strategy

- a) Goal is to achieve 34% tree canopy by 2065.
- b) Strategy includes controls on private lands.



+ 4. Urban Forestry Strategy

- c) 536 & 542 have majestic, mature, desirable tree species.
- d) Existing tree canopy coverage is close to 100%.



+ 4. Urban Forestry Strategy



- e) The proposal effectively denudes the property and contains negligible space for plantings to create any meaningful new tree canopy.
- f) Construction would likely fatally damage roots of trees on adjoining properties - thereby causing further denuding of London's tree canopy.

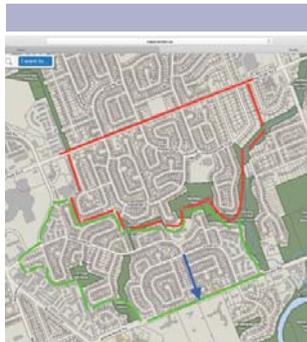
+ 4. Urban Forestry Strategy

Conclusions

- VI. The proposal is completely inconsistent with London's Urban Forestry Strategy.
- VII. The resulting development would be a stark intrusion into a mature urban forested neighbourhood.

+ 5. Council Consistency

- a) Council has historically tried to create quiet, traffic calmed neighbourhoods by separating the north and south portions of the major City quadrant between Fanshawe and Windermere.
- b) To further calm the southern portion, the original direct access to Windermere via Angus was not approved.



+ 5. Council Consistency

- c) More recently, Council approved rezoning of 570 Windermere but was consistent in only allowing 3 single detached condominium buildings on lands not originally within the greater Plan of Subdivision for this area.
- d) There is a marked parallel between 536/542 and 570 for zoning considerations.

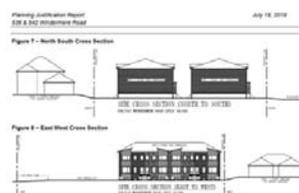


+ 5. Council Consistency

Conclusion

- VIII. Rezoning of 536/542 would be inconsistent with Council's historically fashioning a quiet, attractive, family-oriented neighbourhood in the Fanshawe/ Adelaide/ Windermere/ Richmond quadrant.

+ 6. Site Plan



- a) Site Plan is totally inconsistent with current, approved zoning and character of neighbourhood.
- b) Intensification will cause overflow effects with added noise, traffic, litter, and loss of vegetative coverage.
- c) Refer to submission from Frederick Rodger for extensive site plan criticisms.

+ 6. Site Plan

Conclusion

- ix. The development is both visually and functionally intrusive for the neighbourhood.

+ 7. Overview

- A. The rezoning application is not justified under The London Plan.
- B. The development is totally incompatible with The London Urban Forestry Strategy.
- C. The proposal will destroy the success achieved through past planning principles that led to the completion of this existing, highly desirable neighbourhood.
- D. This is a Win/Lose Scenario where the developer makes money; the neighbourhood loses quality of life and market value; and the City gains little.

+ 8. Decision

We respectfully petition The Planning & Environment Committee to deny this application for rezoning and to preserve an R-1 zoning for 536 and 542 Windermere Road.

David & Sandra Leckie

Borders, Buffers and Trees

Frederick Rodger
131 Orkney Crescent

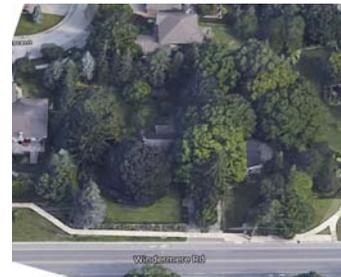
Tree Preservation Area – 3D View of Site & Adjacent Properties



Tree Preservation

- Site is in a City of London ‘Tree Preservation Zone’
- Site has a beautiful stand of near mature & mature trees
- Adjacent properties have invested heavily in tree planting in an effort to match the trees on the site
- Letter from Leif (Site Development Planner) stresses that the developer is not doing enough to facilitate tree preservation on the site
- Planning Services recommends to preserve the trees around the perimeter
- Staff does not state how to accomplish tree preservation

Closer 3D View of the Tree Canopy



Approximate 3D Outline Of The Site



56 Trees to be Removed – 9 Small Trees Preserved

LIST OF TREES RECOMMENDED FOR REMOVAL				RECOMMENDATION		
ID	SYMBOL	COMMON NAME	DBH (CM)	HEIGHT (M)	REMOVED	REASON
1
2
3
4
5
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Directly Overhead 2D View – Before Tree Removal



Tree Canopy – After Proposed Removals



Tree Canopy of Nine Specimens Remaining



Developer Proposes Removal of Perimeter Trees

- Removing trees along the 127 Orkney Crescent property line
 - Removes a tall screening barrier of healthy trees
- Close digging along the 123 Orkney Crescent property line will harm or kill trees on the adjacent property
 - There are many trees near the property line
 - Roots will be damaged
 - The trees at the southern end of the property are 3 inches from the fence

Staff is recommending R5-5

- Site Development Planning – Leif’s letter to Melissa indicates that this building cannot be built
- Do not grant setback concessions based on a fictitious building
- Maintain the setbacks as stated in R5-5 bylaws
 - For multistory buildings allow 0.5 m setback per 1.0 m of height
- Building height allowance is 10.5 m
 - Therefore the setback is 5.5 m

Tree Canopy with 5.5 m Setback Along West and North



Comparison - Still Lots of Room to Build

Before 5.5 m Setback



After 5.5 m Setback



Add Tree Preservation to Existing R5-5 Setbacks

- West Border – 5.5 m setback - include a 3 m no dig zone next to the property line
- Secure via Registered Easement
- North Border – 8 m setback - include a 5.5 m no dig zone next to the property line
- Secure via Registered Easement
- North facade is actually a front facade with main entrances
 - R5-5 bylaws require a 8 m setback for a main entrance facade

Future Building to be Designed

- As per Leif's letter from site development planning: this building cannot be built
- If PEC wishes to proceed with R5-5 zoning
- Hold the developer to the mandated R5-5 bylaws without any concessions
- Add in the tree preservation no dig easements
- Request a holding provision on zoning until a doable building is submitted and passes site planning approval

From My Laneway – 131 Orkney



From My Deck – Looking South over 127 Orkney



Looking South From Sidewalk



From Sidewalk – Looking South East - 127 Orkney



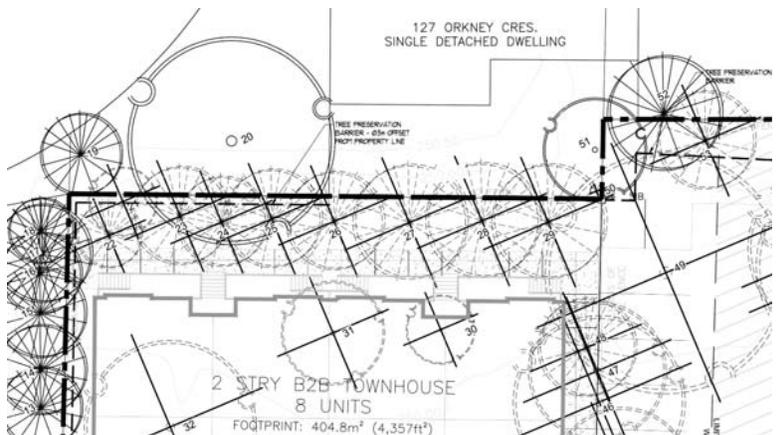
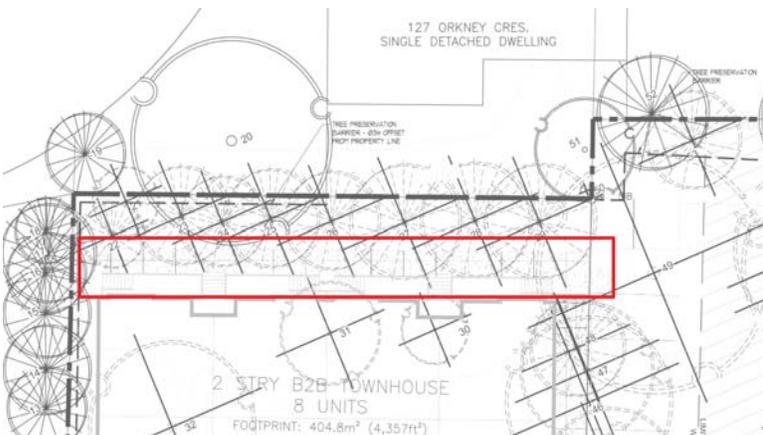
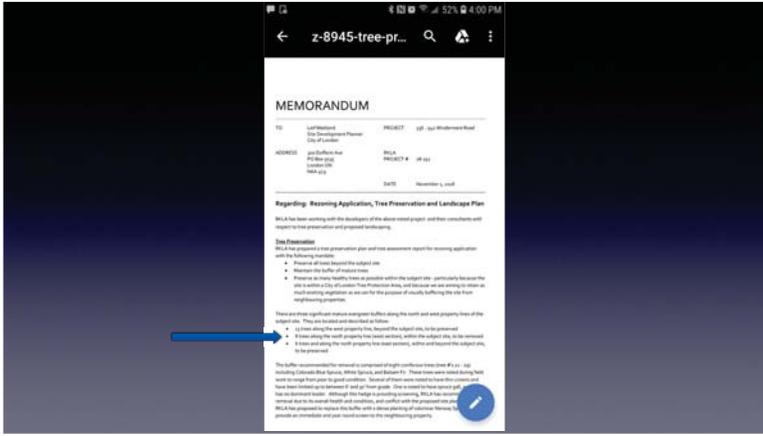
Looking West South West – 127 Orkney



Looking South & Up – 127 Orkney Cres



Thank You



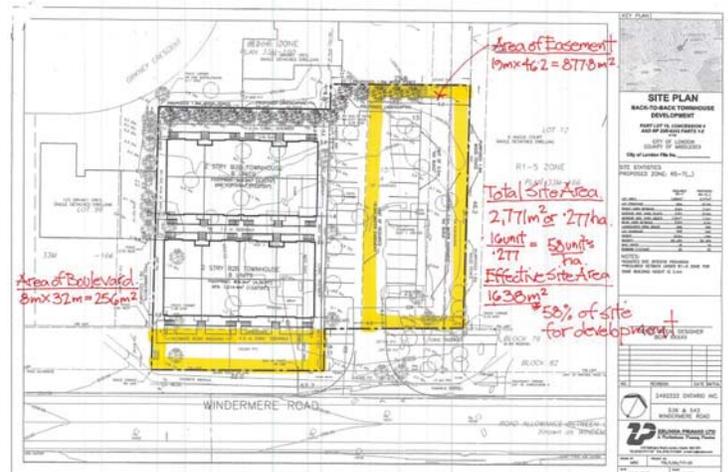


RESPONSE TO Z-8945



We Contend:

- This proposed townhouse development is too large for the selected properties.
- The majority of our concerns regarding this application are a direct result of this excessive density and the lack of appropriate setbacks.
- Issues such as privacy, access to sunlight, loss of trees, insufficient on site parking, inadequate space for proper waste management, and more are all impacted by the overall scale (massing) of these proposed 16 unit townhouse buildings for the space available.



Near Campus Designation



From: "Mathew Campbell - Zelinka Priamo Ltd." <mathew.c@zoplan.com>
 Date: January 4, 2019 at 10:30:30 AM EST
 To: <tt@toronto.ca>
 Cc: <charny.f@zoplan.com>, "Cassidy, Maureen" <mcassidy@london.ca>
 Subject: 536 & 542 Windermere Road
 Reply-To: <mathew.c@zoplan.com>

Hi Tony,

As a courtesy, please note that we will be requesting an amendment to the staff recommended zone in order to permit 16 units with a maximum of 60 bedrooms (mix of 3- and 4-bedroom units), rather than the City staff recommended 12 units, each of which could accommodate 5 bedrooms (also 60 bedrooms). We submitted a letter to Planning Committee outlining our reasons for this, and a copy of the letter can be made available to you if you do not already have it.

Given that the 16-unit proposal would accommodate the same number of people in the buildings, and that the buildings would be the same size, providing fewer bedrooms per unit would be more appropriate than all 5-bedroom units.

In the letter, we also have agreed to the remaining staff recommended regulations, including the 3.0m westerly side yard setback.

Feel free to let me know if you have a preference for one version of the development over another.

Thanks,

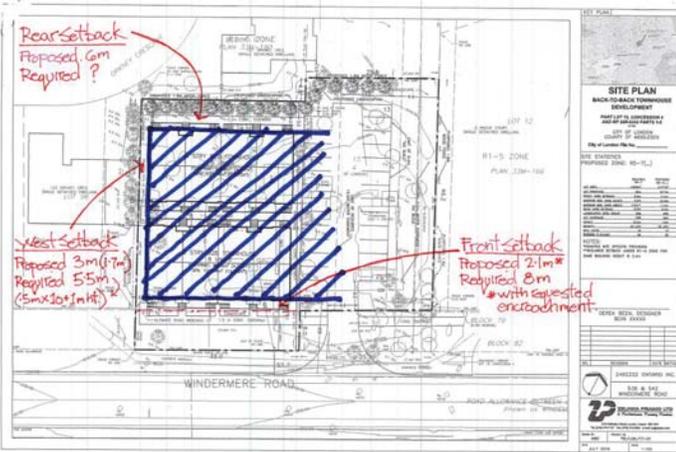
Math Campbell, BA, CPT
 Planner

Zelinka Priamo Ltd.
 518 Wellington Street
 London, Ontario
 N6C 4P4

Tel: 519-474-7137
 Fax: 519-474-2284
 mathew.c@zoplan.com

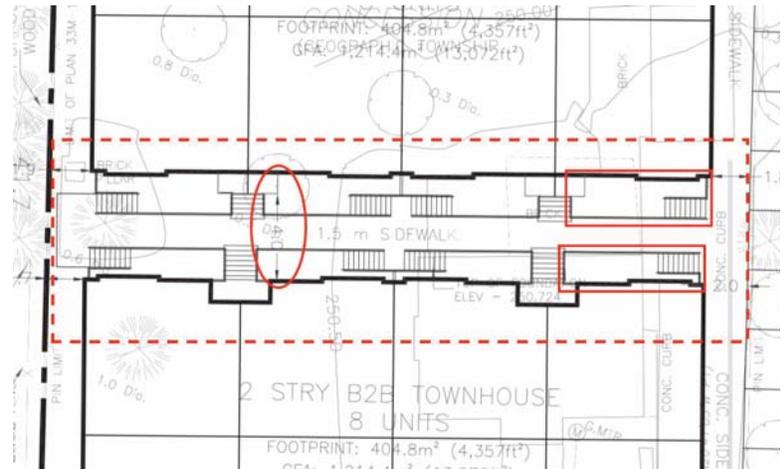
Food for Thought: 60 bedrooms / .277ha = 216 Br/ha

Proposed Development Envelope



Excerpt of email from Leif Maitland to Melissa Campbell Sept. 20/18

- With regards to the proposed reduce side yard setback:
- o A 1.7m setback, as requested, does not provide adequate space to provide for the landscaping and screening required under the Site Plan Control By-law. This requested setback is of particular concern as the need for screening is more pronounced in infill developments like the one proposed. Maintaining the buffer of mature trees as requested at Site Plan Consultation cannot be achieved by intruding to the proposed extent into the standard setback and removing those trees, both of which would be the case should the site plan be developed as proposed. Trees currently along the property line, require space to remain healthy long term.



Excerpt of email from Leif Maitland to Melissa Campbell Sept. 20/18



- Further to the issues raised with the proposed setback, issues which could prevent future site plan approval are clearly present with regards to functional amenity space in the proposed site layout.
- o Section 2.5 of the Site Plan Design Manual speaks to daylight/sunlight, visual privacy, quiet and setbacks. Table 2.1 of the SPDM requires an 8m setback between habitable windows. Neither these objectives nor the regulatory standard are met by the less than 4.9m currently proposed between the north and south block of townhomes.
 - o OBC requires private outdoor space in association with dwellings which is not contemplated for the units front the central sidewalk as proposed at this time. Furthermore amenity spaces required are to be separated by distance or screening, with the later not proposed and the later impossible given the proposed layout.

Excerpt of email from Leif
Maitland to Melissa Campbell
Sept. 20/18

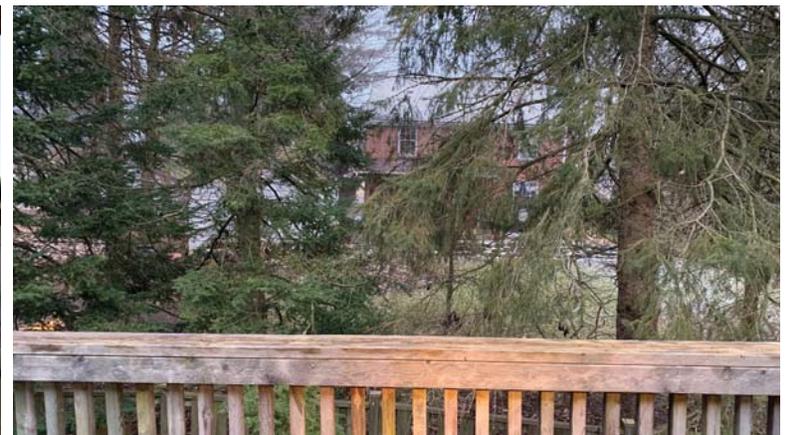
Consideration should be given to alternate site arrangements should the client continue to seek the target density. Site Plan notes that:

- o *The London Plan* on a Civic Boulevard allows for height beyond 2 storeys another configuration which though greater in height allows for greater buffering would be preferable.

- The staff report goes on to state that the design submitted with this application is conceptual, intended to demonstrate what can be built on the site.
- This concept clearly demonstrates that this design CANNOT fit the site even with specific setbacks reductions (concessions), only required to accommodate the target density and significantly impact adjacent properties.

Why consider specific setback provisions based on a design concept which site planning staff have already indicated will not get site planning approval without significant modification and re-design?

Impact of Z-8945 on 127 Orkney Cres





From: Tony Mara [mailto:ttmaranet@gmail.com] On Behalf Of Tony Mara
 Sent: Wednesday, June 20, 2018 9:37 PM
 To: mathew.c@zpplan.com
 Subject: re: proposed townhouse development on Windermere Rd

Hi Matt,

Thank you for arranging the meeting last week so the developers could get to meet us - the neighbourhood, as well as us to meet them. The meeting, while challenging to accept what is being proposed, was instructive.

You asked at the time what our concerns are as well as what would make this proposed development more tolerable. The following are my initial thoughts towards this:

- Move the buildings further in / away from the property lines, leaving some green space in between the development and our neighbourhood to the north, east and west
 - Leave the existing trees that are near the property line in tact and as is to provide an element of privacy and help serve as a buffer between these buildings and the surrounding neighbourhood
 - Increase the number of parking spaces to allow more spaces per unit
 - Ensure the property lighting around the premises (building and parking lot) is directional towards your property, and of reasonable level to minimize the effect on our home during the night
- While these modifications do not make your proposed townhouse development preferred, it would certainly help to reduce the negative impact on our property as well as the surrounding neighbourhood.

THE NEIGHBOURHOOD'S PERSPECTIVE

REGARDING STAFF RECOMMENDATIONS

- We agree with staff's recommendation to set the new zoning as R5-5, allowing up to a maximum of 12 units on the combined site
- We agree with staff's recommendation to set the maximum height at 10.5 metres
- We agree (and appreciate) the h-5 holding provision which allows community involvement during the site planning process
- We DO NOT agree with staff's recommendations for special setback provisions as requested by the applicant

WHAT WE ARE ASKING

- Leave setbacks as defined in the R5 zoning by-law at this time
- Require a larger setback towards the northern property line shared with 127 Orkney Cres IF the development plan calls for a front facade like what has been proposed in this application
- Establish an easement that defines a dedicated buffer zone to protect existing trees along the perimeter of the site
 - 5 metres from the trees closest to the northern property line of 536 and 542 Windermere Rd
 - 3 metres from the western property line of 536 Windermere Rd adjoining 123 Orkney Cres



WHAT WE ARE ASKING

- With regards to the h-5 holding provision, we request an addition that states the following:
 - ...and to ensure development takes the form approved by Council, the site plan/development agreement is executed by the applicant and the City prior to development and the removal of the "h-5" symbol
 - This is to ensure that what is agreed upon during public participation through the site planning process is what ends up being executed during construction

- THIS SITE HAS LIMITATIONS DUE TO THE NECESSARY EASEMENT TO PROTECT THE WATER MAIN ALONG THE EASTERN SIDE OF 542 WINDERMERE RD
- THAT IS NOT OUR FAULT
- WE ASK THE PLANNING COMMITTEE TO NOT MAKE US (THE NEIGHBOURS) HAVE TO PAY THE GREATEST PRICE IN THIS SITUATION

If a development plan is presented that appropriately fits on this site, allowing for sufficient buffer space between our adjacent properties and which includes the preservation of the existing mature trees along the perimeter of the properties, we will not oppose it

Corporate Services Committee

Report

2nd Meeting of the Corporate Services Committee
January 8, 2019

PRESENT: Councillors J. Morgan (Chair), J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier, Mayor E. Holder
ALSO PRESENT: Councillors M. van Holst, S. Lewis; M. Hayward, A. L. Barbon, B. Card, B. Coxhead, I. Collins, P. Foto, S. Khan, S. Spring, M. Schulthess and B. Westlake-Power.

The meeting was called to order at 12:33 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Hillier
Seconded by: A. Kayabaga

That items 2.1 and 2.2 BE APPROVED.

Yeas: (6): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Motion Passed (6 to 0)

2.1 Update: Workplace Diversity and Inclusion

Moved by: S. Hillier
Seconded by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the staff report dated January 8, 2019 regarding workplace diversity and inclusion update BE RECEIVED for information.

Motion Passed

2.2 Update: Equity and Inclusion Lens for Development of Policies, Procedures and Programs for the City of London

Moved by: S. Hillier
Seconded by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the staff report dated January 8, 2019 regarding the equity and inclusion lens for development of policies, procedures and programs for the City of London BE RECEIVED for information.

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

4.1 Consideration of Appointment to the Environmental and Ecological Planning Advisory Committee

Moved by: J. Helmer
Seconded by: A. Kayabaga

That the following BE APPOINTED as Voting Members to the Environmental and Ecological Planning Advisory Committee for the term ending May 31, 2019:

R. Doyle
A. Galvao Duarte
I. Mohamed

Yeas: (6): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Motion Passed (6 to 0)

4.2 Confirmation of Appointment to the Community Safety and Crime Prevention Advisory Committee

Moved by: E. Holder
Seconded by: P. Van Meerbergen

That Lori-Ann Pizzolato BE APPOINTED as an Alternate Voting Member representing the Thames Valley District School Board to the Community Safety and Crime Prevention Advisory Committee for the term ending May 31, 2019.

Yeas: (6): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 ADDED - Meeting Schedules and Fulltime Councillors

Moved by: P. Van Meerbergen
Seconded by: S. Hillier

That the communication dated December 20, 2018 from Councillor M. van Holst with respect to the merits of moving to a daytime schedule and Councillors being considered for fulltime BE NOTED AND FILED.

Yeas: (6): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Motion Passed (6 to 0)

5.2 ADDED - Compensation for Council Members to Serve on Boards and Commissions

Moved by: P. Van Meerbergen
Seconded by: E. Holder

That the communication dated December 20, 2018 from Councillor M. van Holst with respect to compensation being paid to Council members who are appointed to a Board or Commission BE NOTED AND FILED.

Yeas: (6): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Motion Passed (6 to 0)

5.3 ADDED - Federation of Canadian Municipalities (FCM) - Third Vice-President Vacancy

Moved by: E. Holder
Seconded by: P. Van Meerbergen

That the nomination of Councillor J. Morgan for appointment as the Third-Vice President for the Federation of Canadian Municipalities (FCM) BE ENDORSED by the Municipal Council and in the event that Councillor J. Morgan is elected to this position that the Councillor BE REIMBURSED by The Corporation of the City of London, outside his annual expense allocation, upon submission of eligible expenses, related to the potential appointment.

Yeas: (6): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Motion Passed (6 to 0)

6. Adjournment

The meeting adjourned at 1:07 PM.

Civic Works Committee

Report

2nd Meeting of the Civic Works Committee
January 8, 2019

PRESENT: Councillors P. Squire (Chair), M. van Holst, S. Lewis, S. Lehman, E. Pelozo, Mayor E. Holder
ALSO PRESENT: Councillors: J. Helmer, A. Hopkins; and T. Copeland, G. Gauld, D. MacRae, S. Maguire, J. Ramsay, A. Rozentals, K. Scherr, P. Shack, J. Stanford, S. Spring and B. Westlake-Power

The meeting was called to order at 4:00 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Lewis
Seconded by: E. Pelozo

That items 2.2 to 2.5 BE APPROVED.

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozo, and E. Holder

Motion Passed (6 to 0)

2.2 Replacement/Relocation of Watermain on Pond Mills Road to Facilitate Future Highway 401 Overpass at Pond Mills Road Structure Expansion - Consultant Appointment

Moved by: S. Lewis
Seconded by: E. Pelozo

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 an engineering consultant for design and construction administration for the replacement/relocation of a watermain on Pond Mills Road:

a) Dillon Consulting Limited BE APPOINTED consulting engineers to complete the design and construction administration for the Pond Mills Road Watermain replacement/relocation in accordance with the estimate, on file, at an upset amount of \$108,432.50, including 10% contingency, excluding H.S.T., and in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;

b) the financing for the project BE APPROVED in accordance with the "Sources of Financing Report" as appended to the staff report dated January 8, 2019;

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

d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2018-E03)

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

2.3 Greenway Sludge Tank Mixing System Pre-Purchase

Moved by: S. Lewis

Seconded by: E. Pelozza

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Greenway Wastewater Treatment Plant (WWTP) Sludge Tank Mixing System Purchase:

- a) the bid submitted by John Brooks Company Ltd. in the amount of \$245,584.00 (excluding HST) BE APPROVED in accordance with Section 12.2(b) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated January 8, 2019;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2018-F18)

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

2.4 Guildwood Boulevard Sump Pump Discharge to Storm Sewer Pilot Project

Moved by: S. Lewis

Seconded by: E. Pelozza

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the report with respect to the Guildwood Boulevard Sump Pump Discharge to Storm Sewer Pilot Project BE RECEIVED, for information.

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

2.5 Comments on Environmental Registry of Ontario (ERO): A Made-In-Ontario Environment Plan

Moved by: S. Lewis

Seconded by: E. Pelozza

That, on the recommendation of the Managing Directors of Environmental and Engineering Services and City Engineer; City Planning and City Planner; Development and Compliance Services and Chief Building Official; and Parks and Recreation: the comments related to "A Made-In-Ontario Environment Plan"; as appended to the staff report dated January 8, 2019, BE ENDORSED and submitted to the Ministry of the Environment, Conservation, and Parks' Environmental Registry of Ontario posting (013-4208). (2018-D03)

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

2.1 Adelaide Street North/Canadian Pacific Railway Grade Separation
Detailed Design & Tendering - Appointment of Consulting Engineer

Moved by: S. Lehman
Seconded by: S. Lewis

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 Adelaide Street North at Canadian Pacific Rail Grade Separation from McMahan Street to Central Avenue:

- (a) WSP Group BE APPOINTED Consulting Engineers for the detailed design and tendering at an upset amount of \$2,439,814 (excluding HST) in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- (b) the financing for this appointment BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated January 8, 2019;
- (c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this appointment;
- (d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including rail-related agreements, if required, to give effect to these recommendations. (2018-T10)

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

3. Scheduled Items

None.

4. Items for Direction

4.1 Proposed By-law Amendments Traffic & Parking By-law PS-113

Moved by: E. Pelozza
Seconded by: S. Lehman

That the communication from Councillor S. Hillier dated December 17, 2018 with respect to the Proposed By-law Amendments Traffic & Parking By-law PS-113 BE RECEIVED, and at the request of the Councillor, no further action be taken. (2018-T08)

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) Snow Clearing Standards

Moved by: S. Lewis
Seconded by: M. van Holst

That Civic Administration BE DIRECTED to investigate and report back, before the next multi-year budget process, on the operation and budget impact of the following items related to snow clearing:

- a) lowering the snow clearing of residential streets from 10 cm to 8cm and 7cm options;
 - b) the capital costs for new equipment and options for faster response times during heavy or consecutive snowfall events;
 - c) lowering the threshold of sidewalk snow clearing from 8cm to 5cm;
 - d) ensuring that school walking routes are cleared of snow as a priority; and,
 - e) reviewing of current snow plowing routes, and available technologies to implement smarter, more flexible and more responsive snow clearing.
- (2018-T06)

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

5.2 (ADDED) 1st Meeting of the Cycling Advisory Committee

Moved by: E. Holder
Seconded by: M. van Holst

That the following actions be taken with respect to the 1st Report of the Cycling Advisory Committee, from its meeting held on December 19, 2018:

- a) the Civic Administration BE REQUESTED to consider a left turn lane on Wilton Grove Road to Old Victoria Road heading south as it relates to the Wilton Grove Road Reconstruction Commerce Road to Westchester Bourne;

it being noted that the ~~attached~~ presentation from H. Houtari, Parsons Canada, with respect to the Wilton Grove Road Reconstruction Commerce Road to Westchester Bourne, was received; and

- b) clause 1.1, 3.1, 4 to 6.3 BE RECEIVED.

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

5.3 (ADDED) Bus Rapid Transit Plan - Proposed Future Public Participation Meeting

Moved by: M. van Holst
Seconded by: S. Lewis

That the communication from M. van Holst dated January 7, 2019 with respect to Bus Rapid Transit Plan-Proposed Future Public Participation Meeting BE RECEIVED AND FILED. (2019-T10)

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

6. Adjournment

The meeting adjourned at 4:34 PM.

Bill No.
2019

By-law No. A.-_____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 15th day of
January, 2019.

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 January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

Bill No. 35
2019

By-law No. A.-_____ - ____

A by-law to delegate the authority to respond to circulation of cannabis retail site applications to the Alcohol and Gaming Commission (AGCO).

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS section 23.1 of the *Municipal Act, 2001* provides that a municipality may delegate its powers and duties to a person or body subject to the restrictions set out in that section of the *Municipal Act, 2001*;

AND WHEREAS The Corporation of the City of London (the "City") has by by-law adopted a Delegation of Powers and Duties Policy;

AND WHEREAS it is deemed expedient for the City to delegate the authority to provide responses to the circulation of cannabis retail store applications to the Alcohol and Gaming Commission (AGCO) within the prescribed commenting period;

AND WHEREAS Section 10 of Ontario Regulation 468/18, made under the *Cannabis License Act, 2018* identifies matters of public interest which include:

1. Protecting public health and safety.
2. Protecting youth and restricting their access to cannabis.
3. Preventing illicit activities in relation to cannabis;

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

1. That the authority to respond to circulation of cannabis retail site applications to the Alcohol and Gaming Commission (AGCO) is hereby delegated to the Chief Building Official, or delegate.
2. Scope of Power:

The delegated authority to the Chief Building Official, or designate to develop a process and identify the staff and technical resources required to submit the City of London's formal response to a cannabis retail site application to the AGCO shall include:
 - a) submissions whether the proposed cannabis retail store location is within 150 metres of a school or private school as defined by the *Education Act*;
 - b) submissions whether the proposed cannabis retail store location is zoned to permit a retail store; and,

- c) comments with regards to the proposed site's conformity with the Council Policy entitled "Siting of Cannabis Retail Stores in London", as may be amended from time to time.

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

PASSED in Open Council January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

Bill No. 36
2019

By-law No. CPOL.

A by-law to repeal and replace By-law No. CPOL-232-15, as amended, being a By-law entitled "Siting of Cannabis Retail Stores in London" and replace it with a new Council policy entitled "Siting of Cannabis Retail Stores in London".

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Council of The Corporation of the City of London wishes to repeal and replace By-law No. CPOL-232-15, as amended, being a By-law entitled "Siting of Cannabis Retail Stores in London" and replace it with a new Council policy entitled "Siting of Cannabis Retail Stores in London";

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

1. The policy entitled "Siting of Cannabis Retail Stores in London", attached hereto as Schedule "A" is hereby adopted.
2. By-law No. CPOL-232-15, as amended being a By-law entitled "Siting of Cannabis Retail Stores in London" is hereby repealed.
3. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

Schedule "A"

Policy Name: Siting of Cannabis Retail Stores in London

Legislative History: Enacted by Council Resolution on December 12, 2017 (By-law No. CPOL-232-15), amended by By-law CPOL-339-330 on June 26, 2018

Last Review Date: June 11, 2018

Service Area Lead: Managing Director, City Planning and City Planner

1. Policy Statement

- 1.1 This policy is to establish a Council policy for the location and design for proposed locations of cannabis retail stores.

2. Definitions

- 2.1 Not applicable

3. Applicability

- 3.1 This policy applies to the matters to be considered by the Province or its Agents in the siting of cannabis retail stores in London.

4. The Policy

- 4.1 It is a policy of the City of London that the following location and design measures be considered when siting a new cannabis retail store in London:
- a) The property line of any cannabis retail store site be a minimum of 150m away from the property line of any municipal library, pool, arena and/or community centre; and,
 - b) A cannabis retail store site be designed to incorporate CPTED (Crime Prevention Through Environmental Design) principles into the site design of the facility and the entire site on which it is located.

Bill No. 37
2019

By-law No. C.P.-1528()-__

A by-law to amend By-law C.P.-1528-486 being “A by-law to designate an area as an improvement area and to establish the board of management for the purpose of managing the Hamilton Road Business Improvement Area”.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended provides that a municipality may provide any services or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended provides that a municipality may pass by-laws respecting: in paragraph 1, Governance structure of the municipality and its local boards; paragraph 2, Accountability and transparency of the municipality and its operations and of its local boards and their operations; paragraph 3, Financial Management of the municipality and its local boards; in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1);

AND WHEREAS subsection 204(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended provides a local municipality may designate an area as an improvement area and may establish a board of management:

- (a) to oversee the improvement, beautification and maintenance of municipally-owned land, buildings and structures in the area beyond that provided at the expense of the municipality generally; and
- (b) to promote the area as a business or shopping area;

AND WHEREAS the Municipal Council enacted the “Hamilton Road Business Improvement Area Board of Management By-law” on October 2, 2018 to establish the board of management of the Hamilton Road Business Improvement Area;

AND WHEREAS the Municipal Council deems it appropriate to amend the “Hamilton Road Business Improvement Area Board of Management By-law” to provide further clarification with respect to quorum requirements for the Annual General Meeting, notice provisions with respect to the Annual General Meeting and membership of subcommittees of the Board;

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

1. Section 5.12 (2) is hereby amended by deleting the word and number “three (3)” and by replacing it with the word and the number “two (2)”.

2. Section 8.2 (a) is hereby amended by deleting the section in its entirety and by replacing it with the following new section 8.2 (a):

“8.2 (a) Written or electronic notice of the Annual General Meeting shall be provided to Members not less than ten (10) days’ prior to the date of the holding of the Annual General Meeting. The accidental omission to provide notice to any member shall not affect the validity of the meeting or any action taken thereat.”

3. Section 8.6 is hereby amended by deleting the section in its entirety and by replacing it with the following new section 8.6:

“8.6 A minimum of twenty (20) Members, including a quorum of the Board of Management, shall constitute quorum at any meeting of the Members.”

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

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

Bill No. 38
2019

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 470 Colborne Street.

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

1. Amendment No. ____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add 470 Colborne Street to Section 3.6.9 of the Official Plan to recognize the site as a location where office conversions may be permitted.
2. To add a policy in Section 3.5.4 – Woodfield Neighbourhood of the Official Plan for the City of London to permit new office conversions within the existing building along with other permitted uses.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 470 Colborne Street in the City of London.

C. BASIS OF THE AMENDMENT

The subject site has been used for several decades as a commercial recreation establishment. While it has achieved a measure of compatibility within the historic Woodfield Neighbourhood, it is not a use that would be considered appropriate or compatible today. The adaptive re-use of the existing building for dwelling conversions, office conversions, schools and day care centres is compatible and a good fit within the mixed-use nature of the neighbourhood and represents good planning.

D. THE AMENDMENT

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

1. Section 3.6.9 – Office Conversions of the Official Plan for the City of London is amended by adding the following after Section 3.6.9 ii)(17):

() 470 Colborne Street

2. Section 3.5.4 – Woodfield Neighbourhood of the Official Plan for the City of London is amended by adding the following in a new paragraph after the paragraph ending in "... the retention of existing structures including their heritage features shall be encouraged." and immediately before Section 3.5.5 – Jackson Planning District:

In addition to the uses permitted in the Low Density Residential designation, new office uses may be permitted within the existing building at 470 Colborne Street, provided there is little alteration to the external residential character of the original residential structure and at least one above-grade residential dwelling unit is provided and maintained within the building. These new office uses may be established with other permitted uses in a mixed-use format. Residential intensification and conversions to non-residential uses shall be permitted only where it is compatible with the character, scale and intensity of the surrounding low-rise residential neighbourhood and where the intent of the Near-Campus Neighbourhoods policies is met. Site-specific zoning regulations such as, but not limited to, maximum number of converted dwelling units, maximum number of parking spaces, minimum landscaped open space and limiting the range and mix of uses within the building such that they do not exceed the available parking may be applied to ensure that the future re-use of the existing structure meets this objective.

SCHEDULE "1"



Bill No. 39
2019

By-law No. S.-____-____

A by-law to assume certain works and services
in the City of London. (Ballymote Subdivision -
Phase 2, Plan 33M-632)

WHEREAS the Managing Director, Environmental & Engineering Services
and City Engineer of The Corporation of the City of London has reported that works and
services have been constructed to his satisfaction in Ballymote Subdivision - Phase 2,
Plan 33M-632;

AND WHEREAS it is deemed expedient to assume the said works and
services;

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

1. The Corporation of the City of London assumes the following works and
services, namely:

Ballymote Subdivision - Phase 2, Plan 33M-632
Sifton Properties Ltd. - Matt Robertson

Ballymote Avenue - All;
Ballymote Way - All;
Springridge Drive - All;
Block 68, 69 & 70 - All;
Block 71 - being a walkway - All

2. The warranty period for the works and services in the subdivision referred
to in Section 1 of this by-law is for a period January 16, 2019 to January 16, 2020.

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

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

Bill No. 40
2019

By-law No. S.-____-____

A by-law to assume certain works and services
in the City of London. (Ballymote Subdivision -
Phase 1, Stage 3, Plan 33M-631)

WHEREAS the Managing Director, Environmental & Engineering Services
and City Engineer of The Corporation of the City of London has reported that works and
services have been constructed to his satisfaction in Ballymote Subdivision - Phase 1,
Stage 3, Plan 33M-63;

AND WHEREAS it is deemed expedient to assume the said works and
services;

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

1. The Corporation of the City of London assumes the following works and
services, namely:

Ballymote Subdivision - Phase 1, Stage 3, Plan 33M-631
Sifton Properties Ltd. - Matt Robertson

Waterwheel Lane - All;
Waterwheel Road - All;
Ballymote Avenue - South limit of Waterwheel Lane/Lot 71 to Waterwheel Road;
Block 114 - Future Road Allowance - All

2. The warranty period for the works and services in the subdivision referred
to in Section 1 of this by-law is for a period January 16, 2019 to January 16, 2020.

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

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

Bill No. 41
2019

By-law No. S.-____-____

A by-law to assume certain works and services
in the City of London. (Forest Hill Subdivision -
Phase 4, Stage 3, Plan 33M-683)

WHEREAS the Managing Director, Environmental & Engineering Services
and City Engineer of The Corporation of the City of London has reported that works and
services have been constructed to his satisfaction in Forest Hill Subdivision - Phase 4,
Stage 3, Plan 33M-683;

AND WHEREAS it is deemed expedient to assume the said works and
services;

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

1. The Corporation of the City of London assumes the following works and
services, namely:

Forest Hill Subdivision - Phase 4, Stage 3, Plan 33M-683
Sifton Properties Ltd. - Matt Robertson

Springridge Drive - All;
Gough Ave - All;
Block 82 & 83 - All

2. The warranty period for the works and services in the subdivision referred
to in Section 1 of this by-law is for a period January 16, 2019 to January 16, 2020.

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

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

Bill No. 42
2019

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Clarke Road, south of Charterhouse Crescent)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Clarke Road, south of Charterhouse Crescent, namely:

“Part of Lot 5 in Concession "B", in the geographic Township of London, now in the City of London and County of Middlesex designated as Part 1 on Reference Plan 33R-19965.”

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

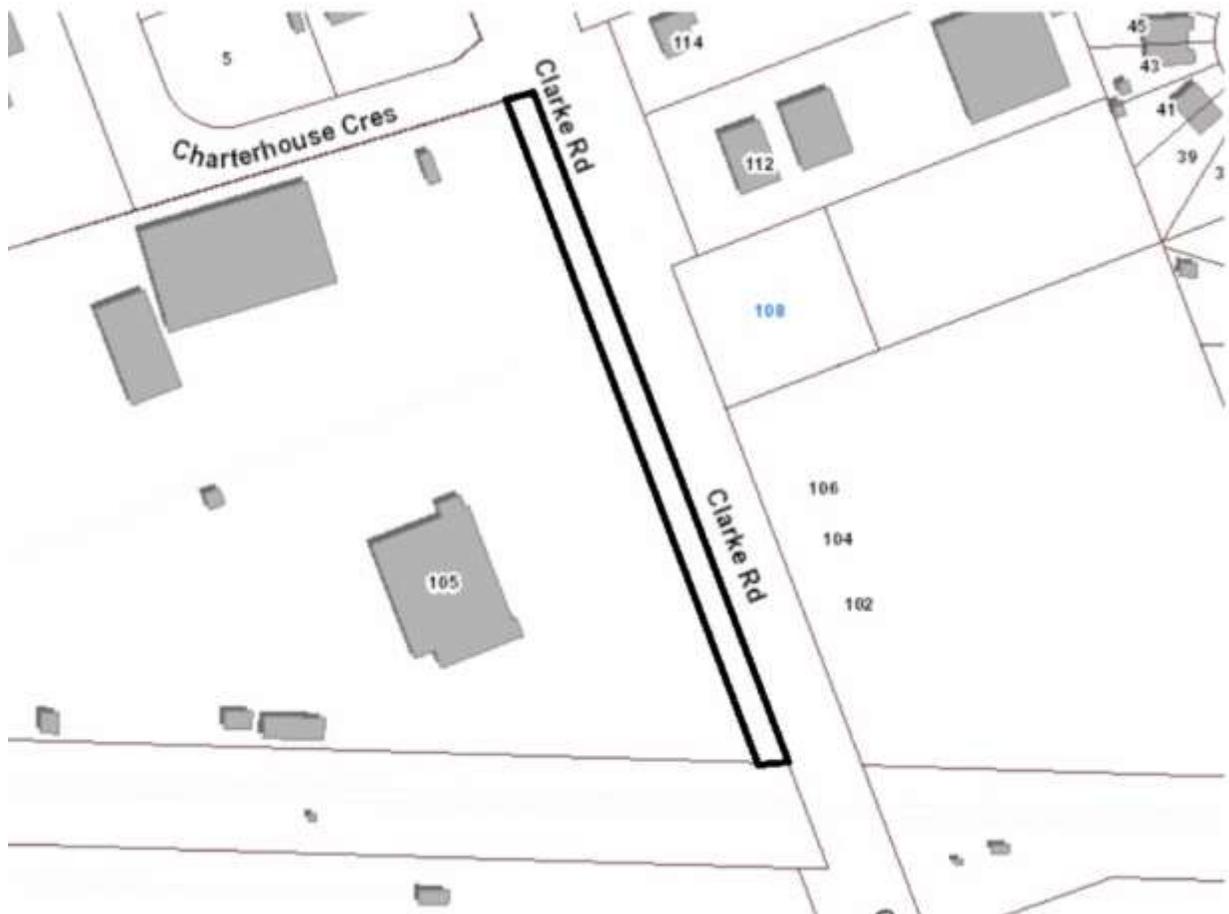
PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - January 15, 2019
Second Reading - January 15, 2019
Third Reading - January 15, 2019

LOCATION MAP



 SUBJECT LANDS

Bill No. 43
2019

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Gainsborough Road, east of Hyde Park Road)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Gainsborough Road, east of Hyde Park Road, namely:

“Part of Lot 24 in Concession 3, in the geographic Township of London, now in the City of London, designated as Part 1 on Reference Plan 33R-19701.”

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

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - January 15, 2019
Second Reading - January 15, 2019
Third Reading - January 15, 2019

Bill No. 44
2019

By-law No. S.-_____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Western Road, from Essex Street to Platt's Lane)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Western Road, from Essex Street to Platt's Lane, namely:

"Part of Park Lot 1 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 8 on Reference Plan 33R-19516. (all of PIN 08078-0187)"

"Part of Park Lot 1 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 1 on Expropriation Plan ER1112549. (all of PIN 08078-0175)"

"Part of Park Lot 1 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 1 on Expropriation Plan ER1112550. (all of PIN 08078-0177)"

"Part of Park Lot 1 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 1 on Expropriation Plan ER1112551. (all of PIN 08078-0179)"

"Part of Park Lot 1 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 1 on Expropriation Plan ER1112552. (all of PIN 08078-0181)"

"Part of Park Lot 1 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 1 on Expropriation Plan ER1112553. (all of PIN 08078-0183)"

"Part of Park Lot 1 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Parts 14 and 15 on Reference Plan 33R-19516. (all of PIN 08078-0185)"

"Part of Park Lot 1 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 6 on Reference Plan 33R-11830. (all of PIN 08078-0101)"

"Part of Block "A" on Registered Plan 780 in the City of London, designated as Part 16 on Reference Plan 33R-19516. (all of PIN 08078-0159)"

"Part of Park Lot 3 South of Victoria Street, in the geographic Township of London, now in the City of London, designated as Part 1 on Reference Plan 33R-19655. (all of PIN 08078-0169)"

Part of Park Lot 3 South of Victoria Street, in the geographic Township of London, now in the City of London, designated as Part 2 on Reference Plan 33R-19655. (all of PIN 08078-0167)”

“Part of Park Lot 3 South of Victoria Street, in the geographic Township of London, now in the City of London, designated as Part 3 on Reference Plan 33R-19655. (all of PIN 08078-0170)”

“Part of Park Lot 2 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 5 on Reference Plan 33R-19517. (all of PIN 08078-0161)”

“Part of Park Lot 2 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 6 on Reference Plan 33R-19517. (all of PIN 08078-0163)”

“Part of Park Lot 2 North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 7 on Reference Plan 33R-19517. (all of PIN 08078-0165)”

“Part of Park Lot 2, North of Wharncliffe Highway, in the geographic Township of London, now in the City of London, designated as Part 8 on Reference Plan 33R-19517. (all of PIN 08078-0171)”

“Part of Park Lots 2 and 3 North of Grosvenor Street, in the geographic Township of London, now in the City of London, designated as Part 9 on Reference Plan 33R-19517. (all of PIN 08078-0173)”

“Part of Park Lot 3 North of Grosvenor Street, in the geographic Township of London, now in the City of London, designated as Parts 10 and 11 on Reference Plan 33R-19517. (Part of PIN 08078-0017)”

And

“Part of Park Lot 3 North of Grosvenor Street, in the geographic Township of London, now in the City of London, designated as Part 12 on Reference Plan 33R-19517. (all of PIN 08078-0152)”

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

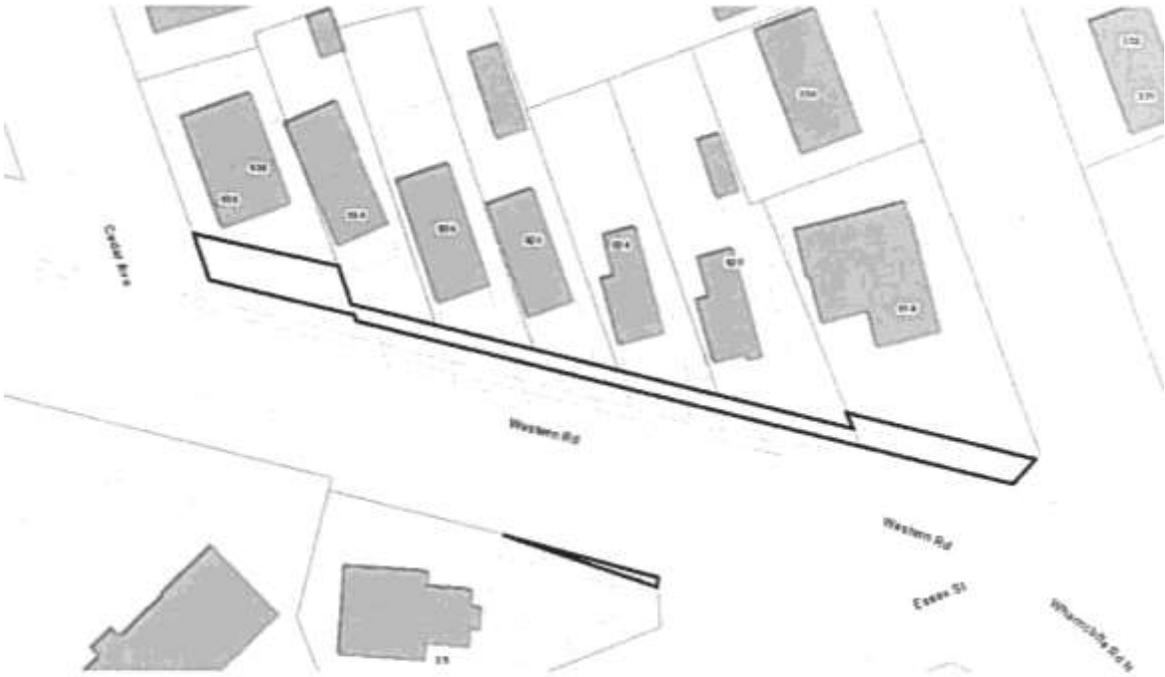
PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - January 15, 2019
Second Reading - January 15, 2019
Third Reading - January 15, 2019

LOCATION MAP 1



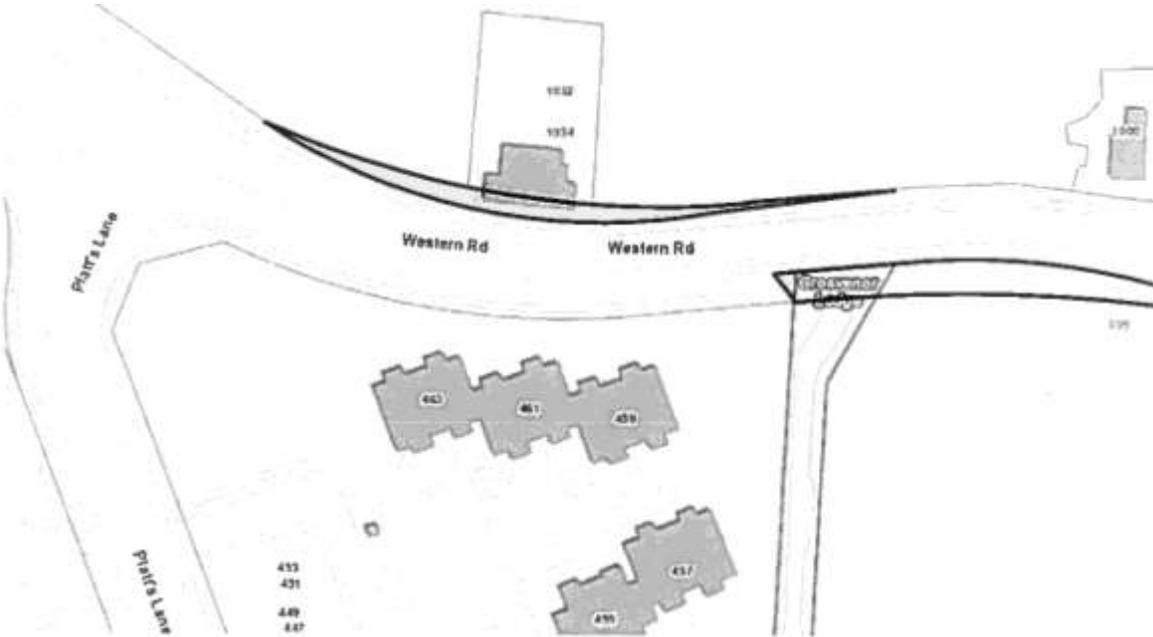
 SUBJECT LANDS

LOCATION MAP 2



▭ SUBJECT LANDS

LOCATION MAP 3



 SUBJECT LANDS

Bill No. 45
2019

By-law No. S.-_____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wharncliffe Road North north of Oxford Street West) (as widening to Oxford Street West east of Wharncliffe Road North)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Wharncliffe Road North north of Oxford Street West and as widening to Oxford Street West east of Wharncliffe Road North, namely:

“Part of Lots 1, 2 and 3 on Registered Plan 426(W), in the City of London and the County of Middlesex, designated as Parts 2, 3, 4 and 8 on Reference Plan 33R-20175.”

And

“Part of Lots 3, 4 and 5 on Registered Plan 426(W), in the City of London and the County of Middlesex, designated as Part 1 on Reference Plan 33R-20175.”

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

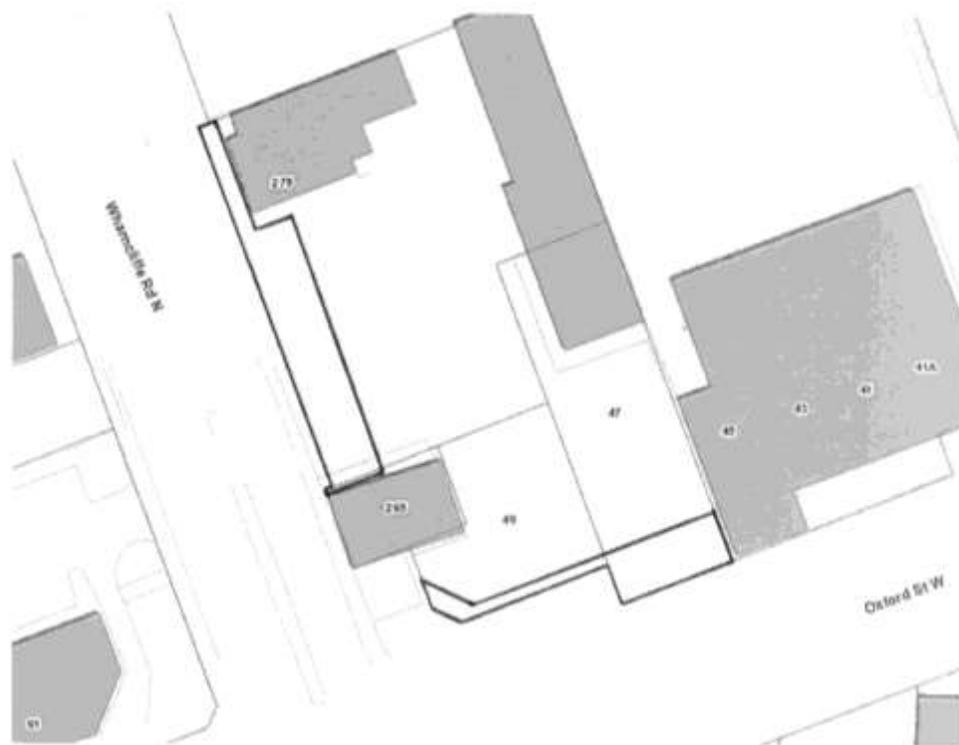
PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - January 15, 2019
Second Reading - January 15, 2019
Third Reading - January 15, 2019

LOCATION MAP



 SUBJECT LANDS

Bill No. 46
2019

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Trafalgar Street, east of Falcon Street)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Trafalgar Street, east of Falcon Street, namely:

“Part of Lot 16 on Registered Plan 819 in the City of London, designated as Part 1 on Reference Plan 33R-20196.”

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

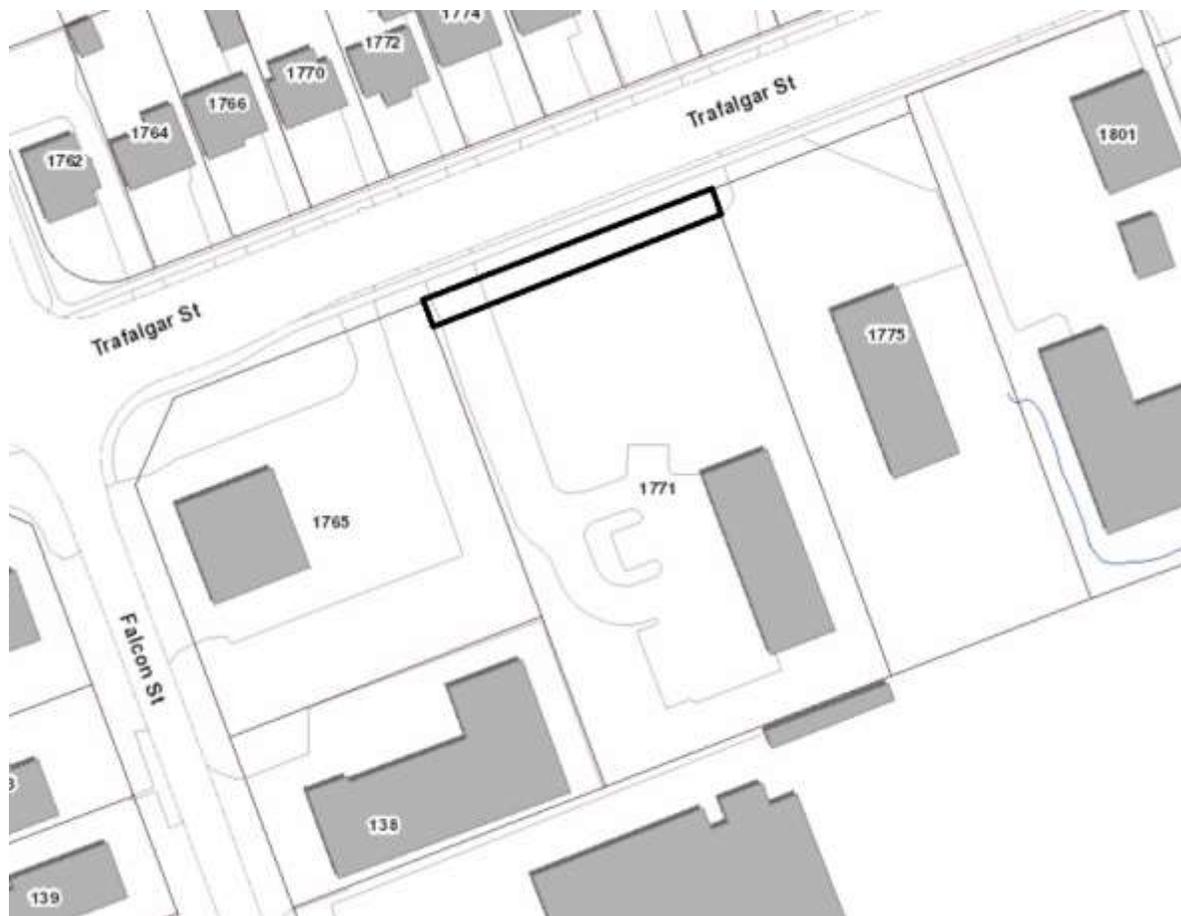
PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - January 15, 2019
Second Reading - January 15, 2019
Third Reading - January 15, 2019

LOCATION MAP



 SUBJECT LANDS

Bill No. 47
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 852 Commissioners Road East.

WHEREAS Escalade Property Corporation have applied to remove the holding provisions from the zoning for the lands located at 852 Commissioners Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 852 Commissioners Road East, as shown on the attached map, to remove the h.-1 holding provision so that the zoning of the lands as a Residential R9 (R9-7*H40) Zone.
2. This by-law shall come into force and effect on the date of passage.

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

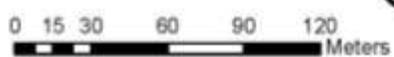
SCHEDULE "A"



File Number: H-8871
 Planner: CS
 Date Prepared: 2018/06/04
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500



Bill No. 48
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court.

WHEREAS The Corporation of the City of London, Fanshawe College and Western University have applied to rezone an area of land located at 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court, 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 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court, as shown on the attached map comprising part of Key Map No. A.113, from a Light Industrial Special Provision (LI2(16)) Zone to a Light Industrial Special Provision (LI2(*)) Zone.
2. Section Number 40.4 of the Light Industrial (LI2) Zone is amended by adding the following Special Provision:

LI2(*)

a) Permitted Uses:

- i) Advanced Manufacturing Industrial Uses
- ii) Advanced Manufacturing Educational Uses

b) Prohibited Uses:

- i) Any use not explicitly defined as permitted.

c) Regulations:

- | | | |
|------|---|---|
| i) | Lot Area
(Minimum): | 2000 M ²
(21,528 sq.ft) |
| ii) | Lot Frontage
(Minimum): | 30.0 metres
(98.43 feet) |
| iii) | Front and Exterior
Side Yard Depth
(Minimum): | 6.0 metres (19.7 feet) plus
1.0 metre (3.3 feet) per 3.0
3.0 metres (9.8 feet) of
main building height or
fraction thereof above the
first 3.0 metres (9.8 feet) |
| iv) | Interior Side and
Rear Yard Depth
(Minimum): | 1.2 metres (3.9 feet) per
3.0 metres (9.8 ft.) of main
building height or fraction
thereof, but in no case less
than 4.5 metres (14.8 ft.) |

- v) Landscaped Open Space (%) 20.0
(Minimum):
- vi) Height 15.0 metres; the maximum
(Maximum): height limitation does not
apply to windmills or wind
turbines accessory to a
permitted use.
- vii) Open Storage (%) 5.0; all open storage areas
Maximum: shall be screened by
fencing and/or landscaped
berms.
- d) Regulations for properties adjacent to Veterans Memorial Parkway:
 - i) No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.
 - ii) Landscaped Open Space – a minimum 5 metre wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor.

3. The inclusion in this by-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

4. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

SCHEDULE "A"



File Number: Z-8949

Planner: MC

Date Prepared: 2018/11/08

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

1:7,000

0 35 70 140 210 280 Meters



Bill No. 49
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 470 Colborne Street.

WHEREAS Peter and Janice Denomme have applied to rezone an area of land located at 470 Colborne Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ___ this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 470 Colborne Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3 (R3-2) Zone and a Commercial Recreation (CR) Zone, to a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(_)/OC4(_)) Zone.

2. Section Number 7.4 of the Residential R3 (R3-2) Zone is amended by adding the following Special Provision:

R3-2(_) 470 Colborne Street

a) Regulations:

- | | | |
|-------|---|---|
| i) | Number of Converted Dwelling Units (Maximum): | 8 |
| ii) | Lot Area per Converted Dwelling Unit (Minimum): | 140 m ² (1,506 sq. feet) |
| iii) | Front Yard Depth (main building) (Minimum): | As existing on the date of passing of this by-law |
| iv) | Front Yard Depth (enclosed porch) (Minimum): | As existing on the date of passing of this by-law |
| v) | North Interior Side Yard Depth (Minimum): | As existing on the date of passing of this by-law |
| vi) | Parking Area Coverage (Maximum): | 40% |
| vii) | Parking Spaces (Maximum): | 8 |
| viii) | Front Yard Parking | 0 spaces |

3) Section Number 17.4 of the Office Conversion (OC3) Zone is amended by adding the following Special Provision:

OC3() 470 Colborne Street

a) Additional Permitted Uses:

- i) Converted dwellings within the existing building
- ii) Commercial School in existing building together with at least one dwelling unit
- iii) Day Care Centre in existing building together with at least one dwelling unit
- iv) Offices in existing building together with at least one dwelling unit
- v) Private School in existing building together with at least one dwelling unit

b) Regulations:

- i) Number of Converted Dwelling Units (Maximum): 8
- ii) Lot Area per Converted Dwelling Unit (Minimum): 140m² (1,506 sq. feet)
- iii) Landscaped Open Space (Minimum): 23%
- iv) Parking Area Coverage (Maximum): 45%
- v) Parking Spaces (Maximum): 11
- vi) Front yard parking 0 spaces
- vii) Any combination of converted dwellings and non-residential uses in the existing building shall be restricted such that the number of required parking spaces calculated in accordance with Section 4.19 of this By-law does not exceed 11 spaces.

3. The inclusion in this by-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

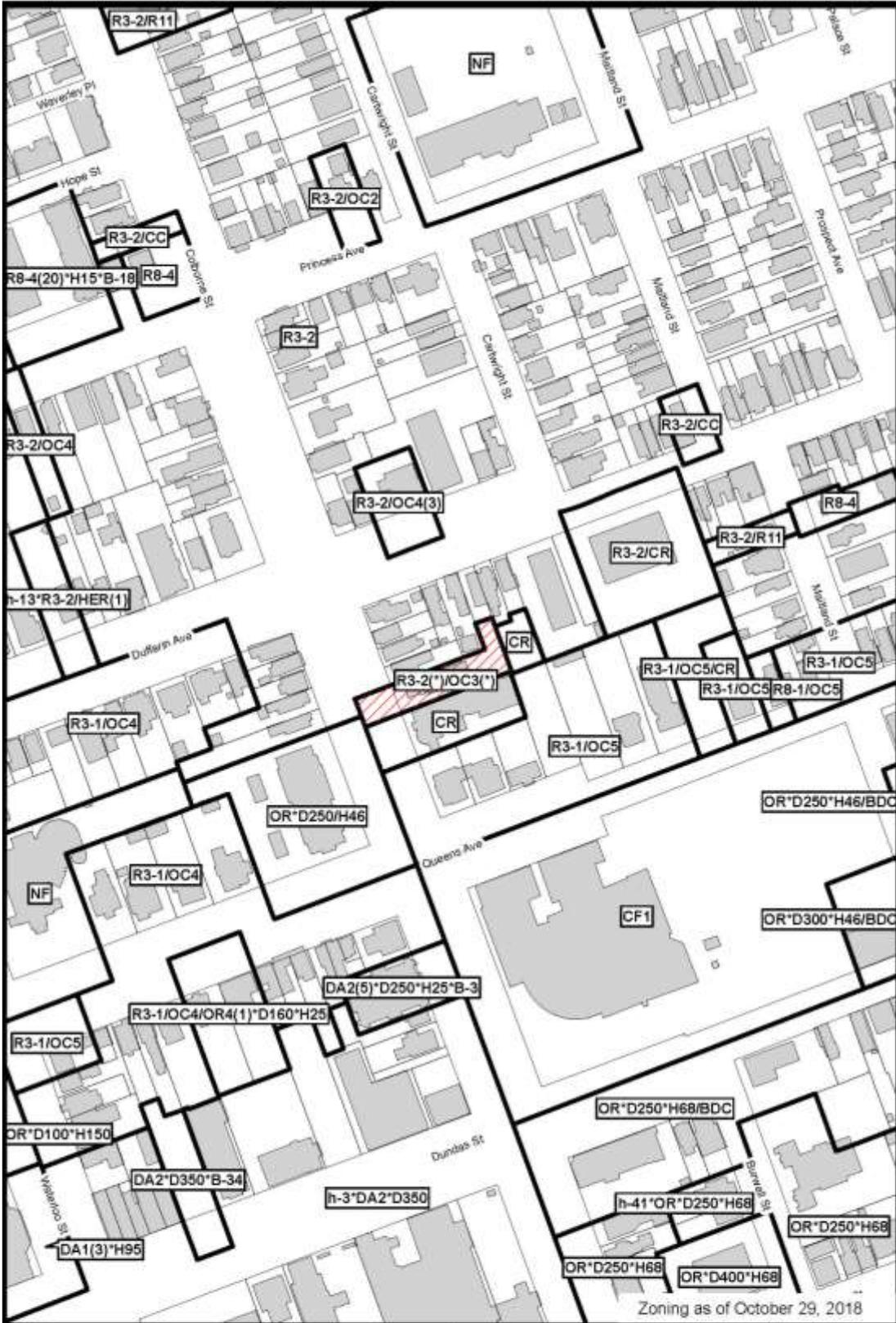
4. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

SCHEDULE "A"



File Number: OZ-8948
 Planner: BD
 Date Prepared: 2018/11/28
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.5 25 50 75 100 Meters



Bill No. 50
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2835 Sheffield Place.

WHEREAS Sifton Properties Limited has applied to rezone an area of land located at 2835 Sheffield Place, 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 2835 Sheffield Place, as shown on the attached map, from an Open Space Special Provision (OS5(3)) Zone and a Holding Open Space (h-2•OS4) Zone to a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone; and, from a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone to an Open Space Special Provision (OS5(3)) Zone.

2. Section Number 10.4 of the Residential R6 Zone is amended by deleting the current special provision R6-2(11) and replacing it with the following new special provision:

R6-2(11)

a) Regulations:

- | | | |
|------|--|-------------|
| i) | Lot Frontage
(Minimum): | 12.0 metres |
| ii) | Rear Yard Depth
(Minimum): | 4.5 metres |
| iii) | Interior Side Yard Depth
(Minimum): | 3.0 metres |
| iv) | Lot Coverage
(Maximum): | 35% |

3. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

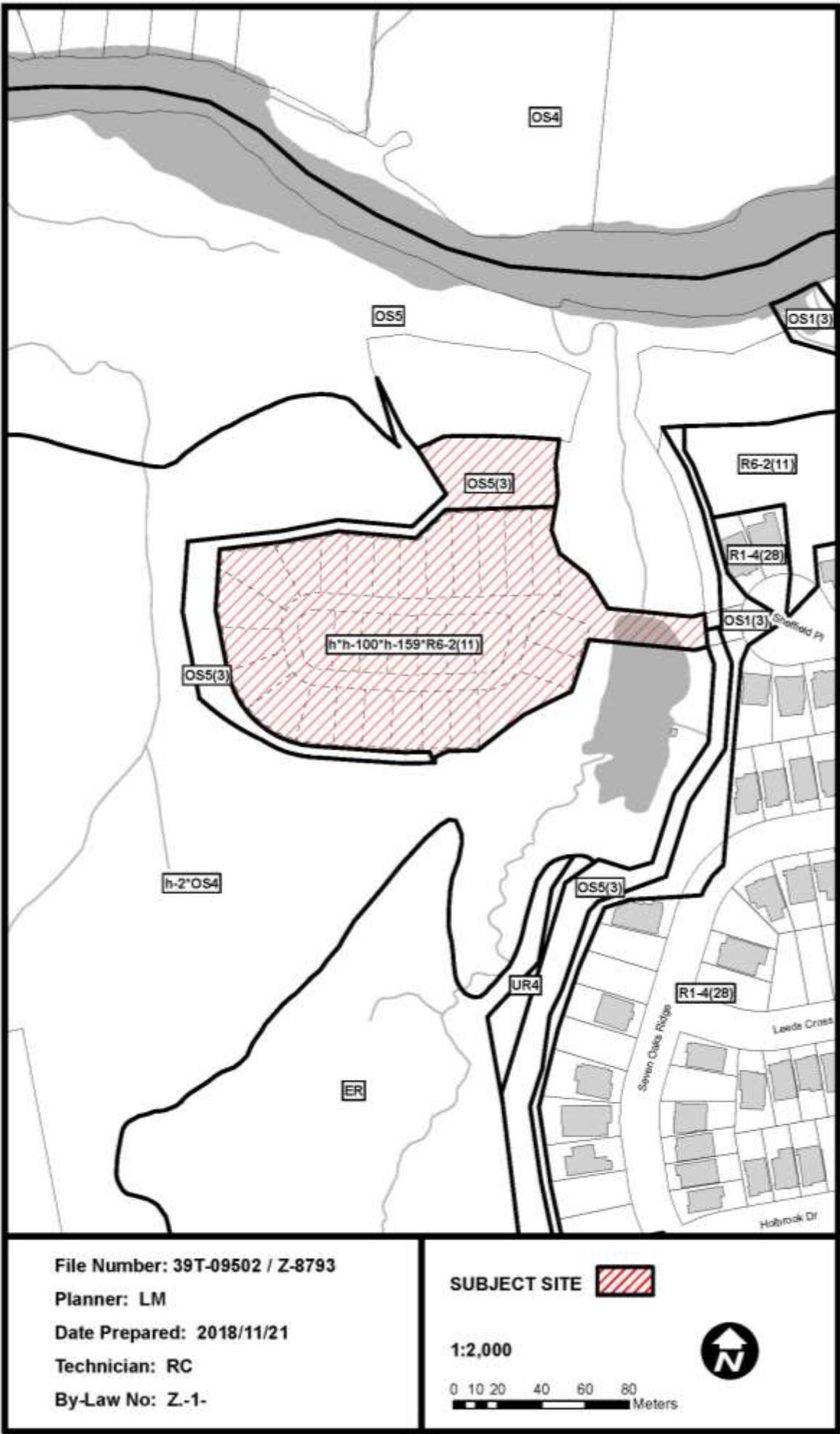
PASSED in Open Council on January 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 15, 2019
Second Reading – January 15, 2019
Third Reading – January 15, 2019

SCHEDULE "A"



File Number: 39T-09502 / Z-8793
Planner: LM
Date Prepared: 2018/11/21
Technician: RC
By-Law No: Z-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80
Meters



Geobase