



# Council Agenda

6th Meeting of City Council  
February 12, 2019, 4:00 PM  
Council Chambers

1. **Disclosures of Pecuniary Interest**
2. **Recognitions**
3. **Review of Confidential Matters to be Considered in Public**
4. **Council, In Closed Session**

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

4.1 **Personal Matters/Identifiable Individual**

A matter pertaining to personal matters about an identifiable individual, including communications necessary for that purpose, as it relates to interviews for Eldon House Board of Directors. (6.1/5/CSC)

4.2 **Land Acquisition/Solicitor-Client Privileged Advice**

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/5/CSC)

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

5.1 5th Meeting held on January 29, 2019.

6

6. **Communications and Petitions**

6.1 **London Hydro Invitation**

(Refer to the Civic Works Committee Stage for Consideration with Item 12 (5.3) of the 3rd Report of the Civic Works Committee)

1. M. Mathur, London Hydro Inc.

56

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

8. **Reports**

8.1 **5th Report of the Corporate Services Committee**

57

1. Disclosures of Pecuniary Interest
2. (2.1) RFP-18-40 Licensed Refrigeration Services Provider Irregular Result

	3.	(2.2) Provincial Dedicated Gas Tax Funds for Public Transportation Program 2018/2019 (Relates to Bill No. 72)	
	4.	(3.1) Apportionment of Taxes	
	5.	(4.1) London Convention Centre Investment	
8.2		3rd Report of the Civic Works Committee	61
	1.	Disclosures of Pecuniary Interest	
	2.	(2.1) 1st Report of the Transportation Advisory Committee	
	3.	(2.2) Environmental Assessment and Design Services Dingman Drive East of Wellington Road to Highway 401 and Area Intersections - Appointment of Consulting Engineer	
	4.	(2.3) Tree Impacts for 2019 Infrastructure Renewal Program	
	5.	(2.4) 2019 Large Diameter Watermain Inspection	
	6.	(2.5) 2018 Ministry of the Environment, Conservation and Parks Inspection Report for the City of London Water Distribution System	
	7.	(4.2) Potential Transportation Projects	
	8.	(5.3) London Hydro Invitation	
	9.	(3.1) Community Water Fluoridation	
	10.	(4.1) 2nd Report of the Cycling Advisory Committee	
	11.	(5.1) Deferred Matters List	
	12.	(5.2) Green Bin Program	
8.3		4th Report of the Planning and Environment Committee	66
	1.	Disclosures of Pecuniary Interest	
	2.	(2.1) 1st Report of the Agricultural Advisory Committee	
	3.	(2.2) 2nd Report of the Environmental and Ecological Planning Advisory Committee	
	4.	(2.3) Proposed New City of London Boulevard Tree Protection By-law	
	5.	(2.4) Building Division Monthly Report for December 2018	
	6.	(3.1) Application - 240 Oakland Avenue (SPA 18-098)	
	7.	(3.2) Application - 440 Clarke Road (Z-8975/O-8989) (Relates to Bill No.s 73 and 82)	
	8.	(4.1) 894 Adelaide Street North	
	9.	(4.2) 131 King Street	

1. Disclosures of Pecuniary Interest
2. (2.1) 2019 Annual Budget Update - Public Engagement
3. (3.1) Budget Overview
4. (4.1) Review of Operating Budget Amendments (rounded to the closest \$1,000)
5. (4.2) Review of Capital Budget Amendments (rounded to the closest \$1,000)
6. (4.3) Reconciliation of the Tabled Budget
7. (4.4) Operating Budget
8. (4.5) Capital Budget
9. (4.6) Reserves and Reserve Funds Overview
10. (4.7) By-laws regarding Operating and Capital Budgets
11. (4.8) 2019 Tax Levy
12. (4.9) Water – Review of 2019 Capital Budget Amendments – (rounded to the closest \$1,000)
13. (4.10) Reconciliation of the Tabled Water Budget
14. (4.11) Water Operating Budget – Annual Rate Increase (to be confirmed)
15. (4.12) Water Capital Budget
16. (4.13) Water Reserves and Reserve Funds Overview
17. (4.14) Wastewater & Treatment – Capital Budget Amendments (rounded to the closest \$1,000)
18. (4.15) Reconciliation of the Tabled Wastewater & Treatment Budget
19. (4.16) Wastewater & Treatment Operating Budget - annual Rate Increase (to be confirmed)
20. (4.17) Wastewater & Treatment Capital Budget
21. (4.18) Wastewater & Treatment Reserves and Reserve Funds Overview
22. (5.1) City Budget 2019 - Recommendations

## **9. Added Reports**

- 9.1 5th 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. 71 By-law No. A.- ____ - ____<br><br>A by-law to confirm the proceedings of the Council Meeting held on the 12th day of February, 2019. (City Clerk)  | 101 |
| 13.2 | Bill No. 72 By-law No. A.- ____ - ____<br><br>A by-law to authorize the execution of a Letter of Agreement for the transfer of Provincial Gas Tax Revenues. (2.2/5/CSC)  | 102 |
| 13.3 | Bill No. 73 By-law No. C.P.-1284(__)-____<br><br>A by-law to amend the Official Plan for the City of London, 1989 relating to 440 Clarke Road. (3.2a/4/PEC)  | 106 |
| 13.4 | Bill No. 74 By-law No. S.- ____ - ____<br><br>A by-law to assume certain works and services in the City of London. (Cedar Hollow Subdivision - Phase 3, Plan 33M-678) (City Engineer)  | 109 |
| 13.5 | Bill No. 75 By-law No. S.- ____ - ____<br><br>A by-law to assume certain works and services in the City of London. (Andover Trails Subdivision - Phase 2, Stage 2, Plan 33M-602) (City Engineer)   | 111 |
| 13.6 | Bill No. 76 By-law No. S.- ____ - ____<br><br>A by-law to assume certain works and services in the City of London. (Fox Hollow Subdivision - Phase 2, Stage 4, Plan 33M-622) (City Engineer)   | 113 |
| 13.7 | Bill No. 77 By-law No. S.- ____ - ____<br><br>A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Pack Road west of Bostwick Road) (City Surveyor - for the purpose of establishing Lands as public highway)  | 115 |
| 13.8 | Bill No. 78 By-law No. S.- ____ - ____<br><br>A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Cedarpark Drive, south of Aukett Drive) (City Surveyor - for unobstructed legal access throughout the Subdivision)   | 117 |
| 13.9 | Bill No. 79 By-law No. S.- ____ - ____<br><br>A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Riverbend Road, south of Oxford Street West) (City Surveyor - road widening purposes on Riverbend Road registered as Instrument No. ER871559 (April 5, 2013) that require dedication at the present time as public highway) | 119 |



13.10	Bill No. 80 By-law No. S.- ____ - ____  A by-law to repeal By-law No. S.-5978-34 entitled, “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 Clerk)	121
13.11	Bill No. 81 By-law No. W.- ____ - ____  A by-law to authorize the new sportspark. (Project PD218117) (2.3/2/CPSC)	122
13.12	Bill No. 82 By-law No. Z.-1-19_____	123
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 440 Clarke Road. (3.2b/4/PEC)	
13.13	Bill No. 83 By-law No. A.- ____ - ____  A by-law respecting the 2016 – 2019 Multi-Year Tax Supported Operating and Capital Budget for The Corporation of the City of London. (SPPC)	129

**14. Adjournment**



## Council Minutes

5th Meeting of City Council  
January 29, 2019, 4:00 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. Anderson, A. Barbon, B. Card, G. Belch, B. Coxhead, S. Datars Bere, J. Fleming, G. Kotisfas, L. Livingstone, J.P. McGonigle, M. Ribera, D. O'Brien, N. Rogers (outside counsel), C. Saunders, M. Schulthess, B. Warner, B. Westlake-Power and J. Wills.

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

### 1. Disclosures of Pecuniary Interest

Councillor S. Turner disclosed a pecuniary interest in item 5.1 (8.5) of the 4th Meeting of the Strategic Priorities and Policy Committee, having to do with the request for funding from Merrymount Children's Centre, by indicating that his employer, the Middlesex London Health Unit, has indicated a position on this matter and further by indicating that his spouse's employer, Childreach, receives EarlyOn funding.

Councillor J. Morgan disclosed a pecuniary interest in Bill No. 59 (13.9), having to do with the assumption of certain works and services in Hyde Park Meadows - Phase 1, Plan 33M-605, by indicating that he owns property in the area.

### 2. Recognitions

2.1 His Worship the Mayor presented a cheque to the United Way Elgin Middlesex for the 2018 City of London United Way Campaign.

2.2 His Worship the Mayor presented a cheque to the London Food Bank on behalf of the Corporation's Business Cares Food Drive 2018.

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

None.

### 4. Council, In Closed Session

Motion made by: M. van Holst

Seconded by: A. Hopkins

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

#### 4.1 Solicitor-Client Privileged Advice/Litigation or Potential Litigation

A matter pertaining to solicitor-client privilege, including communications necessary for that purpose; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal, and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/3/PEC)

#### 4.2 Solicitor-Client Privileged Advice/Litigation or Potential Litigation

A personal matter pertaining to litigation or potential litigation with respect to appeals to the Ontario Municipal Board, continued as the Land Use Planning Appeals Tribunal, arising out of the London Plan; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose

and for the purpose of providing instructions and directions to external legal counsel, officers and employees of the Corporation with respect to appeals to the Ontario Municipal Board, continued as the Land Use Planning Appeals Tribunal, arising out of the London Plan. (6.2/3/PEC)

#### 4.3 Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual, including communications necessary for that purpose, as it relates to interviews for the Eldon House Board of Directors. (6.1/3/CSC)

#### 4.4 Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual, including communications necessary for that purpose, as it relates to interviews for the London Council for Adult Education and Eldon House Board of Directors. (6.1/4/CSC)

#### 4.5 Land Disposition/Solicitor-Client Privileged Advice

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed disposition of land; commercial and financial information supplied in confidence pertaining to the proposed disposition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed disposition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed disposition. (6.2/4/CSC)

#### 4.6 Land Disposition/Solicitor-Client Privileged Advice

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (6.3/4/CSC)

#### 4.7 Land Disposition/Solicitor-Client Privileged Advice

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (6.4/4/CSC)

#### 4.8 Solicitor-Client Privileged Advice/Litigation/Potential Litigation

A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.5/4/CSC)

#### 4.9 Litigation/Potential Litigation/Solicitor-Client Privileged Advice

A matter pertaining litigation or potential litigation affecting the municipality; advice that is subject to solicitor-client privilege, including communications, reports, advice or recommendations of officers and employees of the Corporation necessary for that purpose and directions to officers and employees of the Corporation pertaining to the Municipal Employee Indemnification By-law. (6.6/4/CSC)

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 4:24 PM, with Mayor E. Holder in the Chair and all Members present.

The Council, In Closed Session, rises at 4:55 PM and Council reconvenes at 4:59 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: E. Pelosa  
Seconded by: P. Van Meerbergen

That the Minutes of the 4th Meeting, held on January 15, 2019, 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**

None.

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

None.

**8. Reports**

8.1 3rd Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 3rd Report of the Planning and Environment Committee 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)**

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2nd Report of the London Advisory Committee on Heritage

Motion made by: A. Hopkins

That the following actions be taken with respect to the 2nd Report of the London Advisory Committee on Heritage (LACH), from its meeting held on January 9, 2019:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the priority levels on the Register (Inventory of Heritage Resources), BE REMOVED; it being noted that the presentation appended to the 2nd Report of the LACH from K. Gonyou, Heritage Planner, with respect to this matter, was received;

b) the following actions be taken with respect to the Notice of Planning Application, dated January 4, 2019, from M. Corby, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the properties located at 462-472 Springbank Drive:

i) M. Corby, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research, assessment and conclusions of the Heritage Impact Statement, appended to the above-noted Notice; and,

ii) the Stewardship Sub-Committee BE DIRECTED to compile a list of potential Cultural Heritage Landscapes and report back to a future meeting of the LACH;

c) H. McNeely, Manager, Development Services (Site Plan), BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research, assessment and conclusions of the Heritage Impact Statement, dated January 7, 2019, from Zelinka Priamo Ltd., with respect to the property located at 100

Kellogg Lane; it being noted that the LACH strongly encourages designating the building under the *Ontario Heritage Act*; and,

d) clauses 1.1, 3.1 to 3.5, inclusive, 5.2, 6.2, 6.4 and 6.5 BE RECEIVED for information.

**Motion Passed**

3. (2.2) Bird-Friendly Development

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to potential changes to the Site Plan Control By-law with respect to bird-friendly development:

- a) the staff report dated January 21, 2019 entitled "Bird-Friendly Development" BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to circulate the draft by-law appended to the staff report dated January 21, 2019 for review and comment on potential changes to the Site Plan Control By-law with respect to bird-friendly development; and,
- c) the Civic Administration BE DIRECTED to report back on the possibility of instituting a limited lit period of high-rise buildings during an identified migratory bird season including any possible mechanism(s) for enforcement. (2019-T01)

**Motion Passed**

4. (2.3) Application - 1522 Kilally Road and 1654 Highbury North - Edgevalley Subdivision (39T-05505) (H-8892) (Relates to Bill No.65)

Motion made by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Drewlo Holdings Inc., relating to the properties located at 1522 Kilally Road and 1654 Highbury Avenue North, the proposed by-law appended to the staff report dated January 21, 2019 BE INTRODUCED at the Municipal Council meeting to be held on January 29, 2019 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 Special Provision (h\*h-100\*R1-3(7)) Zone, a Holding Residential R1 (h\*h-100\*R1-4) Zone, a Holding Residential R5/Residential R6 (h\*h-54\*h-100\*R5-7/R6-5) Zone, a Holding Residential R5/Residential R6 (h\*h-100\*R5-7/R6-5) Zone, a Holding Residential R6/Residential R9 (h\*h-54\*h-100\*R6-5/R9-7\*H36) Zone TO a Residential R1 Special Provision (R1-3(7)) Zone, a Residential R1 (R1-4) Zone, a Holding Residential R5/Residential R6 (h\*h-54\*R5-7/R6-5) Zone, a Holding Residential R5/Residential R6 (h\*R5-7/R6-5) Zone, a Holding Residential R6/Residential R9 (h\*h-54\*R6-5/R9-7\*H36) Zone to remove the "h" holding provision from all lots and the "h-100" holding provision from all lots and blocks. (2019-D09)

**Motion Passed**

5. (2.4) Priority Level on the Register (Inventory of Heritage Resources)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the priority levels on the Register (Inventory of Heritage Resources) BE REMOVED. (2019-R01)

**Motion Passed**

6. (2.5) Building Divisions Monthly Report for November 2018

Motion made by: A. Hopkins

That the Building Division Monthly Report for the month of November, 2018 BE RECEIVED for information. (2019-D04)

**Motion Passed**

7. (3.1) 6188 Colonel Talbot Road - Obtain a Section 45 (1.4) Council Resolution

Motion made by: A. Hopkins

That the staff report dated January 21, 2019, entitled "Delegation Request by Mainline Planning Services Inc. - 6188 Colonel Talbot Road - Obtain a Section 45(1.4) Council Resolution" BE RECEIVED; it being noted that the Planning and Environment Committee heard verbal presentations from J. Plutino, Mainline Planning Services Inc. and J. Fontana, Vice President, Business and Government Affairs, Shogun, with respect to this matter. (2019-D09)

**Motion Passed**

8. (3.2) Application - Portion of 146 Exeter Road (Richardson Subdivision 39T-15501, Block 30 and a Portion of Block 31, Wharncliffe Road Frontage) (Z-8969) (Relates to Bill No. 66)

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 the property located at 146 Exeter Road, the proposed by-law appended to the staff report dated January 21, 2019 BE INTRODUCED at the Municipal Council meeting to be held on January 29, 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 Holding Residential R5 Special Provision/Residential R6 Special Provision (h\*h-100\*h-198\*R5-4(22)/R6-5(50)) Zone TO a Holding Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 Special Provision (h\*h-100\*h-198\* R5-4(22)/R6-5(50)/R7(\_\_)\*D45\*H17) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the

~~attached~~ public participation meeting record made oral submissions regarding these matters;

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

- the recommended amendment is consistent with the Provincial Policy Statement (PPS), 2014, which encourages healthy, livable and safe communities by accommodating an appropriate range and mix of residential uses (including second units, affordable housing, and housing for older persons), encourages settlement areas to be the main focus of growth and development, and provide for a range of housing types and densities to meet projected requirements of current and future residents;
- the recommended amendment is consistent with the objectives and policies of the London Plan, and the policies of the “Neighbourhoods” Place Type for Use, Intensity, and Form;
- the recommended amendment is consistent with the objectives and policies of the Southwest Area Secondary Plan, as it encourages Seniors and Special Populations Housing within the Medium Density Residential Designation;
- the proposed amendment meets the policies of the 1989 Official Plan and the use is consistent with the Multi-Family, Medium Density Residential designation; and,
- the proposed special provisions for reduced front and exterior side yard and reduced interior and rear yard setbacks are supported to encourage and foster improved design for the site. (2019-D09)

#### **Motion Passed**

9. (3.3) Application - 2156 Highbury Avenue North (OZ-8956) (Relates to Bill No.s 55, 56 and 67)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Chinmaya Mission (Canada), relating to the property located at 2156 Highbury Avenue North:

- a) the proposed by-law appended to the staff report dated January 21, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 29, 2019 to amend the Official Plan by AMENDING Policy 10.1.3 cxxv) to permit a place of worship within the existing building;
- b) the proposed by-law appended to the staff report dated January 21, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 29, 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 R1 Special Provision (R1-11(16)) Zone, Open Space (OS4) Zone and Environmental Review (ER) Zone TO a Holding Neighbourhood Facility Special Provision (h-18•NF(\_\_)) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone and Agricultural Special Provision (AG1(\_\_)) Zone;
- c) the proposed by-law appended to the staff report dated January 21, 2019 as Appendix "C" BE INTRODUCED at the



Municipal Council meeting to be held on January 29, 2019, to amend The London Plan by AMENDING Policy 1236\_ for the Farmland Place Type AND ADDING a new policy to the Specific Policies for the Green Space Place Type AND AMENDING Map 7 – Specific Policy Areas – of The London Plan by adding the Green Space Place Type to Specific Policy Area 19; it being noted that the amendments will come into full force and effect concurrently with Map 1 and Map 7 of The London Plan;

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 request is consistent with the policies of the Provincial Policy Statement, 2014;
- the request is in conformity with the policies of The London Plan;
- the request is in conformity with the policies of the 1989 Official Plan;
- the request will facilitate the adaptive reuse of an existing residential building to a new use that is compatible with the surrounding agricultural area; and,
- the request will replace the urban residential uses currently permitted on the subject lands and reintroduce agricultural uses. (2019-D09)

**Motion Passed**

10. (4.1) Argyle Business Improvement Association

Motion made by: A. Hopkins

That the communication dated January 12, 2019 from Councillor S. Lewis, with respect to operations at the Argyle Business Improvement Area BE RECEIVED. (2019-D19)

**Motion Passed**

8.2 2nd Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 2nd Report of the Community and Protective Services Committee BE APPROVED, excluding item 7 (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. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 1st and 2nd Reports of the London Housing Advisory Committee

Motion made by: M. Cassidy

That the 1st and 2nd Reports of the London Housing Advisory Committee, from the meetings held on December 12, 2018 and January 9, 2019, respectively, BE RECEIVED.

**Motion Passed**

3. (2.2) 1st Report of the Animal Welfare Advisory Committee

Motion made by: M. Cassidy

That the 1st Report of the Animal Welfare Advisory Committee, from its meeting held on January 3, 2019, BE RECEIVED.

**Motion Passed**

4. (2.3) RFP18-31 Consultant Services for Foxfield Park Development

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 award of consulting services for the Foxfield Park Development:

a) the proposal submitted by Stantec Consulting Ltd., for the provision of Consulting Services for the Foxfield Park Development, in accordance with RFP18-31, at a total estimated cost of \$178,234.56 (HST extra), BE ACCEPTED;

b) the financing for this project BE APPROVED in accordance with the "Sources of Financing Report", as appended to the staff report dated January 22, 2019;

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

d) the approvals given, herein, BE CONDITIONAL upon The Corporation entering into a formal contract for this purchase; and,

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract, statement of work, or other documents, if required, to give effect to these recommendations. (2019-R04)

**Motion Passed**

5. (2.4) Funding Changes 2018 -2019 Multi-Sector Service Accountability Agreement between The Corporation of The City of London (Dearness Home) and The Southwest Local Health Integration Network (LHIN) (Relates to Bill No. 53)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to funding changes to the 2018-2019 Multi-Sector Service Accountability Agreement between The Corporation of the City of London (Dearness Home) and the South West Local Health Integration Network (LHIN):

- a) the proposed by-law, as appended to the staff report dated January 22, 2019, BE INTRODUCED at the Municipal Council meeting on January 29, 2019, to:
- i) approve the South West Local Health Integration Network (LHIN) funding letter, dated January 7, 2019, with respect to the 2018-2019 Multi-Sector Accountability Agreement (M-SAA) between The Corporation of the City of London and the LHIN for the provision of funding with respect to the Adult Day Program for the period of February 1, 2019 to March 31, 2019; and,
- ii) authorize the Managing Director, Housing, Social Services and Dearness Home to execute the above-noted letter;
- b) the Managing Director, Housing, Social Services and Dearness Home BE REQUESTED to explore future opportunities with the Ministry of Health and Long Term Care (MOLTCH) and LHIN to further address the growing Adult Day Program needs in the community. (2019-S02)

**Motion Passed**

6. (3.1) Extension of Hours for Sound from Outdoor Stage During 2019 Juno Week (Relates to Bill No. 54)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Parks & Recreation, the following actions be taken with respect to the extension of hours for sound from an outdoor stage during the 2019 Juno week:

- a) the revised ~~attached~~ proposed by-law, as appended to the staff report dated January 22, 2019, BE INTRODUCED at the Municipal Council meeting to be held on January 29, 2019, to extend the hours from 11:00 PM to 2:00 AM on March 14, 15, 16 and 17, 2019 for sound for the 2019 Juno week as per Section 4.31 of the City of London Special Events Policies and Procedures Manual; and,
- b) the Civic administration BE DIRECTED to report back at a future meeting of the Community and Protective Services Committee with an amendment to part 4 of the sound by-law with respect to time of amplification of noise for patios for March 14, 15, 16 and 17, 2019;

it being pointed out that at the public participation meeting associated with this matter there were no oral submissions regarding this matter. (2019-P01)

**Motion Passed**

8. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at January 14, 2019, BE RECEIVED.

**Motion Passed**

7. (4.1) Towing Services Review

Motion made by: M. Cassidy

That the communication, as appended to the agenda, from Councillor S. Lewis, with respect to a request for a draft by-law related to the towing industry, BE REFERRED to the Civic Administration for a review and consultation with the industry as well as with law enforcement agencies, including the London Police Service and Ontario Provincial Police, along with a report back to the Community and Protective Services Committee as to whether or not a by-law is required; it being noted that the delegation requests from T. Whitworth and F. Ibrahim, as included on the Added Agenda, will be referred to the above-noted consultation. (2019-P09)

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)**

8.3 3rd Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 3rd Report of the Corporate Services Committee BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, 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

Nays: (1): S. Lewis

**Motion Passed (14 to 1)**

8.4 4th Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 4th Report of the Corporate Services Committee BE APPROVED, excluding item 10 (5.2).

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. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.2) Authorization for Temporary Borrowing (Relates to Bill No. 52)

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law appended to the staff report dated January 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on January 29, 2019, to authorize the temporary borrowing of certain sums to meet current expenditures of The Corporation of the City of London for the year 2019.

**Motion Passed**

3. (2.3) Declare Surplus - City-Owned Land Abutting 891 and 893 Adelaide Street North

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the City-owned land on Adelaide Street North, described as Part of Lots 8, 9, and 10 Registered Plan 256(E) designated as Parts 2, 4, 6, and 8 on Reference Plan 33R-19753, containing an area of approximately 2067 square feet (192 m<sup>2</sup>), the following action be taken:

- a) the subject property BE DECLARED SURPLUS; and
- b) the subject property BE TRANSFERRED to Ut Thi Nguyen for nominal consideration.

**Motion Passed**

4. (2.4) Corporate Human Rights and Code of Conduct Inquiries, Requests, Complaints and Related Training Initiatives 2018

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the staff report dated January 22, 2019 with respect to Corporate Human Rights and Code of Conduct inquiries, requests and training initiatives BE RECEIVED for information.

**Motion Passed**

5. (2.5) Report of the Association of Municipalities Ontario (AMO) - Update on Board Activities

Motion made by: J. Morgan

That the communication dated January 10, 2019, from Councillor A. Hopkins, regarding the Association of Municipalities of Ontario (AMO) Board meeting held on November 30, 2018 BE RECEIVED for information.

**Motion Passed**

6. (2.6) Federation of Canadian Municipalities (FCM) - Update on Board Activities

Motion made by: J. Morgan

That the communication dated January 11, 2019, from Councillor J. Morgan regarding the Federation of Canadian Municipalities (FCM) update on board activities from the meeting held November 20-22, 2018 in Ottawa, ON BE RECEIVED for information.

**Motion Passed**

7. (2.1) Assessment Growth for 2019, Changes in Taxable Phase-In Values, and Shifts in Taxation as a Result of Reassessment

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated January 22, 2019 regarding assessment growth for 2019, changes in taxable phase-in values, and shift in taxation as a result of reassessment BE RECEIVED for information.

**Motion Passed**

8. (4.1) Consideration of Appointments to the Accessibility Advisory Committee

Motion made by: J. Morgan

That the following BE APPOINTED as Voting Members to the Accessibility Advisory Committee for the term ending May 31, 2019:

Guy Ashford-Smith (Person with a Disability)  
Ayo Abiola (Member at Large)  
Derek Smith (Member at Large)  
Jeanette Wilson (Member at Large)

**Motion Passed**

9. (5.1) Corporate Services Committee Deferred Matters List

Motion made by: J. Morgan

That the Corporate Services Committee Deferred Matters List, as of January 14, 2019, BE RECEIVED.

**Motion Passed**

10. (5.2) Consideration of Appointments to the London Council for Adult Education

Motion made by: J. Morgan

That D. Vanden Booman BE APPOINTED to the London Council for Adult Education, for the term December 1, 2018 to November 15, 2022, based on the interviews conducted by the Corporate Services Committee on January 22, 2019, and the ~~attached~~-ranked ballot.

Yeas: (10): Mayor E. Holder, M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, and A. Kayabaga

Nays: (5): S. Lewis, P. Squire, S. Lehman, E. Pelozza, and S. Hillier

**Motion Passed (10 to 5)**

- 8.5 4th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 4th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding item 3 (5.1).

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. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

Councillor S. Turner discloses a pecuniary interest in Item 3.1, specific to the request for funding from Merrymount Children's Centre, by indicating that his employer the Middlesex London Health Unit has indicated a position on the matter, and further by indicating that his spouse's employer receives EarlyON funding.

**Motion Passed**

2. (3.1) 2016-2019 Multi-Year Budget

Motion made by: J. Morgan

That the following written submissions for the 2016-2019 Multi-Year Budget 2019 Public Participation Meeting BE RECEIVED for consideration by the Municipal Council as part of its 2019 Multi-Year Budget approval process:

- a) a communication dated December 12, 2018 from L Simpson;
- b) a presentation and communication from P. Howarth, Executive Director, Merrymount Children's Centre;
- c) a communication from R. Al Absi;

- d) a communication dated December 21, 2018 from L. A. Cross, Merrymount Children's Centre;
- e) a communication from S. Wells, Merrymount Children's Centre;
- f) a communication dated January 2, 2019 from W. Tapp-Moore, Merrymount Children's Centre;
- g) a communication from K. Rupert, Merrymount Family Mental Health Coordinator;
- h) a communication dated December 20, 2018 from M. Mouritzen, Healthzone Nurse Practitioner, Interim Director Clinical Services – Merrymount Children's Centre;
- i) a communication from S. O'Halloran, Bachelor of Social Work Intern Student – Merrymount Children's Centre;
- j) a communication dated January 7, 2019 from C. Foote, Merrymount Children's Centre;
- k) a communication from K. Lamport, Merrymount Children's Centre;
- l) a communication from A. Brooks, Communications & Development Coordinator, Merrymount Children's Centre;
- m) a communication dated January 2, 2019 from R. Nasswetter, Merrymount Children's Centre;
- n) a communication dated January 4, 2018 from L. Sortun, Program Manager Crisis Residential/Respite Program, Merrymount Family Support and Crisis Centre;
- o) a communication dated January 6, 2019 from A. Connell, Merrymount Children's Centre;
- p) a communication dated December 18, 2018 from S. McKane, Merrymount Children's Centre;
- q) a communication dated January 8, 2019 from R. Macgregor, Director of Finance, Merrymount Children's Centre;
- r) a presentation from A. Conlon, Executive Director, London Children's Museum;
- s) a presentation from C. Butler;
- t) a communication from A. Bruner;
- u) a communication from C. Johnston; and
- v) a communication from J. Winston, Tourism London;

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

**Motion Passed**

3. (5.1) Merrymount Children's Centre Funding Request

Motion made by: J. Morgan

That the following actions be taken with respect to the request for funding from Merrymount Family Support and Crisis Centre:



- a) the request for 2019 funding in the amount of \$368,704 BE REFERRED to the 2019 Budget process for consideration;
- b) the Budget Chair BE REQUESTED to work with the Civic Administration, Provincial and Federal Government officials and representatives from the Merrymount Family Support and Crisis Centre to investigate and determine any potential appropriate sources of funding with respect to the 2019 request for funding; and
- it being noted that the Strategic Priorities and Policy Committee received a variety of communications through the Public Participation Meeting associated with the 2016 - 2019 Budget.

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, P. Squire, J. Morgan, S. Lehman, E. Pelozo, A. Kayabaga, and S. Hillier

Nays: (3): M. Cassidy, A. Hopkins, and P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (11 to 3)**

Motion made by: J. Morgan

That part c) of clause 5.1 BE APPROVED:

- c) the Merrymount Family Support and Crisis Centre 2020 request for funding in the amount of \$238,704 BE REFERRED to the 2020-2023 Multi-year Budget Process for consideration;

Yeas: (3): Mayor E. Holder, M. van Holst, and A. Hopkins

Nays: (11): S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozo, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

**Motion Failed (3 to 11)**

Motion made by: J. Morgan

Seconded by: S. Hillier

That the following new part c) BE APPROVED:

- "c) that the Civic Administration BE DIRECTED to advise the Merrymount Family Support and Crisis Centre of the London Community Grants Program and the related timelines, as the appropriate means of applying for their 2020 request for funding in the amount of \$238,704."

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, E. Pelozo, A. Kayabaga, and S. Hillier

Nays: (2): J. Helmer, and P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (12 to 2)**

Clause 5.1, as amended, reads as follows:

That the following actions be taken with respect to the request for funding from Merrymount Family Support and Crisis Centre:

- a) the request for 2019 funding in the amount of \$368,704 BE REFERRED to the 2019 Budget process for consideration;
- b) the Budget Chair BE REQUESTED to work with the Civic Administration, Provincial and Federal Government officials and representatives from the Merrymount Family Support and Crisis Centre to investigate and determine any potential appropriate sources of funding with respect to the 2019 request for funding; and
- c) that the Civic Administration BE DIRECTED to advise the Merrymount Family Support and Crisis Centre of the London Community Grants Program and the related timelines, as the appropriate means of applying for their 2020 request for funding in the amount of \$238,704;

it being noted that the Strategic Priorities and Policy Committee received a variety of communications through the Public Participation Meeting associated with the 2016 - 2019 Budget.

## 9. Added Reports

### 9.2 6th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 6th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding item 5.1.

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. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

#### 2. (3.1) Council's Strategic Plan 2019-2023: Draft Outcomes, Expected Results, Strategies and Metrics

Motion made by: J. Helmer

That, on the recommendation of the City Manager, the staff report dated January 28, 2019 regarding Council's Strategic Plan 2019-2023: Draft Outcomes, Expected Results, Strategies and Metrics BE RECEIVED for information; it being noted that the attached presentation from the Managing Director, Neighbourhood, Children & Fire Services was

**Motion Passed**

#### 4. (5.2) Enhanced Winter Maintenance

Motion made by: J. Helmer

That a new strategy entitled "Improve Residents' Satisfaction with winter road and sidewalk maintenance" BE ADDED to Leading in Public Service (LPS) Outcome 2 - Londoners experience

exceptional and valued customer service, subsection C - Increase efficiency and effectiveness of service delivery, of Appendix B of the Draft Strategic Plan, with a metric to “reduce the number of customer complaints received through ES London”; it being noted that additional metrics may be added through the multi-year budget process; it being further noted that all remaining strategies will be renumbered to accommodate this addition.

**Motion Passed**

3. (5.1) Public Wi-Fi in Recreation Facilities

Motion made by: J. Helmer

That the public provision of Wi-Fi in recreation facilities, particularly in areas with existing appropriate network connectivity, BE INCLUDED in the draft 2019-2023 Strategic Plan.

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

Nays: (2): M. Cassidy, and S. Turner

**Motion Passed (13 to 2)**

9.1 4th Report of Council in Closed Session

Motion made by: S. Turner

Seconded by: M. Cassidy

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. Pelosa, A. Kayabaga, S. Hillier.

Also Present: M. Hayward, A. Anderson, A. Barbon, G. Belch, B. Card, J. Fleming, G. Kotsifas, N. Rogers (outside counsel), C. Saunders, K. Scherr, M. Schulthess, B. Warner, B. Westlake-Power and J. Wills.

1. Offer to Purchase Industrial Lands – 1960946 Ontario Inc. – Parts 3 and 4, Plan 33R-16368 – Cuddy Industrial Lands

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the City-owned industrial land located on the north side of Page Street, being part of the Cuddy industrial lands, containing an area of approximately 2.84 acres, being composed of Parts 3 and 4, Plan 33R-16368, outlined on the sketch attached hereto as Schedule “A”, the following actions be taken:

a) the offer submitted from Copia Developments under the corporate name 1960946 Ontario Inc. (the “Purchaser”) to purchase the subject property from the City, at a purchase price of \$227,200.00 (reflecting a sale price of \$80,000.00 per acre), attached hereto as Schedule “B”, BE ACCEPTED, subject to the following conditions:

i) the Purchaser be allowed until thirty (30) days after waiver of conditions to examine title at Purchaser’s own expense;

ii) the Purchaser, within sixty (60) days from acceptance of the offer, to carry out soil tests as it might reasonably require;

- iii) the Purchaser, within sixty (60) days to conduct environmental inspections and investigations of the property satisfactory to the Purchaser;
- iv) the Purchaser, within sixty (60) days to determine the financial feasibility of the Purchaser's intended use of the property Satisfactory to the Purchaser;
- v) the Purchaser acknowledges and accepts the property in an 'as-is' condition; and

the proposed commencement date of construction within one (1) year from the Date of Deed in place of the required one (1) year from Date of Deed.

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: S. Turner  
 Seconded by: M. Cassidy

2. Property Acquisition – 180 Wellington Road – Bus Rapid Transit Project

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director, Environmental and Engineering Services and City Engineer, the Project Director, Rapid Transit Implementation, on the advice of the Manager of Realty Services, with respect to the property located at 180 Wellington Road, further described as Part Lots 18, 26, and 27, Plan 467 (4th), Part 2, Plan 33R3744, further described as PIN 083580085, containing an area of approximately 3,078 square feet, as shown on the location map attached, for the purpose of future road improvements to accommodate the Bus Rapid Transit initiative, the following actions be taken:

- a) the offer submitted by Shayne Sterling Johnston, to sell the subject property to the City, for the sum of \$215,000.00, BE ACCEPTED, subject to the following conditions:
  - i) the City having the right to view the property one (1) further time prior to closing;
  - ii) the transaction includes all the existing appliances;
  - iii) the City will assume the rental contract for the hot water tank; and
- b) the financing for this acquisition BE APPROVED as set out in the source of Financing Report attached hereto as Appendix "A".

3. Property Acquisition – 263 Wellington Road – Bus Rapid Transit Project

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director, Environmental and Engineering Services and City Engineer, the Project Director, Rapid Transit Implementation, on the advice of the Manager of Realty Services, with respect to the property located at 263 Wellington Road, further described as Part Lots 65 and 66, Plan 452 (4th) PIN 083640093, containing an area of approximately 4,575 square feet, as shown on the location map attached, for the purpose of

future road improvements to accommodate the Bus Rapid Transit initiative, the following actions be taken:

a) the offer submitted by Sarah Van De Vooren, to sell the subject property to the City, for the sum of \$275,000.00, BE ACCEPTED, subject to the following conditions:

i) the City agreeing to pay the Vendor's reasonable legal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment;

ii) the City having the right to view the property one (1) further time prior to closing;

iii) the City will assume the rental contract for the hot water tank;

iv) the City will assume the existing tenancies;

v) the City agreeing to pay a further sum of \$5,000.00 for the appliances and chattels; and,

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

Yeas: (11): Mayor E. Holder, M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Nays: (4): S. Lewis, P. Squire, S. Lehman, and P. Van Meerbergen

**Motion Passed (11 to 4)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: M. van Holst

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No.'s 51 to 58 and 60 to 67 and the Added Bill No.'s 68, 69 and 70 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. Pelozo, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: M. van Holst

Seconded by: M. Cassidy

That Second Reading of Bill No.'s 51 to 58 and 60 to 67 and the Added Bill No.'s 68, 69 and 70 BE APPROVED.

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

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

**Motion Passed (13 to 2)**

Motion made by: J. Helmer  
Seconded by: M. van Holst

That pursuant to section 13.2 of the Council Procedure By-law reconsideration of the vote for first and second reading of Bill No.'s 51 to 58 and 60 to 67 and the Added Bill No. 68, 69 and 70 BE APPROVED as to address a misunderstanding as to the items contained in the above-noted motions.

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: J. Helmer  
Seconded by: S. Hillier

That Introduction and First Reading of Bill No.'s 51 to 58 and 60 to 67 and the Added Bill No. 68 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: J. Helmer  
Seconded by: M. van Holst

That Second Reading of Bill No.'s 51 to 58 and 60 to 67 and the Added Bill No. 68 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: S. Turner  
Seconded by: P. Van Meerbergen

That Third Reading and Enactment of Bill No.'s 51 to 58 and 60 to 67 and the Added Bill No. 68 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: S. Lewis  
Seconded by: J. Helmer

That Introduction and First Reading of Bill No. 59 BE APPROVED.

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

Recuse: (1): J. Morgan

**Motion Passed (14 to 0)**

Motion made by: E. Peloza

Seconded by: S. Lehman

That Second Reading of Bill No. 59 BE APPROVED.

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

Recuse: (1): J. Morgan

**Motion Passed (14 to 0)**

Motion made by: S. Lewis

Seconded by: M. Cassidy

That Third Reading and Enactment of Bill No. 59 BE APPROVED.

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

Recuse: (1): J. Morgan

**Motion Passed (14 to 0)**

Motion made by: M. Cassidy

Seconded by: E. Peloza

That Introduction and First Reading of Added Bill No.'s 69 and 70 BE APPROVED.

Yeas: (11): Mayor E. Holder, M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

Nays: (4): S. Lewis, P. Squire, S. Lehman, and P. Van Meerbergen

**Motion Passed (11 to 4)**

Motion made by: A. Hopkins

Seconded by: A. Kayabaga

That Second Reading of Added Bill No.'s 69 and 70 BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

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

**Motion Passed (12 to 3)**

Motion made by: E. Pelozá

Seconded by: A. Hopkins

That Third Reading and Enactment of Bill No.'s Added Bill No.'s 69 and 70 BE  
APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy,  
J. Morgan, A. Hopkins, S. Turner, E. Pelozá, A. Kayabaga, and S. Hillier

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

**Motion Passed (12 to 3)**

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



Bill No. 51 By-law No. A.-7803-37	A by-law to confirm the proceedings of the Council Meeting held on the 29th day of January, 2019. (City Clerk)
Bill No. 52 By-law No. A.-7804-38	A by-law to authorize the City Treasurer or Deputy Treasurer of The Corporation of the City of London to borrow certain sums to meet current expenditures of the Corporation for the year 2019. (2.2/4/CSC)
Bill No. 53 By-law No. A.-7805-39	A by-law to approve the funding letter dated January 7th, 2019 with respect to the 2018-2019 Multi- Sector Service Accountability Agreement with the South West Local Health Integration Network, for funding for the Adult Day Program; and to authorize the Managing Director – Housing, Social Services and Dearness Home to execute the letter. (2.4/2/CPSC)
Bill No. 54 By-law No. CPOL.- 142(a)-40	A by-law to amend By-law No. CPOL.-142-394 being a by-law for a Council policy entitled “Special Events Policies and Procedures Manual”, to extend the hours for sound arising from the outdoor stage in Budweiser Gardens Parking Lot for the 2019 JUNO Week on March 14, 15, 16, 17, 2019. (3.1/2/CPSC)
Bill No. 55 By-law No. C.P.- 1284(uj)-41	A by-law to amend the Official Plan for the City of London, 1989 relating to 2156 Highbury Avenue North. (3.3a/3/PEC)
Bill No. 56 By-law No. C.P.-1512(a)- 42	A by-law to amend The London Plan for the City of London, 2016 relating to 2156 Highbury Avenue North. (3.3c/3/PEC)
Bill No. 57 By-law No. S.-5981-43	A by-law to assume certain works and services in the City of London. (Cedar Hollow Subdivision - Phase 1, Stage 2, Plan 33M-580) (City Engineer)
Bill No. 58 By-law No. S.-5982-44	A by-law to assume certain works and services in the City of London. (Fox Hollow Subdivision - Phase 4, Plan 33M-637) (City Engineer)
Bill No. 59 By-law No. S.-5983-45	A by-law to assume certain works and services in the City of London. (Hyde Park Meadows - Phase 1, Plan 33M-605) (City Engineer)
Bill No. 60 By-law No. S.-5984-46	A by-law to assume certain works and services in the City of London. (Richmond North Subdivision - Phase 1, Stage 2, Plan 33M-633) (City Engineer)
Bill No. 61 By-law No. W.-5600(a)- 47	A by-law to amend By-law No. W.-5600-57 entitled, “A by-law to authorize the Adelaide Street Grade Separation CPR Tracks. (Project No. TS1306).” (2.1/2/CWC)
Bill No. 62 By-law No. W.-5619(a)- 48	A by-law to amend By-law No. W.-5619-87 entitled, “A by-law to authorize the Dundas Flexible Street. (Project No. TS1135).” (6/4/CWC – 2018)

Bill No. 63 By-law No. W.-5645-49	A by-law to authorize Bus Replacements – Fast Track 7 buses (Project No. MU1046). (7/10/CWC – 2017)
Bill No. 64 By-law No. W.-5646-50	A by-law to authorize the 2018 Bus Purchase Replacement. (Project No. MU104418) (6/20/SPPC – 2018)
Bill No. 65 By-law No. Z.-1-192727	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1522 Kilally Road and 1654 Highbury Avenue North. (2.3/3/PEC)
Bill No. 66 By-law No. Z.-1-192728	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 146 Exeter Road. (3.2/3/PEC)
Bill No. 67 By-law No. Z.-1-192729	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2156 Highbury Avenue North. (3.3b/3/PEC)
Bill No. 68 By-law No. A.-7806-51	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 1960946 Ontario Inc., for the sale of the City owned industrial land described as Parts 3 and 4, Plan 33R-16368, being part of Cuddy Industrial Lands, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/4/CSC)
Bill No. 69 By-law No. A.-7807-52	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Shayne Sterling Johnston, for the acquisition of property located at 180 Wellington Road, in the City of London, for the Bus Rapid Transit Project and to authorize the Mayor and the City Clerk to execute the Agreement. (6.3/4/CSC)
Bill No. 70 By-law No. A.-7808-53	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Sarah Van De Vooren, for the acquisition of property located at 263 Wellington Road, in the City of London, for the Bus Rapid Transit Project and to authorize the Mayor and the City Clerk to execute the Agreement. (6.4/4/CSC)

#### 14. Adjournment

Motion made by: M. Salih

Seconded by: S. Hillier

That the meeting adjourn.

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 meeting adjourned at 6:06 PM.

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Ed Holder, Mayor

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Catharine Saunders, City Clerk

# Strategic Priorities and Policy Committee

## Report

6th Meeting of the Strategic Priorities and Policy Committee  
January 28, 2019

PRESENT: 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

ABSENT: Mayor E. Holder

ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, J. Carter, B. Coxhead, S. Datars Bere, J. Fleming, G. Kotsifas, L. Livingstone, J.P. McGonigle, P. McKague, D. O'Brien, S. Oldham, K. Pawelec, M. Ribera, C. Saunders, K. Scherr, M. Schulthess, S. Stafford, B. Westlake and R. Wilcox.

The meeting is called to order at 4 PM, with all Members present except Mayor E. Holder and Councillors A. Kayabaga, S. Turner and P. Van Meerbergen.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

None.

### 3. Scheduled Items

#### 3.1 Council's Strategic Plan 2019-2023: Draft Outcomes, Expected Results, Strategies and Metrics

Moved by: J. Morgan

Seconded by: A. Hopkins

That, on the recommendation of the City Manager, the staff report dated January 28, 2019 regarding Council's Strategic Plan 2019-2023: Draft Outcomes, Expected Results, Strategies and Metrics BE RECEIVED for information; it being noted that the attached presentation from the Managing Director, Neighbourhood, Children & Fire Services was received.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

### 4. Items for Direction

None.

**5. Deferred Matters/Additional Business**

5.1 ADDED - Public Wi-Fi in Recreation Facilities

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

That the public provision of Wi-Fi in recreation facilities, particularly in areas with existing appropriate network connectivity, BE INCLUDED in the draft 2019-2023 Strategic Plan.

Yeas: (12): 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 S. Hillier

Nays: (1): S. Turner

Absent: (2): Mayor E. Holder, and A. Kayabaga

**Motion Passed (12 to 1)**

5.2 ADDED - Enhanced Winter Maintenance

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

That a new strategy entitled “Improve Residents’ Satisfaction with winter road and sidewalk maintenance” BE ADDED to Leading in Public Service (LPS) Outcome 2 - Londoners experience exceptional and valued customer service, subsection C - Increase efficiency and effectiveness of service delivery, of Appendix B of the Draft Strategic Plan, with a metric to “reduce the number of customer complaints received through ES London”; it being noted that additional metrics may be added through the multi-year budget process; it being further noted that all remaining strategies will be renumbered to accommodate this addition.

Yeas: (14): 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 (14 to 0)**

**6. Adjournment**

Moved by: P. Squire  
Seconded by: P. Van Meerbergen

That the meeting adjourn.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

The meeting adjourned at 4:39 PM.



# Council's Strategic Plan 2019-2023

January 28, 2019 SPPC

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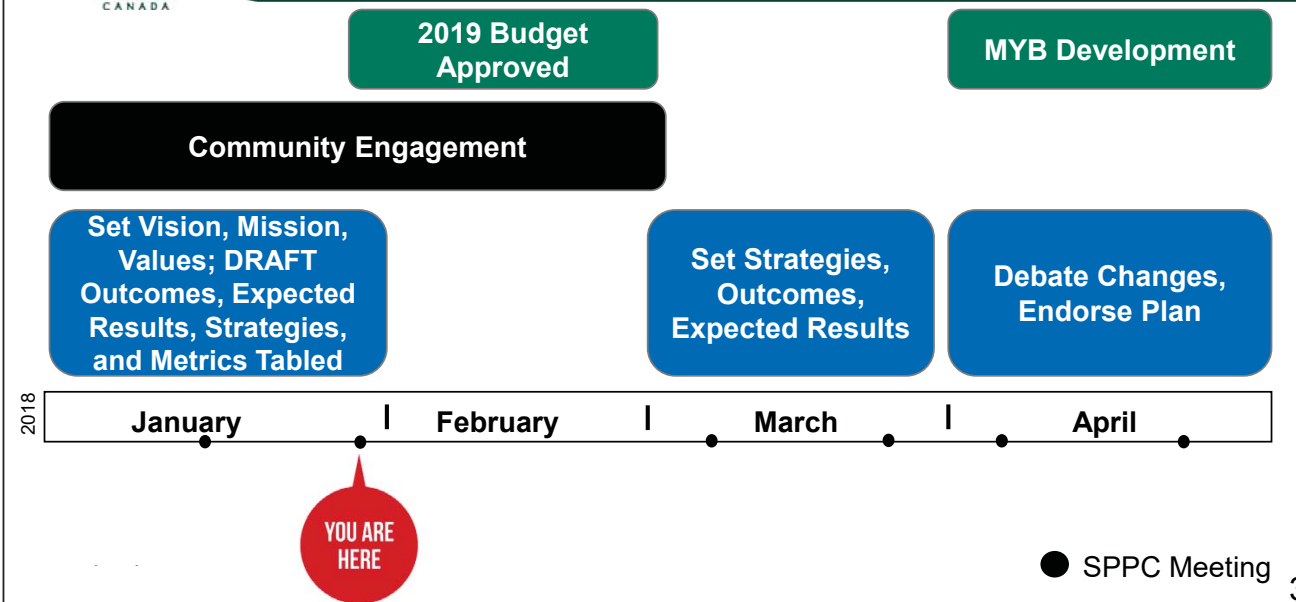
# Agenda

- Key Timelines and Deliverables
- Community Engagement update – early feedback
- Tabling draft Outcomes, Expected Results, Strategies, and Metrics
- Next Steps

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# Strategic Plan 2019-2023: Timelines and Deliverables



# Community Engagement

- Community input sought on the preliminary Vision, Mission, and Value statements. The community was asked 3 questions:
  1. What words or statements resonate with you the most?
  2. Are there words or statements that could be eliminated?
  3. If you were to write a "Vision" statement for the City of London, drawing from the above statements, what would it say?

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CANADA

## Preliminary Vision Statements

1. Our region's capital, advancing commerce and connecting people through culture, entertainment, and sport as the heart of Southwestern Ontario.
2. A bold leader in fostering an innovative, prosperous, and liveable city connected to the world.
3. A diverse community of neighbours building for a prosperous future.
4. A city of unlimited potential where enterprise is valued and dreams are realized.
5. A resilient community where all are welcomed and valued, building for a prosperous future.

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## Vision: What resonates the most?

- Prosperous future/prosperous community
- Diverse community
- The environment
- Resilient community
- Liveable city

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## Preliminary Mission Statements

1. A responsive and modern public service partner that fosters change to build a better London for all.
2. Engaged and responsible public servants building a better city for all.
3. Delivering opportunity with respect, compassion, and accountability.
4. Serving in partnership with respect, equity, and inclusion to build a better city for all.
5. To help Londoners prosper and grow in an inclusive and connected community.

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## Mission: What resonates the most?

- Fosters change to build a better London for all
- To mobilize our public sector to build a better city for all
- Engaged and responsive public service
- Opportunity with respect, compassion, and accountability

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## Preliminary Value Statements

1. Good governance, driven by community, acting with compassion, moving forward through innovation.\*
2. Results focused  
Collective accountability  
Serving a diverse community
3. Initiative  
Integrity  
Compassion  
Inclusivity  
Accountability

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## Preliminary Value Statements cont'd

\* To be considered:

(energetic collaboration, clear and lateral thinking, calculated risk taking, strong ROI and SOI, value for money, rapid advancement, technological innovation, economic vitality, individual sustainability, municipal self-sufficiency, personal productivity)

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## Values: What resonates the most?

- Results focused
- Driven by community
- Collective accountability
- Integrity and compassion

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## Draft Outcomes, Expected Results, Strategies, and Metrics

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# Strategic Plan Approach

**Vision** | Sets direction **Mission** | Articulates purpose  
**Values** | Expresses how the corporation operates

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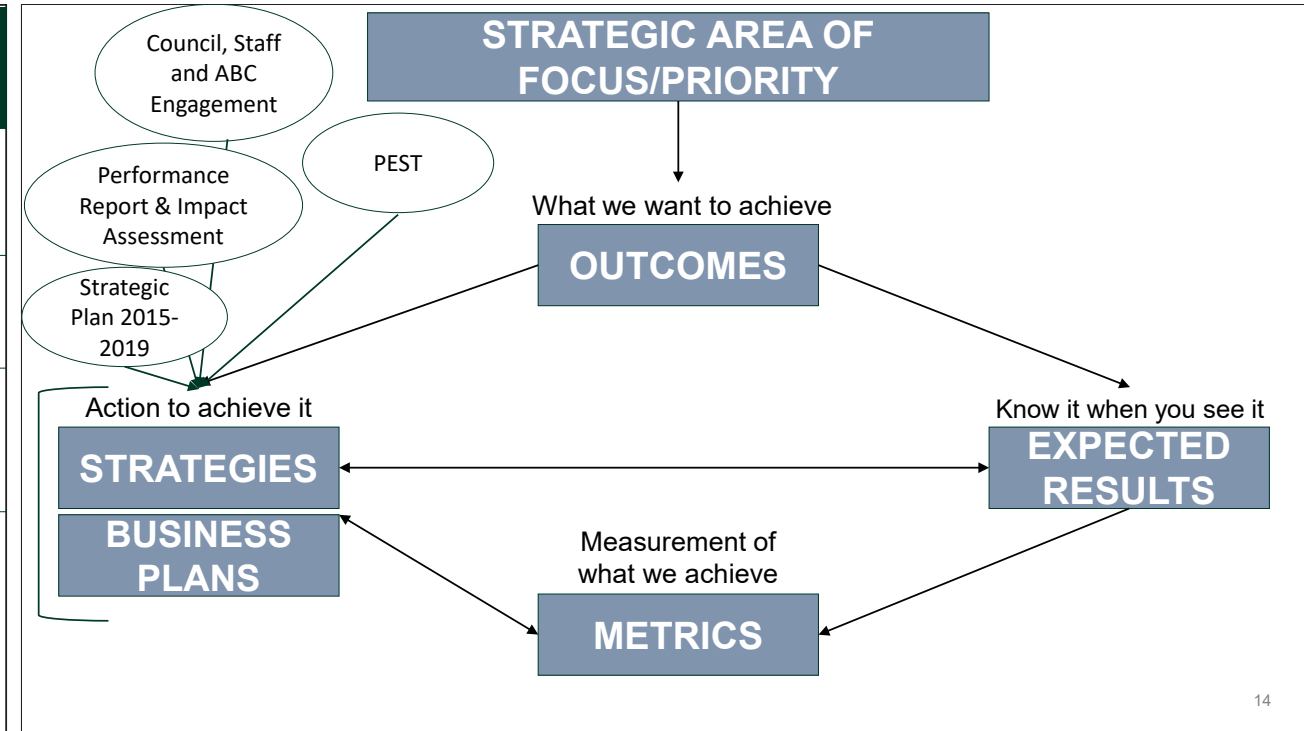
**Strategic Areas of Focus** | Articulates where to focus over the next four years

---

**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  
**Metrics** | Identifies the aggregate, quantifiable measure(s) that is used to track performance, process, or behaviour



## Next Steps: Community Engagement

### February 1 – 28, 2019:

- Seeking feedback on proposed Outcomes, Expected Results, and Strategies
- Final opportunity to provide any additional feedback on preliminary Vision, Mission, and Value statements
- Civic Administration will provide Council with communication assets to share with their networks and constituents



## Next Steps: Community Engagement

### Opportunities for Community Engagement:

- **Online Feedback:** [getinvolved.london.ca](http://getinvolved.london.ca)
- **Paper Survey:** available through phone or email
- **Ward/Community Meeting:** contact Jen Carter ([jecarter@london.ca](mailto:jecarter@london.ca)) if you would like support from Civic Administration



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## Next Steps: Community Engagement

### Opportunities for Community Engagement (cont'd):

- **Focus Groups:** An engagement toolkit is being created to support organizations to gather feedback and to promote the online link with networks and individuals
- **Open Houses:**
  - **Feb 19:** Goodwill (5pm to 8pm)
  - **Feb 27:** South London Community Centre (5pm to 8pm)

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## Next Steps: Community Engagement

### Opportunities for Community Engagement (cont'd):

#### **Pop Ups:**

- **Feb 8:** North London Optimist Community Centre (10am-12pm)
- **Feb 16:** Canada Aquatic Games Centre (10am-12pm)
- **Feb 21:** Bostwick Community Centre (6pm-8pm)
- **Feb 28:** Stoney Creek Community Centre (3pm-5pm)
- **TBD:** Southeast location



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## Next Steps

### **March 4, 2019 SPPC Meeting:**

- Council receives any additional feedback on the preliminary Vision, Mission, and Value statements
- Council sets the Vision, Mission, and Values
- Council receives feedback on the draft Outcomes, Expected Results, and Strategies
- Council receives additional information for each draft strategy: targets and financial information
- Council begins to set the strategies

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## Next Steps

### **March 25, 2019 SPPC Meeting:**

- Council continues to set the strategies

### **April 8, 2019 SPPC Meeting:**

- Council debates any final changes to the Strategic Plan

### **April 23, 2019 SPPC Meeting:**

- Council approves the Strategic Plan 2019-2023

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**Thank You!**

[london.ca](http://london.ca)

## Strategic Plan 2019-2023: Early Community Engagement Feedback

The responses to the questions listed below were provided by residents from January 16 to January 28 through [www.getinvolved.london.ca](http://www.getinvolved.london.ca).

### VISION:

If you were to write a "Vision" statement for the City of London, drawing from the above statements, what would it say?

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- "London, connecting Southwestern Ontario with the World."
- "Bio economy and unconventional energy utilization. It is time to engage. We will lose a grand opportunity if we do not act."
- "... Connecting people through culture, entertainment, transportation, and sport."
- "A resilient community where all are welcomed and valued, building for a prosperous and affordable future while protecting the environment."
- "Creating a City for Citizens."
- "More livable than Toronto. Cheaper rent, more parks, and better traffic. "
- "While citizens have strived to practice unconditional love, the corporation has reduced unemployment, crime, homelessness and addiction."
- "The city that has solved its most taxing problems, capitalized on its best opportunities and maximized quality-of-life."
- "The nucleus of SWO where commerce, culture, sport, entertainment and technology reach critical mass for an explosion of prosperity."
- "A city which preserves its heritage, both in architecture and nature, and which stresses practical needs, not expensive impractical ones."
- "A city of unlimited potential where all are welcomed and valued building a prosperous future."
- "A bold leader in fostering a sustainable, prosperous, and liveable city connected to its hinterland and the world."
- "A resilient community, advancing commerce and connecting people through culture, entertainment, and sport as the heart of Southwestern Ontario."

**MISSION:**

If you were to write a "Mission" statement for the City of London, drawing from the above statements, what would it say?

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- "To maintain a city which respects all kinds of people: e.g. the old and the young, liberals and conservatives, not just "change" advocates."
- "Empowering citizens to contribute to dynamic, diverse communities under optimized municipal conditions."
- "To help Londoners prosper and grow in an inclusive and connected community by delivering opportunity with respect, compassion, and account."
- "An engaged and innovative public service partner that fosters change to build a better London for all."

**VALUES:**

If you were to develop Values for the City of London, drawing from the above Values, what would they be?

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- "Be good stewards of our taxes Real Integrity with accountability Truthful service to all"
- "People in charge will write using clear language so that ordinary people will be able to understand its practical consequences."
- "Put First things first. Don't spend for the sake of vanity. Find your own opportunities. Support volunteerism. Think outside the box."
- "#3 as is." (Initiative. Integrity. Compassion. Inclusivity. Accountability)
- "Accountable governance, driven by community, acting with compassion, moving forward through innovation and calculated risk-taking"

**SCHEDULE "A"**



*Note: Abutting soccer dome and parking located at 6 Cuddy Blvd. has been decommissioned.*

**SCHEDULE "B"**

AGREEMENT OF PURCHASE AND SALE  
CORPORATION OF THE CITY OF LONDON

PAGE 1

**CLASS 1 SALE**

THIS INDENTURE dated the 28 day of DECEMBER, 2018.

**BETWEEN:**

**THE CORPORATION OF THE CITY OF LONDON**

hereinafter called the **VENDOR**

- and -

**1960946 ONTARIO INC.**

Address: 525 McGarrell Place, London ON N5G 5L3

hereinafter called the **PURCHASER**

1. The Purchaser, having inspected the lands and premises hereinafter described, hereby offers to purchase from the Vendor the lands and premises situated on Page Street, in the City of London, in the County of Middlesex, containing approximately 2.84 acres, more or less subject to survey, located on the North side of Page Street/Road, and being composed of Parts 3, and 4 of Plan 33R-16368, and shown outlined in red on the plan attached hereto as Schedule "C" to this Agreement, for the price of approximately

Two Hundred and Twenty Seven Thousand and Two Hundred Dollars (\$227,200.00)  
of lawful money of Canada calculated at the rate of

Eighty Thousand Dollars (\$80,000.00)  
per acre, with all normal municipal services available in the road allowance.

The Purchaser submits  
Twenty Two Thousand Seven Hundred and Twenty Dollars (\$22,720.00)  
cash (or bank draft or certified cheque) payable to the City Treasurer, City of London, as deposit to be held by the Vendor pending completion or other termination of the agreement arising from the acceptance of this Agreement and to be credited towards the purchase price on completion, and the balance of the purchase price to be paid on the date of completion.

2. Provided the title to the property is good and free from all encumbrances, except as otherwise expressly provided herein, and except as to any registered easements, restrictions or covenants that run with the land, or municipal by-laws, or other governmental enactments, providing that such are complied with.

3. The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title except as may be in the possession or control of the Vendor, unless otherwise provided herein.

4. The Purchaser is to be allowed 30 days from the date of acceptance of this Agreement to examine the title at his own expense. If within that time any valid objection to title is made in writing to the Vendor which the Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement, notwithstanding any intermediate acts or negotiations in respect of such objection shall be at an end, and all monies theretofore paid shall be returned to the Purchaser without interest or deduction, and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted the Vendor's title to the property.



5. The Purchaser is to be allowed 60 days from the date of acceptance of this Agreement to carry out soil tests as it might reasonably require. Any such testing shall first be approved by the City Engineer and shall be at the sole risk and expense of the Purchaser. If such tests are carried out, the Purchaser agrees to restore the property to its original condition. If the property is not so restored, the vendor may carry out required restoration and without limiting the rights of the Vendor, the cost thereof may be recovered from the deposit. If, within that time, any valid objection to soil conditions is made in writing to the Vendor, which the Vendor is unable or unwilling to remove, remedy or satisfy, and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objection, shall be at an end and all monies theretofore paid shall be repaid or returned to the Purchaser without interest or deduction and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the soil conditions on the property.
6. The transaction of purchase and sale to be completed within 90 days from the acceptance of this Agreement. Vacant possession of the property shall be given to the Purchaser on the date of completion, unless otherwise provided herein.
7. This Agreement, when accepted, shall constitute a binding contract of purchase and sale between the Purchaser and Vendor and time shall, in all respects, be of the essence thereof, provided that the time for the doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing, signed by the Vendor and the Purchaser or by their respective solicitors who are hereby expressly appointed in this regard. It is agreed that there is no condition, expressed or implied, representation, warranty, or collateral agreement affecting this Agreement or the property or supported hereby, except as expressed herein in writing.
8. The Deed or transfer shall be prepared in registerable form at the expense of the Vendor by its solicitor. Each party shall pay the cost of registration and taxes on his own documents.
9. Planning Act: This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.
10. Time Limits: Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
11. Provided that, notwithstanding any terms or conditions outlined in the printed wording herein, any provisions written into the Agreement at the time of the signing of the Agreement by the Purchaser shall be the true terms and shall supersede the printed portion in respect of the parts affected thereby. This Agreement and its acceptance shall be read with all changes of gender or number required by the context and shall be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns, as the case may be.
12. As a condition of this Agreement, the Purchaser hereby agrees to submit a declaration of intent which outlines the proposed uses of the property. This declaration is attached hereto as Schedule "A" and forms part of the Agreement.
13. As a condition of this Agreement, the Purchaser hereby agrees to be bound by the Policy of The Corporation of the City of London with respect to the sale and/or transfer of City-owned, serviced, industrial land, which Policy is attached hereto as Schedule "B" to this Agreement, it being the intent of the parties hereto that the provisions of the said "Policy" shall survive the closing of this transaction to such extent as may be required to give effect to the said Policy. As a further condition of this Agreement, the Purchaser agrees to accept a Deed with respect to the land herein described in a form sufficient to give effect to the said Policy.
14. Any tender of documents or money desired hereunder may be made upon the solicitor acting for the Vendor or Purchaser, and it shall be sufficient that a Bank Draft or Certified Cheque may be tendered instead of cash.
15. Schedules A, B, C, D attached hereto form part of this Agreement.

*RM*



16. This Agreement shall be irrevocable and open for acceptance until 11:59 p.m. (local time) on the 28<sup>th</sup> day of February, 2019, after which time, if not accepted, this Agreement shall be null and void and the deposit shall be repaid to the Purchaser without interest or deduction.

IN WITNESS WHEREOF the Purchaser, if a person, has hereunto set his hand and seal or, if a corporation, has hereunto affixed its Corporate Seal duly attested to by its proper signing Officers this 28 day of Dec, 2018.

SIGNED, SEALED & DELIVERED

in the presence of



Witness:

*[Handwritten signature]*

1960946 ONTARIO INC.



Signature of Signing Officer

Name: Robin Meisner  
Title: Director, 1960946 Ontario Inc  
I have authority to bind the Corporation

Signature of Signing Officer

Name:  
Title:  
I have authority to bind the Corporation

**ACCEPTANCE**

The Vendor accepts the above Agreement.

**THE CORPORATION OF THE CITY OF LONDON**

Ed Holder, Mayor

Catharine Saunders, City Clerk

**NOTE:** Schedule "A" attached - "Purchaser's Declaration of Intent"  
Schedule "B" attached - "City-owned Serviced Land Sale Policy"  
Schedule "C" attached - "Excerpt from Plan Outlining Property in Red"  
Schedule "D" attached - "Additional Terms and Conditions"

**Realtor:**  
Andrew Johnson, Sales Representative  
Cushman & Wakefield  
620A Richmond Street, 2nd Floor, Box 19  
London, ON N6A 5J9 | CANADA

*[Handwritten initials]*

**SCHEDULE "A"**

**PURCHASER'S DECLARATION OF INTENT TO DEVELOP AND PROPERLY UTILIZE THE PROPERTY, WHICH DECLARATION FORMS PART OF THE AGREEMENT OF PURCHASE AND SALE**

The Purchaser hereby declares, and it is understood and agreed between both parties, that the property will be used for the following purposes; and the Purchaser undertakes to take all reasonable steps to fulfil these commitments; which undertaking shall survive and not merge in the closing of the transaction.

**INFORMATION REQUIRED FROM PURCHASER BEFORE AGREEMENT SUBMITTED FOR APPROVAL**

Industrial Park Name & Phase & Section:	Cuddy Boulevard Lands
Lot & Conc. / Part No. / Block, etc.; Acres:	Parts 3, 4 on Plan 33R-16368 (2.84 Acres)
Name, Address, Postal Code of Purchaser:	1960946 Ontario Inc. 525 McGarrel Place, London ON N5G 5L3
Local Company: <u>Yes</u> No	Existing companies in London.
Intended Use of Building - (Describe):	Part 3 – Contracting establishment Part 4 – Contracting establishment
Major Industrial Classification of Use	Part 3 – Warehouse and office. Part 4 – Warehouse and office.
List of Products Manufactured/Handled:	Part 3 – Pools and Spas equipment. Part 4 – Restoration Contracting.
Number of Employees Anticipated:	Part 3 – 10 Full time. Part 4 – 15 Full time.
Number of Square Feet of Building Proposed:	Part 3 – 15,069 sq. ft. Part 4 – 15,069 sq. ft.
Number of Square Feet in Property Purchase:	Total – 123,710 sq. ft.
Proposed Building Coverage as % of Lot Area:	Total – 24.3 percent (%)
Mandatory Building Coverage Starting 1st Year:	15 percent (15%)
Future Building(s) Proposed (if any) Details:	None
Proposed Building Material for this Project:	TBD
Development of the Lot will be subject to:	Site Plan & Architectural Control
Proposed Commencement Date of Construction:	One Year from Date of Deed
Mandatory Commencement Date of Construction:	One Year from Date of Deed
Purchaser's Lawyer - Name, and Address:	Doug Cassino – Belanger, Cassino Coulston & Gallagher 759 Hyde Park Road, London, ON N6H 3S2 519-742-6310
Telephone:	

Purchaser's Executive Completing this Form:  
Robin Meisner  
Director, 1960946 Ontario Inc.



  
(signature)  
I have authority to bind the Corporation

Ed Holder, Mayor

Catharine Saunders, City Clerk



SCHEDULE "B"

Excerpt from By-law No. A.-6151-17, Schedule A, Attachment A entitled "Disposal of Industrial Land Procedures"

Disposal of Industrial Land Procedures

1. The purpose of this policy is to establish the terms upon which City-owned serviced industrial land is to be sold and transferred.
2. This policy is to be read and applied fairly and beneficially with such variations as circumstances or the nature of the subject matter require provided the general purpose, intent, meaning and spirit of the policy are maintained.
3. In this policy,
  - (a) Commencement of construction means the date upon which a building permit is issued by the City;
  - (b) Completion of construction is reached when the building or structure or a substantial part thereof is ready for use or is being used for the purpose intended, and;
  - (c) Coverage has the meaning ascribed to it under the applicable zoning by-law.

CLASS 1 SALE

4. A class 1 sale is a sale of a land for the purpose of the construction thereon of a building or structure for a detached industrial use.
5. A class 1 sale shall be subject to the following conditions:
  - (a) The purchaser shall commence construction within one year of the registration of the deed or transfer and shall diligently complete construction of the building or structure, in default of which the purchaser shall in the sole discretion of the City reconvey the land to the City in accordance with Section 18 of this policy and free and clear of all encumbrances, easements, restrictions or covenants except as to those originally assumed by the purchaser from the City.
  - (b) The minimum coverage of the building or structure shall be 15 per cent, provided however that, where the maximum coverage permitted under the applicable zoning by-law is 15 percent or less, the maximum coverage under the zoning by-law shall be deemed to be the minimum coverage required by this condition.
  - (c) The purchaser shall not within 10 years of the registration of the deed or transfer convey any vacant part of the land by deed, transfer, grant, assignment, appointment, mortgage, charge, lease or sub-lease (Planning Act, R.S.O. 1990, Chapter P .13), without first notifying the City and, where it has been so notified, the City may either grant its consent (which shall not be unreasonably withheld) to the conveyance or application or may in its sole discretion require the purchaser to reconvey the vacant part to the City in accordance with Section 18 of this policy and free and clear of all encumbrances, easements, restrictions or covenants except as to those originally assumed by the purchaser from the City.
  - (d) The purchaser shall pay local improvement charges and any other special levies assessed at any time against the land on and after completion of the purchase.
6. The Manager of Realty Services may grant one or more extensions (which in total shall not exceed two years) of the time set out in paragraph 5 (a) of Section 5 of this policy within which construction of a building or structure is to be commenced provided the purchaser has filed a written request with the Manager of Realty Services for the extension.
7. A purchaser wishing to notify the City under condition 5 (c) of this policy shall file a written request with the Manager of Realty Services who shall submit a recommendation thereon to Council through the Corporate Services Committee.



CLASS 2 SALE

8. A class 2 sale is a sale of a land for the purpose of the extension or enlargement of a building or structure erected or to be erected upon land of the purchaser abutting the land.
9. A class 2 sale shall be subject to conditions (c) and (d) of Section 5 of this policy and the further condition that the land shall not be used for any purpose other than the extension or enlargement of a building or structure erected or to be erected upon lands of the purchaser abutting the land.

CLASS 3 SALE

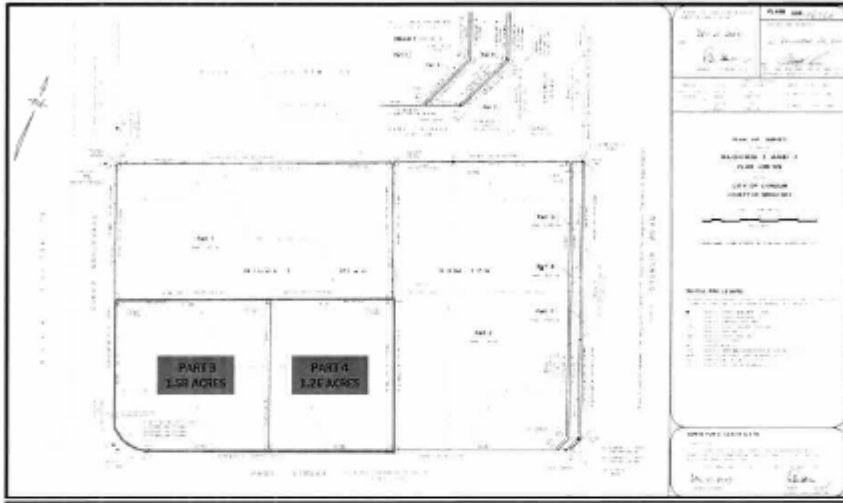
10. A class 3 sale is a sale that is not a class 1 or class 2 sale and that is a sale of a land for the purpose of a use ancillary to a building or structure erected or to be erected upon land of the purchaser abutting the parcel.
11. A class 3 sale shall be subject to conditions (c) and (d) of Section 5 of this policy and the further condition that the land shall not be used for any purpose other than a use ancillary to a building or structure erected or to be erected upon land of the purchaser abutting the parcel.

GENERAL

12. At least annually, the Manager of Realty Services shall review the pricing of industrial land and if a change in pricing is recommended, shall make a recommendation to Board of Control as to the price per acre at which land should be offered for sale during the ensuing year.
13. Pending receipt of an offer to purchase from a prospective purchaser, land may be reserved for a period of 30 days, provided however that, if during the reserve period the City receives an offer to purchase the same land in accordance with this policy from another prospective purchaser, the first prospective purchaser shall be allowed 5 days after notification within which to submit an offer to purchase at the same price and on the same terms; otherwise the City shall be at liberty to accept the second offer to purchase.
14. A prospective purchaser shall complete and execute an offer to purchase in the form provided by the City accompanied by a deposit payable to the City Treasurer by cash or certified cheque equal to 10 per cent of the total purchase price, and the balance shall be payable subject to usual adjustments upon completion of the transaction.
15. The Manager of Realty Services may submit an offer to purchase for acceptance by the City.
16. The transaction shall be completed within 90 days of the passing of the by-law accepting the offer to purchase or within such further period as may be agreed to between the City Solicitor and the purchaser's solicitor in the best interests of the City.
17. Where, in the City's opinion, land is properly sold through a real estate agent, the City shall pay a fee to the agent not exceeding the scale established by the City upon completion of the transaction but no fee shall be payable if the purchaser is permitted to withdraw from the agreement of purchase and sale prior to the completion of the transaction.
18. Where the whole or any part of land is reconveyed by the purchaser to the City pursuant to a condition of sale or otherwise, the amount payable upon the reconveyance shall be 90 per cent of either the original purchase price (exclusive of interest thereon), if the whole land is reconveyed, or the portion thereof that is in the same ratio as the area of the reconveyed part is to the whole land, subject to adjustments as of the date of reconveyance for taxes, local improvements and other rates and subject, where the City considers necessary, to the City's withholding until a new purchaser is found, an amount sufficient to compensate the City for the cost of restoring the land to its original condition if so required by the new purchaser.
20. The development of the property will be subject to the requirements of the Architectural Control Guidelines as published by the City of London from time to time and the purchaser acknowledges the contents thereof and agrees to conform to those Guidelines.
21. The cost of service connections from the main to the property line is the responsibility of the purchaser.
22. The purchaser accepts the current condition of the site and the cost of removal of topsoil from the site if required is the responsibility of the purchaser.

AM

SCHEDULE "C"  
(Site Map)



*am*

**SCHEDULE "D"**

**ADDITIONAL TERMS AND CONDITIONS**

Headings

The headings in this agreement are for convenience of reference only and shall not define or limit the provisions of the agreement.

Paramountcy of Schedule "D"

The provisions of this Schedule "D" are in addition to and not in substitution for the standard provisions contained in the body of the Agreement of Purchase and Sale and in Schedule "B" thereto, provided that if the provisions of this Schedule "D" conflict or are inconsistent in any respect with such standard provisions, By-Law No. A-6151-17 or any policy of The Corporation of the City of London, the provisions of this Schedule "D" shall prevail and the aforesaid By-Laws and Policies shall be read with the corresponding amendments. Unless the context otherwise requires, the term "this Agreement" as used in the Agreement of Purchase and Sale and Schedules thereto shall mean the said Agreement of Purchase and Sale and all Schedules thereto.

Assignment of Agreement

At any time prior to closing the Purchaser may assign this Agreement to an affiliated corporation of the Purchaser, as defined in the Ontario or Canada Business Corporations Act, and upon delivery to the Vendor of a notice of such assignment and a covenant by the assignee in favour of the Vendor pursuant to which the assignee agrees to assume all covenants and agreements to be kept, observed and performed by the Purchaser pursuant to this Agreement, the assignee shall be entitled to and bound by, and the Purchaser shall cease to be entitled to and shall be released from, all of the benefits and obligations of the Purchaser pursuant to this Agreement.

Real Estate Commission

If the name of a realtor and real estate firm is noted at the bottom of Page 3 of this Agreement, in addition to the Purchaser's signature(s), then the Vendor shall acknowledge that the real estate agent is properly involved in this Agreement of Purchase and Sale, and pay a fee to the agent upon completion of the transaction, as per Attachment "C" of By-law No. A.-6151-17, Schedule A. No fee shall be payable if the purchaser is permitted to withdraw from the agreement of purchase and sale prior to the completion of the transaction.

Attachment "C" of By-law No. A.-6151-17, Schedule A, entitled Real Estate Commissions for Industrial Land, states that the fee payable to real estate agents is as follows:

- (a) Transactions up to \$100,000 – 5%.
- (b) Transactions up to \$200,000 – 5% for the first \$100,000, 3% above \$100,000 to \$200,000
- (c) Transactions over \$200,000 – 5% for the first \$100,000, 3% above \$100,000 to \$200,000, and 2% above \$200,000 for remainder.

Requirement for Sewage Sampling Manholes

The Purchaser may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-law No. WM-2, as amended, regulating the discharge of sewage into public sewage systems. If required, the sewage sampling manholes shall be installed on both storm and sanitary private drain connections, and shall be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer

Municipal Services

Subject to the Purchaser's right of review of the Vendor's easement requirements during the 'due diligence' period, following the closing of this transaction, the Purchaser will grant to the Vendor, for nominal consideration, servicing easements as may be required, and will be mutually acceptable to both parties. This condition shall survive and not merge on the completion of this transaction.

**SCHEDULE "D" Cont'd**

Development Agreement

The Purchaser acknowledges that prior to the issuance of a Development Agreement, the Purchaser shall be subject to site plan and permitting process which may include but not be limited to an approval for the location of an entrance to the site, urban design, granting municipal easements and working easements, satisfying servicing requirements, obtaining approvals and satisfying requirements by Upper Thames Conservation Authority, (UTRCA), Ministry of Environment and Climate Change (MOECC), and any other approvals deemed necessary by the City.

The Purchaser acknowledges that the property lands are in an 'as is' condition. The purchaser is advised that the property will require, at the purchaser's sole cost and expense, onsite storm water quantity and quality controls, in accordance with the approved engineering subdivision plans, current City policies and applicable legislation. As part of the Purchaser's due diligence, the Purchaser shall satisfy itself and its sole risk and cost as to the total developable area available on the property.

The Purchaser also acknowledges that the Seller makes no representations and/or warranties with respect to the state of any improvements in, above, on, or under the property, inclusions of fixtures, or ownership of fixtures, and the Purchaser agrees to accept the Property "as-is". The Vendor shall not be obliged to remove any chattels or fixtures.

Purchase Condition – Environmental

This offer is conditional upon the Buyer, at the Buyer's expense, conducting environmental inspections and investigations of the property satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the City personally or in accordance with any other provision for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto no later than sixty (60) days from the date that this offer is accepted that this condition is fulfilled this offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the City as aforesaid within the time period stated herein.

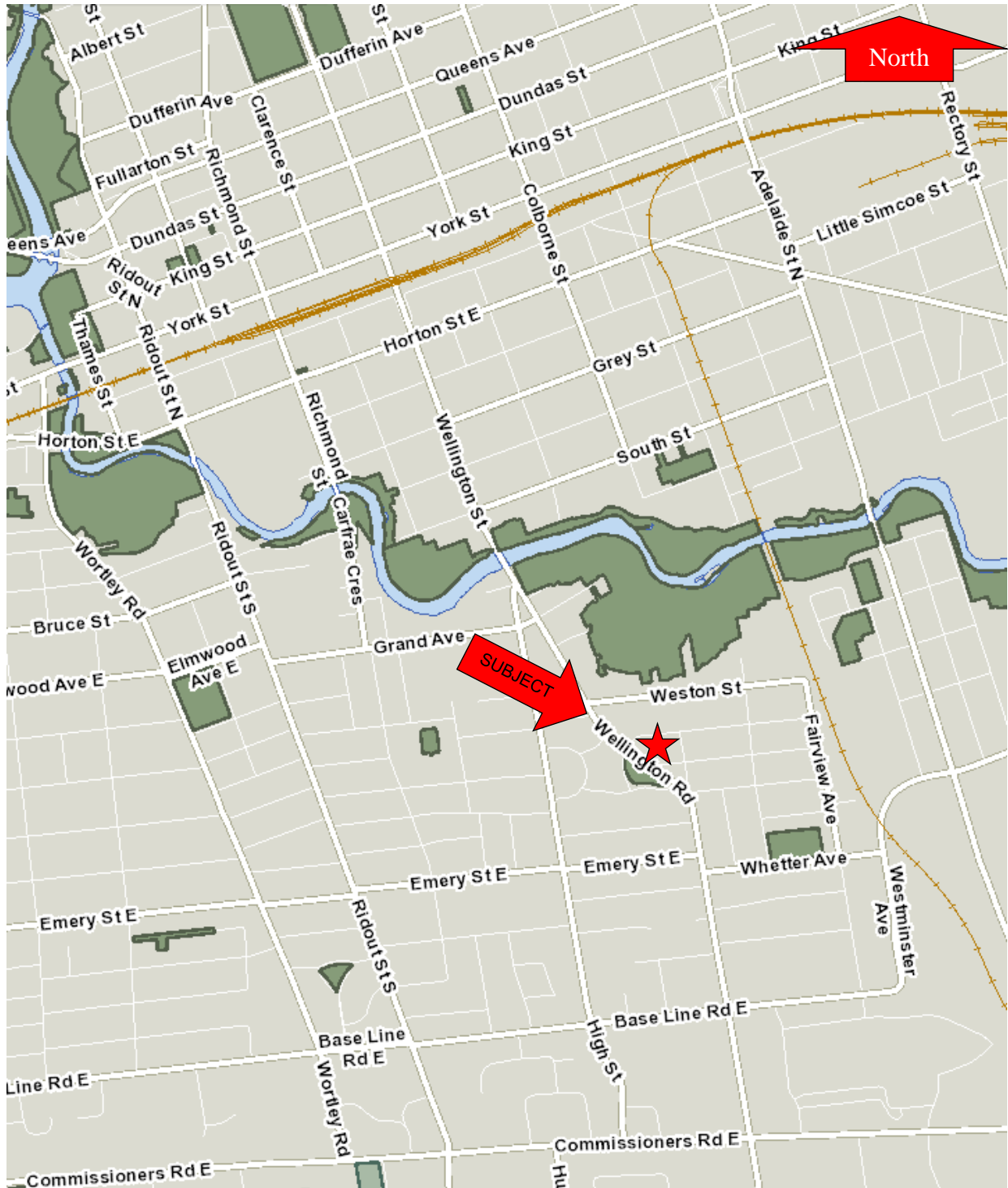
Purchase Condition – Geotechnical Review

This offer is conditional upon the Buyer, at the Buyer's expense, conducting geotechnical inspections for the property satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the City personally or in accordance with any other provision for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto no later than sixty (60) days from the date that this offer is accepted that this condition is fulfilled this offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the City as aforesaid within the time period stated herein.

Purchaser Condition – Feasibility of Intended Use

This offer is conditional upon the Buyer, at the Buyer's expense, determining the financial feasibility of the Buyer's intended use for the property satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the City personally or in accordance with any other provision for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto no later than sixty (60) days from the date that this offer is accepted that this condition is fulfilled this offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the City as aforesaid within the time period stated herein.

# Location Map





**APPENDIX "A"**  
**CONFIDENTIAL-Released in Public**

Chair and Members  
Corporate Services Committee

#19007  
January 22, 2019  
(Property Acquisition)

**RE: Property Acquisition - Bus Rapid Transit Project  
(Subledger LD180058)  
Capital Project TS1430-1 - RT1: Wellington Rd - Bradley Ave to Horton St. South Leg Widening  
180 Wellington Road**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

Finance & Corporate Services confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director, Environmental and Engineering Services and City Engineer, the detailed source of financing for this purchase is:

<b><u>ESTIMATED EXPENDITURES</u></b>	<b><u>Approved Budget</u></b>	<b><u>2019 Proposed Budget 2)</u></b>	<b><u>Revised Budget</u></b>	<b><u>Committed To Date</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Engineering	\$2,123,899	\$500,000	\$2,623,899	\$2,142,104		\$481,795
Land Acquisition	2,102,900	4,137,600	6,240,500	2,178,230	220,659	3,841,611
Construction	500		500	445		55
Utilities		2,000,000	2,000,000			2,000,000
City Related Expenses	595,635	100,000	695,635	595,635		100,000
Other Related Expenses	300,698	100,000	400,698	303,705		96,993
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$5,123,632</u></b>	<b><u>\$6,837,600</u></b>	<b><u>\$11,961,232</u></b>	<b><u>\$5,220,119</u></b>	<b><u>\$220,659</u></b> 1)	<b><u>\$6,520,454</u></b>
<b>SOURCE OF FINANCING</b>						
Capital Levy	\$264,232	\$136,800	\$401,032	\$227,519	\$13,159	\$160,354
Drawdown from City Services - Roads Reserve Fund (Development Charges)	1,977,000	2,142,400	4,119,400	3,564,500	207,500	347,400
PTIF (Public Transit Infrastructure Fund)	2,882,400	2,255,491	5,137,891	1,428,100		3,709,791
Senior Government		2,302,909	2,302,909			2,302,909
<b>TOTAL FINANCING</b>	<b><u>\$5,123,632</u></b>	<b><u>\$6,837,600</u></b>	<b><u>\$11,961,232</u></b>	<b><u>\$5,220,119</u></b>	<b><u>\$220,659</u></b>	<b><u>\$6,520,454</u></b>

1) Financial Note:

Purchase Cost	\$215,000
Add: Land Transfer Tax	1,875
Add: HST @13%	27,950
Less: HST Rebate	<u>(24,166)</u>
Total Purchase Cost	<u>\$220,659</u>

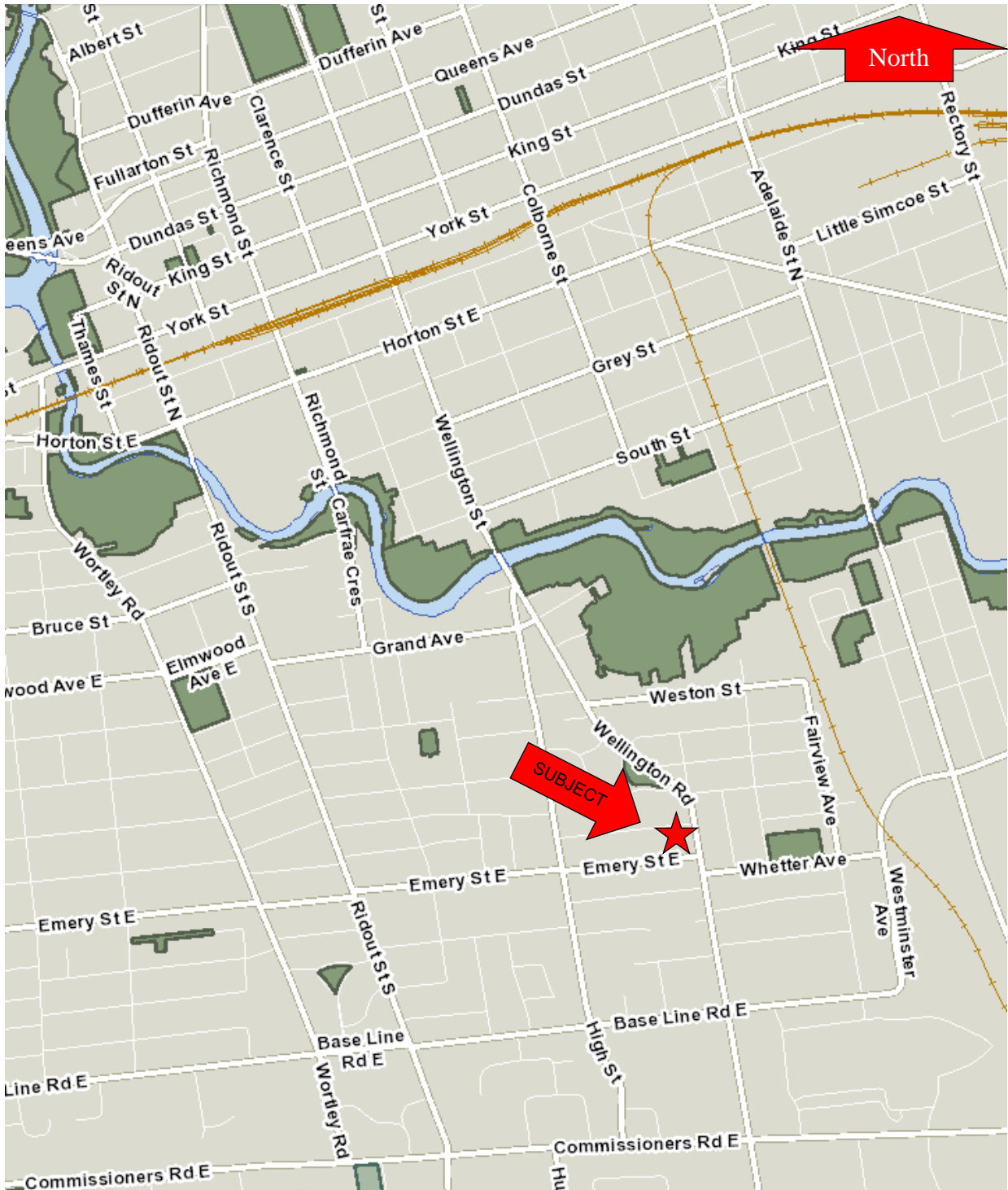
2) This project is included in the 2019 Multi-Year Budget Update and is subject to final Council approval on February 12, 2019.

3) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

lp

\_\_\_\_\_  
Jason Davies  
Manager of Financial Planning & Policy

# Location Map



**APPENDIX "A"**  
**CONFIDENTIAL-Released in Public**

Chair and Members  
Corporate Services Committee

#19006  
January 22, 2019  
(Property Acquisition)

**RE: Property Acquisition - Bus Rapid Transit Project**  
**(Subledger LD180061)**  
**Capital Project TS1430-1 - RT1: Wellington Rd - Bradley Ave to Horton St. South Leg Widening**  
**263 Wellington Road**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

Finance & Corporate Services confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director, Environmental and Engineering Services and City Engineer, the detailed source of financing for this purchase is:

<b><u>ESTIMATED EXPENDITURES</u></b>	<b><u>Approved Budget</u></b>	<b><u>2019 Proposed Budget 2)</u></b>	<b><u>Revised Budget</u></b>	<b><u>Committed To Date</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Engineering	\$2,123,899	\$500,000	\$2,623,899	\$2,142,104		\$481,795
Land Acquisition	2,102,900	4,137,600	6,240,500	1,889,990	288,240	4,062,270
Construction	500		500	445		55
Utilities		2,000,000	2,000,000			2,000,000
City Related Expenses	595,635	100,000	695,635	595,635		100,000
Other Related Expenses	300,698	100,000	400,698	303,705		96,993
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$5,123,632</u></b>	<b><u>\$6,837,600</u></b>	<b><u>\$11,961,232</u></b>	<b><u>\$4,931,879</u></b>	<b><u>\$288,240</u></b> 1)	<b><u>\$6,741,113</u></b>
<b>SOURCE OF FINANCING</b>						
Capital Levy	\$264,232	\$136,800	\$401,032	\$210,179	\$17,340	\$173,513
Drawdown from City Services - Roads Reserve Fund (Development Charges)	1,977,000	2,142,400	4,119,400	3,293,600	270,900	554,900
PTIF (Public Transit Infrastructure Fund)	2,882,400	2,255,491	5,137,891	1,428,100		3,709,791
Senior Government		2,302,909	2,302,909			2,302,909
<b>TOTAL FINANCING</b>	<b><u>\$5,123,632</u></b>	<b><u>\$6,837,600</u></b>	<b><u>\$11,961,232</u></b>	<b><u>\$4,931,879</u></b>	<b><u>\$288,240</u></b>	<b><u>\$6,741,113</u></b>

1) **Financial Note:**

Purchase Cost	\$275,000
Add: Land Transfer Tax	2,600
Add: Legal Fees	800
Add: Appliances and chattels	5,000
Add: HST @13%	35,750
Less: HST Rebate	<u>(30,910)</u>
Total Purchase Cost	<u>\$288,240</u>

2) This project is included in the 2019 Multi-Year Budget Update and is subject to final Council approval on February 12, 2019.

3) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

lp

\_\_\_\_\_  
Jason Davies  
Manager of Financial Planning & Policy



February 5, 2019

Ms. Cathy Saunders, City Clerk  
The Corporation of the City of London  
300 Dufferin Ave.  
London, ON N6B 1Z2

**Re: Municipal Council Resolution of October 16, 2018 regarding Bus Rapid Transit (BRT)**

Dear Ms. Saunders:

Please be advised that London Hydro has been closely working with the City's BRT team on London Hydro's infrastructure renewal needs with respect to the BRT initiative. As with any major project, London Hydro's infrastructure renewal needs can only be fully determined once the design is complete. Until now, London Hydro and the BRT team have been coordinating the respective planning work; however, the final designs are still pending.

As a result, at this time it would be premature to fulfill the requirements of the Resolution of October 16, 2018 i.e. for London Hydro to make a presentation on its infrastructure renewal needs and the estimated costs including the impact of those costs on hydro ratepayers. I reckon that the same is true of the second part of the Resolution which requires City Administration to prepare a report on the same issue. We have been in discussion with City Administration and we will prepare the requested presentation at the appropriate time.

We would recommend that the date for London Hydro's presentation and Civic Administration's report on the issue of London Hydro's infrastructure renewal needs and costs related to the BRT initiative be decided by City Administration.

Sincerely,

A handwritten signature in black ink that reads "Mohan Mathur".

Mohan Mathur  
Chair, Board of Directors  
London Hydro Inc.

c.c. Councillor Michael van Holst

# Corporate Services Committee

## Report

5th Meeting of the Corporate Services Committee  
February 5, 2019

PRESENT: Councillors J. Morgan (Chair), J. Helmer , P. Van Meerbergen,  
Mayor E. Holder  
ABSENT: A. Kayabaga, S. Hillier  
ALSO PRESENT: A.L. Barbon, I. Collins, A. Dunbar, J. Edmunds, J. Logan, J.  
Millson, V. Morgado, D. Munteer, K. Murray, B. Warner, T.  
Wellhauser and B. Westlake-Power

The meeting is called to order at 12:34 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests are disclosed.

### 2. Consent

Moved by: P. Van Meerbergen

Seconded by: J. Morgan

That Consent items 2.1 and 2.2 BE APPROVED.

Yeas: (3): J. Morgan, J. Helmer, and P. Van Meerbergen

Absent: (3): A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (3 to 0)**

#### 2.1 RFP-18-40 Licensed Refrigeration Services Provider Irregular Result

Moved by: P. Van Meerbergen

Seconded 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 the selection of a Licensed Refrigeration Services Provider:

- a) the proposal submitted by CIMCO Refrigeration, 651 Wilton Grove Road, London ON N6N 1N7 for the provision of refrigeration services in accordance RFP18-40 Licensed Refrigeration Services Provider, at a total estimated annual cost of \$189,693.66 excluding HST, BE ACCEPTED; it being noted that the bid submitted by CIMCO Refrigeration was an irregular result (only one bid received);
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this contract; and
- c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract, having a purchase order, or contract record relating to the subject matter of this approval.

**Motion Passed**

2.2 Provincial Dedicated Gas Tax Funds for Public Transportation Program 2018/2019

Moved by: P. Van Meerbergen  
Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law appended to the staff report dated February 5, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on February 12, 2019 to authorize the Mayor and the Managing Director Corporate Services and City Treasurer, Chief Financial Officer, to execute a Letter of Agreement between the Province of Ontario and The Corporation of the City of London, with respect to the Dedicated Gas Tax Funds for the Public Transportation Program.

**Motion Passed**

**3. Scheduled Items**

3.1 Apportionment of Taxes

Moved by: P. Van Meerbergen  
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the taxes on the blocks of land described in the Schedules appended to the staff report dated February 5, 2019 BE APPORTIONED as indicated on the Schedules, pursuant to Section 356 of the *Municipal Act, 2001*; it being noted that there were no members of the public in attendance to speak to the Corporate Services Committee at the public hearing associated with this matter.

Yeas: (3): J. Morgan, J. Helmer, and P. Van Meerbergen

Absent: (3): A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (3 to 0)**

**4. Items for Direction**

4.1 London Convention Centre Investment

Moved by: J. Morgan  
Seconded by: P. Van Meerbergen

That the request of London Convention Centre for financial support in the amount of \$500,000, for the London Convention Centre 2nd Floor Renovation Project, BE APPROVED, with the source of funding being the Economic Development Reserve Fund; it being noted that the Corporate Services Committee received a verbal presentation and the attached information from L. Da Silva, General Manager and CEO of the London Convention Centre with respect to this matter.

Yeas: (3): J. Morgan, P. Van Meerbergen, and E. Holder

Nays: (1): J. Helmer

Absent: (2): A. Kayabaga, and S. Hillier

**Motion Passed (3 to 1)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential (Enclosed for Members only.)**

Moved by: J. Helmer  
Seconded by: E. Holder

That the Corporate Services Committee convene, In Closed Session, at 1:16 PM for consideration of the following:

**6.1 Personal Matters/Identifiable Individual**

A matter pertaining to personal matters about an identifiable individual, including communications necessary for that purpose, as it relates to interviews for Eldon House Board of Directors.

**6.2 Land Acquisition/Solicitor-Client Privileged Advice**

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

Yeas: (4): J. Morgan, J. Helmer, P. Van Meerbergen, and E. Holder

Absent: (2): A. Kayabaga, and S. Hillier

**Motion Passed (4 to 0)**

The Corporate Services Committee convenes, In Closed Session from 1:16 PM to 2:03 PM.

**7. Adjournment**

The meeting adjourns at 2:04 PM.

## London Convention Centre 2018 Key Metrics



## London Convention Centre

### 2<sup>nd</sup> Floor Renovation Budget

- 10 weeks to complete
- No structural changes
- Interior finishes reflecting style of 1<sup>st</sup> floor renovation

#### Original LCC Budget

<b>Operable Partitions</b>	\$	<b>267,550</b>
<b>Painting ballroom &amp; foyers</b>	\$	<b>96,362</b>
<b>carpet ballroom &amp; foyers</b>	\$	<b>385,500</b>
<b>General</b>	\$	<b>250,000</b>
<b>subtotal</b>	\$	<b>999,412</b>

#### With MAT funding from the City

<b>Acoustic wall panels ballroom</b>	\$	<b>400,000</b>
<b>Pedway entrance doors</b>	\$	<b>5,300</b>
<b>Ballroom door hardware</b>	\$	<b>20,000</b>
<b>Stone wainscoting in ballroom</b>	\$	<b>61,010</b>
<b>Subtotal</b>	\$	<b>486,310</b>
<b>Total</b>	\$	<b>1,485,722</b>



# Civic Works Committee

## Report

3rd Meeting of the Civic Works Committee  
February 5, 2019

PRESENT: Councillors P. Squire (Chair), M. van Holst, S. Lewis, S. Lehman, E. Peloza, Mayor E. Holder  
ALSO PRESENT: Councillors: M. Cassidy, J. Helmer, A. Hopkins, M. Salih; and D. Huggins, D. MacRae, Dr. C. Mackie, S. Mathers, A. Rozentals, K. Scherr, P. Shack, J. Simon, 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 no pecuniary interests were disclosed.

### 2. Consent

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

Approve items 2.1 to 2.5

Yeas: (6): P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Peloza, and E. Holder

**Motion Passed (6 to 0)**

#### 2.1 1st Report of the Transportation Advisory Committee

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

That the 1st Report of the Transportation Advisory Committee, from its meeting held on January 22, 2019, BE RECEIVED.

**Motion Passed**

#### 2.2 Environmental Assessment and Design Services Dingman Drive East of Wellington Road to Highway 401 and Area Intersections - Appointment of Consulting Engineer

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the environmental assessment for Dingman Drive from east of Wellington Road to Highway 401, Exeter Road/Wellington Road intersection and Dingman Drive/White Oak Road intersection and design of localized minor roadworks at the Exeter Road/Wellington Road intersection:

- a) AECOM Canada Ltd, BE APPOINTED Consulting Engineers for the project in the amount of \$431,324.00 (excluding HST), in accordance with Section 15.2(e) of the Procurement of Goods and Services Policy;

- b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the staff report dated February 5, 2019 as Appendix A;
- 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 with the Consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T05)

**Motion Passed**

### 2.3 Tree Impacts for 2019 Infrastructure Renewal Program

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

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the staff report dated February 5, 2019 entitled “Tree Impacts for 2019 Infrastructure Renewal Program” BE RECEIVED. (2019-E04)

**Motion Passed**

### 2.4 2019 Large Diameter Watermain Inspection

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Large Diameter Watermain Inspection:

- a) the bid submitted by Echologics Engineering Ltd., 6295 Northam Drive, Mississauga, Ontario, L4V 1W8, in the amount of \$874,649 (excluding H.S.T.) BE AWARDED in accordance with Section 15.2 (e) of the City of London’s Procurement of Goods and Services Policy;
- b) the contract value for Pure Technologies Ltd., 3rd Floor, 705-11 Avenue SW, Calgary, Alberta, T2R 0E3, in the amount of \$744,582 (excluding H.S.T.) BE APPROVED, in accordance with section 14.4 (e) of the Corporation of the City of London’s Procurement of Goods and Services Policy;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated February 5, 2019 as Appendix A;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-E08)

**Motion Passed**

2.5 2018 Ministry of the Environment, Conservation and Parks Inspection Report for the City of London Water Distribution System

Moved by: S. Lewis

Seconded by: M. van Holst

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the staff report dated February 5, 2019 and entitled "2018 Ministry of the Environment, Conservation and Parks Inspection of the City of London Water Distribution System" BE RECEIVED.(2019-E02)

**Motion Passed**

4.2 Potential Transportation Projects

Moved by: M. van Holst

Seconded by: E. Holder

That the following actions be taken with respect to ensuring the \$204 million allocated to London under the Federal Public Transit Infrastructure Stream (PTIS) and the \$170 million Provincial funding commitment be fully utilized:

a) Council RECOGNIZE that the scheduled Fall 2019 Federal election could lead to a significant delay in PTIS funding approval for those projects not submitted by London to the Province before March 31, 2019;

b) Staff ASSEMBLE a list of transportation projects that are both likely to be eligible for PTIS funding and able to be delivered within the PTIS funding window ending in March of 2028;

c) the list BE CONSIDERED at a special meeting of SPPC, including a Public Participation Meeting, to be held off site the week of March 18, 2019. (2019-T03)

Yeas: (5): P. Squire, M. van Holst, S. Lewis, S. Lehman, and E. Holder

Nays: (1): E. Peloza

**Motion Passed (5 to 1)**

5.3 (ADDED) Councillor M. van Holst - London Hydro Invitation

That it BE NOTED, that Councillor M. van Holst withdrew the communication dated February 4, 2019 inviting London Hydro to the March 4, 2019 meeting of the Strategic Priorities and Policy Committee.

**3. Scheduled Items**

3.1 Community Water Fluoridation

That the following actions be taken with respect to fluoridation in London drinking water:

a) the following communications and delegations, BE RECEIVED:

- a communication from K. Miller, Safe Water London
- a communication from C. Gupta, Safe Water London
- a communication from Dr. Mackie, Middlesex London Health Unit

- a communication from R. Hudon, Safe Water Ottawa
- a communication from K. Spencer
- a communication from D. Mayne
- a communication from C. Hibbs, Ontario Dental Assistants Association
- a communication from A. Richard, Canadian Association of Public Dentistry
- a communication from M. Carter, Ontario Dental Hygienists Association
- a communication from Dr. F. Rashid, Ontario Association of Public Health Dentistry
- a communication from O. Love, Canadian Dental Hygienists Association
- a communication from , A. Sherban, Royal College of Dental Surgeons of Ontario
- a communication Dr. H. Limeback, University of Toronto
- communications from C. Massey
- a communication from R. Dickson, Safe Water Calgary
- a communication from M. Lucas
- a communication from Dr. M. Gross, London and District Dental Association
- communications from L. Cianchino
- a communication from Saleem Family
- a communication and delegation from P. Killen
- a delegation from L. Timler, School of Health Sciences, Fanshawe College

b) the City Engineer, in consultation with the Middlesex London Health Unit, BE REQUESTED to report back at a future meeting of the Civic Works Committee with respect to the potential to lower the fluoridation levels in the London drinking water to 0.6 mg/L;

**Motion Passed**

Voting Record:

Moved by: M. van Holst

Seconded by: E. Peloza

The additional requests for Delegation Status with respect to the above matter from BE GRANTED :

- P. Killen
- L. Cianchino
- N. Kuzmanovich
- L. Timler, School of Health Sciences, Fanshawe College
- M. Czechowicz

Yeas: (6) P. Squire, M. van Holst, S. Lewis, S. Lehman, E. Peloza, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Lewis

Seconded by: E. Peloza

That the following action be taken with respect to fluoridation in London drinking water:

a) the delegations and submissions heard at the meeting, BE RECEIVED.

**Motion Passed**

Moved by: S. Lewis  
Seconded by: E. Pelozza

That the following action be taken with respect to fluoridation in London drinking water:

b) the City Engineer, in consultation with the Middlesex London Health Unit, BE REQUESTED to report back at a future meeting of the Civic Works Committee with respect to the potential to lower the fluoridation levels in the London drinking water to 0.6 mg/L.

**Motion Passed**

#### **4. Items for Direction**

##### **4.1 2nd Report of the Cycling Advisory Committee**

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

That the 2nd Report of the Cycling Advisory Committee, from its meeting held on January 16, 2019, BE RECEIVED.

**Motion Passed**

#### **5. Deferred Matters/Additional Business**

##### **5.1 Deferred Matters List**

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

That the Civic Works Committee Deferred Matters List, dated January 28, 2019, BE RECEIVED.

**Motion Passed**

##### **5.2 (ADDED) Green Bin Program - J. Kogelheide**

Moved by: S. Lewis  
Seconded by: S. Lehman

That the communication from J. Kogelheide, dated December 19, 2018, with respect to the Green Bin program, BE RECEIVED.

**Motion Passed**

#### **6. Adjournment**

The meeting adjourned at 5:50 PM

# Planning and Environment Committee

## Report

4th Meeting of the Planning and Environment Committee  
February 4, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner  
ABSENT: Mayor E. Holder  
ALSO PRESENT: Councillor S. Lewis; G. Barrett, M. Corby, J.M. Fleming, P. Kokkoros, G. Kotsifas, L. Maitland, D. MacRae, H. McNeely, M. Pease, L. Pompilii, C. Saunders, J.-A. Spence, S. Spring, and P. Yeoman

The meeting was called to order at 4:01 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

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

That Items 2.1 to 2.4, inclusive, 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 Agricultural Advisory Committee

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

That the 1st Report of the Agricultural Advisory Committee, from its meeting held on January 16, 2019, BE RECEIVED for information.

**Motion Passed**

#### 2.2 2nd Report of the Environmental and Ecological Advisory Committee

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

That, the following actions be taken with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on January 17, 2019:

- a) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee with respect to the application by John Aarts Group, relating to the property located at 3900 Scotland Drive and other properties BE FORWARDED to C. Lowery, Planner II, for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee received and reviewed a Notice of Planning Application, with respect to this matter;

- b) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee with respect to the ReThink Zoning Draft Terms of Reference BE FORWARDED to J. Adema, Planner II, for consideration;
- c) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee relating to the Forks of the Thames and Springbank Dam Decommissioning Environmental Impact Statements BE FORWARDED to the Civic Administration for consideration;
- d) the following actions be taken with respect to the Byron Gravel Pit Secondary Plan:
  - i) the Civic Administration BE ADVISED that a portion of the Byron Gravel Pit be preserved for species-at-risk, specifically bank swallows and cliff swallows; it being noted that bank swallows are a threatened species and the swallows and their habitat are protected under the *Endangered Species Act*; and,
  - ii) the Environmental and Ecological Planning Advisory Committee BE CIRCULATED on any environmental work undertaking as part of the Byron Gravel Pit Secondary Plan; and,
- e) clauses 1.1, 2.1, 2.2, 3.1, 3.2, 4.3, 5.1 to 5.3, inclusive, 6.1, 6.3 and 6.4 BE RECEIVED for information.

**Motion Passed**

2.3 Proposed New City of London Boulevard Tree Protection By-law

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

That on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the proposed new Boulevard Tree Protection By-law appended to the staff report dated February 4, 2019 BE REFERRED to a public participation meeting to be held at the Planning and Environment Committee on February 19, 2019 for the purpose of seeking public input on the proposed new by-law. (2019-E18)

**Motion Passed**

2.4 Building Division Monthly Report for December 2018

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

That the Building Division Monthly Report for the month of December, 2018 BE RECEIVED for information. (2019-A23)

**Motion Passed**

**3. Scheduled Items**

3.1 Public Participation Meeting - Application - 240 Oakland Avenue (SPA18-098)

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

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of BlueStone Properties Inc., relating to the property located at 240 Oakland Avenue:

a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the construction of a six-storey 113-unit apartment building; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application to permit the construction of a six-storey 113-unit apartment building;

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. (2019-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: 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)**



3.2 Public Participation Meeting - Application - 440 Clarke Road (Z-8975/O-8989)

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

That, the following actions be taken with respect to the application of ZerIn Development Corporation, relating to the property located at 440 Clarke Road:

a) the proposed by-law appended to the staff report dated February 4, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 12, 2019 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas;

b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on February 12, 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 an Associated Shopping Area/Community Facility (ASA1/ASA2/ASA3/ASA8/CF) TO an Associated Shopping Area Special Provision/Community Facility Special Provision/Residential R8 Special Provision Bonus (ASA1/ASA2/ASA3(\_)/ASA8(\_)/CF1(\_)/R8-4(\_)\*B(\_)) Zone and FROM an Associated Shopping Area/Community Facility (ASA1/ASA2/ASA3/ASA8/CF) Zone TO an Associated Shopping Area (ASA8) Zone; it being noted that the B(\_) Zone shall be implemented through one or more agreements to provide for an apartment building with a maximum height of 4-storeys or 18 metres with an increased density of up to 95 units per hectare which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design

A) the building design shown in the various illustrations contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design;

B) a building located along the Clark Road frontage next to the internal driveway, accessing the commercial property at the rear, providing a well-defined built edge and activating both the Street and driveway frontages;

C) a building oriented towards Clarke Road with a well-defined principle entrance at the northwest corner of the building;

D) individual courtyards for ground floor units facing both Clark Road and the internal driveway;

E) a variety of building materials and building articulation to break up the massing of the building;

F) all parking located in the rear yard away from the Clarke Road frontage; and,

G) a purpose designed courtyard amenity space within the internal portion of the site;

ii) Provision of Affordable Housing

A) the development provides 65 dwelling units (95 units per hectare), consisting of one and two bedroom units for affordable housing;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the City of London Specific Area policies of the Official Plan and Shopping Area Place Type policies of the London Plan;
- the recommended amendment facilitates the development of an apartment building accommodating 65 affordable housing units;
- the recommended amendment facilitates the development of an underutilized site and encourages an appropriate form of development; and,
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area and provide a high quality design standard. (2019-D11)

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: 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)**

#### **4. Items for Direction**

4.1 L. Kirkness, Kirkness Consulting Inc - Request for Delegation Status - 894 Adelaide Street North

Moved by: J. Helmer

Seconded by: S. Turner

That L. Kirkness, Kirkness Consulting Inc., BE GRANTED delegation status at the February 19, 2019 Planning and Environment Committee meeting with respect to the property located at 894 Adelaide Street North. (2019-D13)

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

Nays: (2): M. Cassidy, and P. Squire

Absent: (1): E. Holder

**Motion Passed (3 to 2)**

4.2 L .Kirkness, Kirkness Consulting Inc - Request for Delegation Status - 131 King Street

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

That L. Kirkness, Kirkness Consulting Inc., BE GRANTED delegation status at the February 19, 2019 Planning and Environment Committee meeting with respect to the property located at 131 King Street. (2019-D14)

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

Nays: (2): M. Cassidy, and P. Squire

Absent: (1): E. Holder

**Motion Passed (3 to 2)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 5:12 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – Application – 240 Oakland Avenue (SPA18-098)

- Carol Wiebe, MHBC Planning, on behalf of Bluestone Properties – advising that she has a couple of slides that will help inform any members of the Committee and the public on the evolution of the site plan that is before the Planning and Environment Committee today; showing an air photo that shows the property with Highbury Avenue on the right hand side and, as staff has indicated, the CN Rail line is on the top part of the screen; advising that there are a number of low-rise apartment buildings that have been there for many years and there is still a fair bit of green space surrounding those apartment buildings; pointing out the main vehicular access is in off of Oakland Avenue and there is a very well used pedestrian connection over to Highbury Avenue; indicating that, as staff pointed out, this application was subject to a zoning amendment initiated in 2015 and ultimately approved by the Municipal Council in the Spring of 2016; noting that the purpose of the rezoning was to allow for additional uses on the site other than apartment buildings and at that time Bluestone was thinking that they were interested in providing both townhomes and stacked townhomes to appeal to a broader demographic than what was currently residing, people that were residing on the property; indicating that as part of that Zoning By-law Amendment, they conducted a neighbourhood information meeting in advance of the statutory public meeting and had a very good turnout; noting that they also had the statutory public meeting; advising that some of the concerns that were raised by the neighbourhood were traffic and the loss of green space but they explained at that point in time that they felt that the site was certainly large enough that it could accommodate additional intensification and that the form of development that was being proposed was still compatible and in keeping with the generally low rise neighbourhood; indicating that since that By-law was approved in 2016, Bluestone has been doing their own market research to try and really gauge what is the type of housing project that is most needed and the majority of the enquiries that they have been getting, not just on this site but on a number of their other properties has been for apartments and the primary reason, certainly as it relates to Oakland is the accessibility of the elevator and the single level housing; showing the site plan that was presented back in 2016 for the rezoning and you can see in the light tone are the existing apartment buildings and in the darker tone you can see building “D” which is the proposed apartment building which is generally in the same location as what is currently being proposed and there were a series of traditional two-storey townhomes as well as some stacked townhomes really interspersed through the balance of the site where it is currently open space; reiterating that the concern from the residents surrounding was the loss of green space, not so much that they used it but the visual impact of they were used to seeing very green and less denser developed site and they were just concerned that there was going to be more people and loss of privacy; advising that, since then, Bluestone has found is the majority of interest that they are getting on this site is for apartments, primarily because it does have an elevator, it is accessible and a number of the residents that are currently living in some of their existing buildings that do not have elevators would like to have that ability to stay here but are aging and want the ability to have that option; apologizing because the orientation is the opposite of the previous but you can see this is the current proposal that is before the Planning and Environment Committee this afternoon and you can see that there is still a single apartment building; advising that it has been increased in size over what was previously shown back in 2016 and really what that means is that all the residential units that were proposed in the townhomes, the stacked townhomes and additional townhomes have now just been consolidated into a single building and there has been some expansion of the surface parking but certainly the north half of the

site will remain undeveloped and this site, at present, cannot accommodate any additional units without exceeding the permitted density on the site; pointing out that there are a couple of dimensions on this site plan which are a little difficult to decipher but she can advise that from the new apartment building to the closest property line along Highbury Avenue, and those are really the properties that are closest to this building, to the property line, the closest is twenty-four metres or about seventy-eight feet and that is just to the fence line; the closest distance from the new building to the rear of the nearest house is forty metres or one hundred thirty-one feet; indicating that there is still significant separation distance both to the existing rear property line and, as you can see, those homes both along Highbury Avenue and Wilton Road both have ample backyards; reiterating that the concern that some people may have in terms of privacy and overlook are certainly mitigated by the separation distance and, as staff said, there will be a concerted effort to pay particular attention to perimeter landscaping and screening for this; showing a rendering to give an idea of the appearance of the building; advising that, as staff pointed out, there is half a level down so in total there are six levels of residential units but the building itself is five and a half storeys in total height from grade. (See attached presentation.)

- *(Councillor S. Turner advising that was going to be his question and he thinks that Ms. C. Wiebe answered it in saying that they cannot add additional units without exceeding the permitted density so the initial townhouses that were proposed back in 2016 with the apartment building, those units have been transferred into the apartment building and that uses up the density allocation; looking for confirmation from staff that that is accurate.); M. Pease, Manager, Development Planning, responding that that is correct, this maximizes the density without seeking further *Planning Act* permissions.*

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – Application – 440 Clarke Road (Z-8975/O-8989)

- *(Councillor S. Turner enquiring if the zoning approval here, with the bonusing, contingent upon receipt of the affordable housing or if the affordable housing component does not come through, does this zoning remain in place.);* Mr. M. Corby, Senior Planner, responding that the zoning will remain in place; if the affordable housing falls through, the zoning has to be in place and finalized for them to be able to apply for funding; it is a bonus zone so you can only develop what is in there and the bonus zone does read sixty-five affordable apartment units are required; *(Councillor S. Turner stating that in order to achieve the bonusing, in order for that to persist, they must be affordable units so the zoning will be in place but they could not develop it as non-affordable with that zoning in place with the bonusing.);* Mr. P. Yeoman, Director, Development Services, responding that the interpretation of the zoning time would be related to the affordable housing units, that means municipally funded affordable housing units; if that is not in place then the zoning cannot be achieved.
- *(Councillor A. Hopkins following up on the affordable units, wondering if we know what they are now, in the presentation she heard that it is going to be decided in the future, wondering if staff could expand a bit on how that process will look like because when we talk about affordable units, does that mean ninety-five percent under the market value or is it eighty or how does the process move forward after it gets zoned for affordable housing.);* Mr. M. Corby, Senior Planner, responding that the applicant will have to work with the Housing Development Corporation and he is not aware of the whole process after that, Mr. S. Giustizia, CEO, Housing Development Corporation, is here if she would like him to answer that question; Mr. S. Giustizia, CEO, Housing Development Corporation, advising that he would like to separate out the land use and the affordability and the eligibility; there are different programs out there, when you are talking about ninety-five percent affordability, he thinks you are referencing the past zoning that was done with Section 37 bonuses, that would be a minimum using the scenario that Councillor S. Turner just indicated, that would be a minimum based on it not being an affordable development through government funding specifically; thinking that the zoning needs to be able to be seen on its own; if it is funded units, then it is subject to the definition of affordable and subject to what program that would be under, the Federal government has programs with definitions of around eighty percent average, theirs are seventy and eighty percent so those should be considered completely separate from this decision that you are making right now.
- Harry Froussios, Zelinka Priamo Limited, on behalf of ZerIn Development Corporation – advising that ZerIn Development Corporation is a London based charitable non-profit developer and manager of affordable housing units in the province and they have done so for over forty years; indicating that the proposed development at 440 Clarke Road would be their second development in London, the first being at 303 Commissioners Road West; noting that was established in 1984 and it is known as ZerIn Place which is a forty unit seniors housing complex; pointing out that ZerIn has a high level of experience and commitment in providing affordable housing units in the community; thanking staff for working with them throughout this process and bringing forward a positive staff report; reiterating that it has been a very good process in working with staff, the Urban Design Panel and the Housing Development Corporation to bring forward this positive recommendation this afternoon; thanking the members of the public for their support throughout the process and in particular through their involvement at the open house; noting that they heard a lot of encouraging remarks about this proposed development and they are very happy to see it move forward; advising that they are in support of the staff recommendation to approve the four storey

building with sixty-five units; indicating that this proposed development would address a pressing need in the community to provide affordable housing units should it go through subject to available funding; indicating that this property is ideal, it is vacant, it is underutilized, it is within walking distance to major transit routes, shopping facilities; stating that the building and the overall site design have been carefully considered to address the needs of not only the tenants, the future tenants, the Anova Women's Shelter to the north and the City's urban design objectives which were discussed by staff earlier; indicating that the proposed development and the amendments requested are consistent with the Provincial Policy Statement and both the current and the London Plan in terms of the proposed development so they ask the Planning and Environment Committee to support the recommendation.



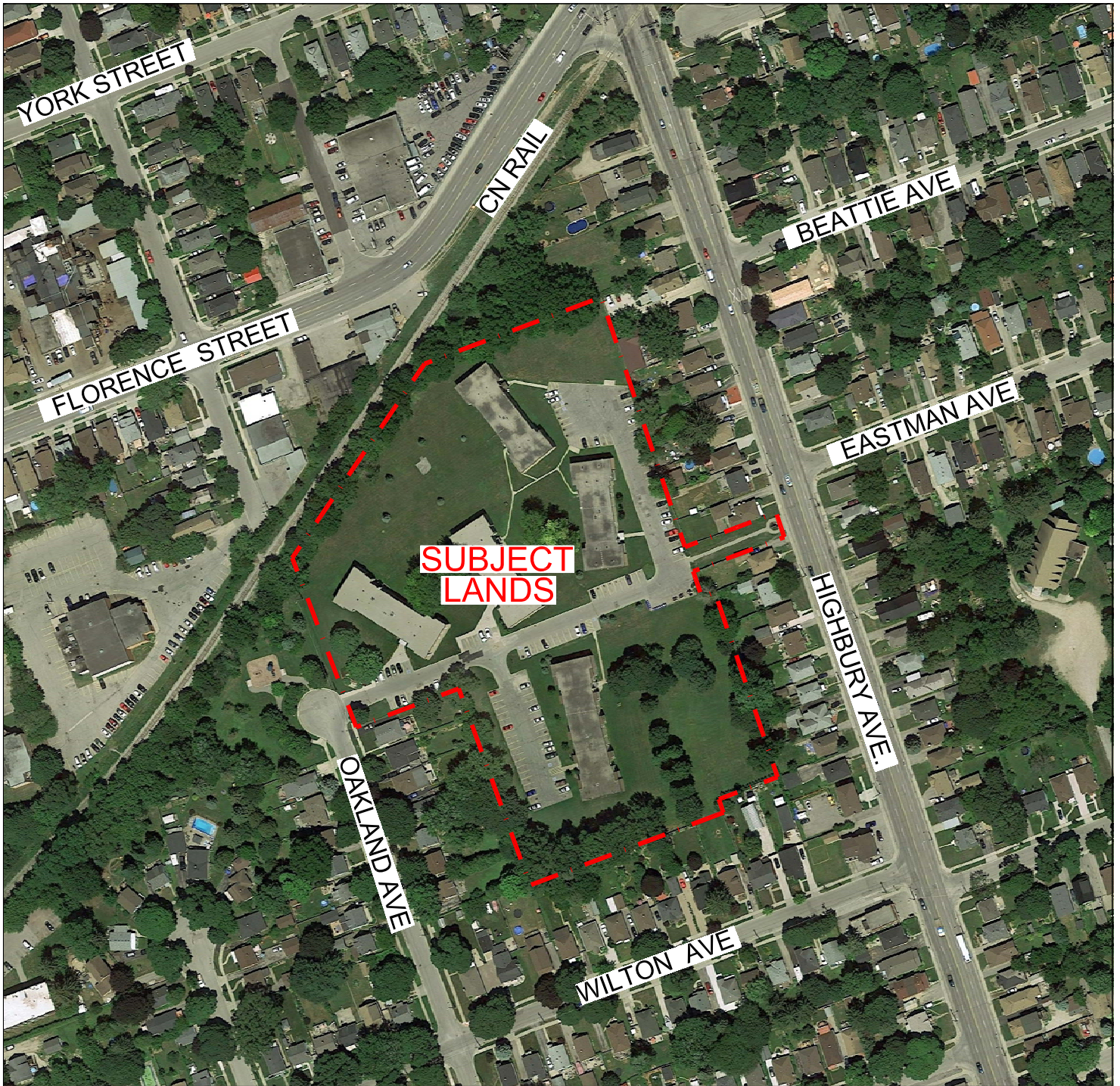


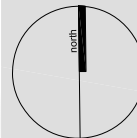
Figure 1  
Location Map

 SUBJECT LANDS

  
 PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE  
**MHBC PLANNING**  
630 COLBORNE STREET,  
 SUITE # 202  
 LONDON, ON, N6B 2V2  
 P: 519 858 2797 F: 519 858 2920  
 WWW.MHBCPLAN.COM

DATE: Jan. 31, 2019

SCALE 1 : 2,500

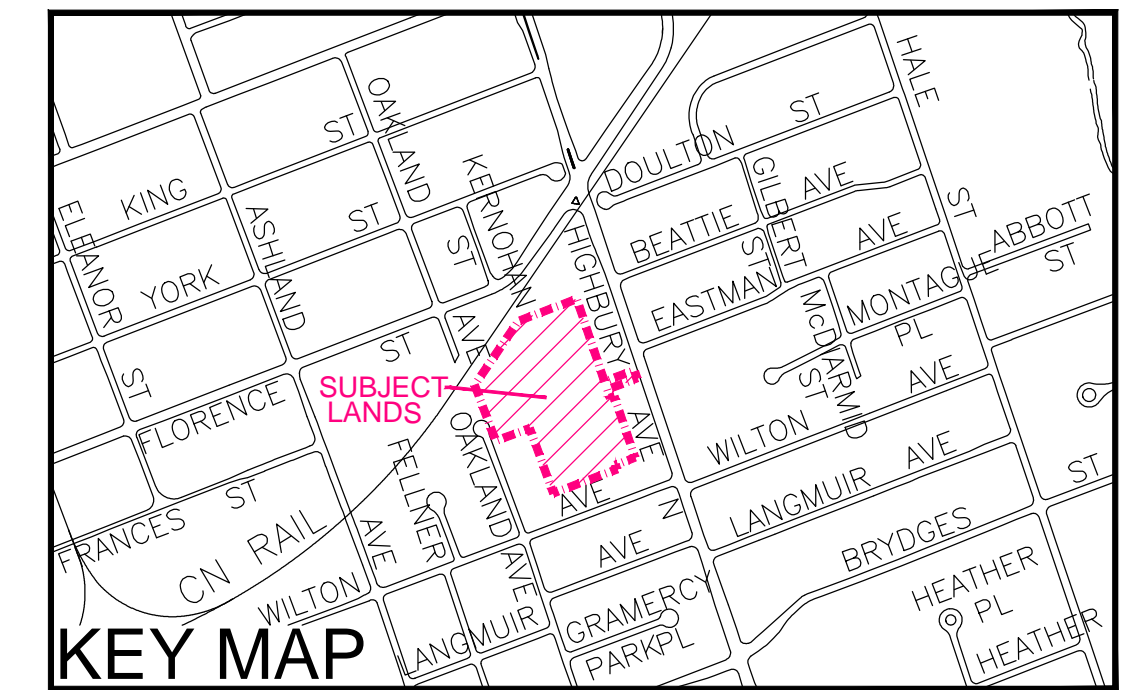


P:\13184'B\Graphics\  
Figure 1 -Location Map - Jan. 31 2019





Legal Description



SITE DATA

PROPOSED USE:	APARTMENT/STACKED TOWNHOUSES/TOWNHOUSES	
EXISTING :	121 APARTMENT UNITS	
PROPOSED :	47 APARTMENT UNITS + 66 TOWNHOUSE UNITS	
TOTAL :	168 APARTMENT UNITS + 66 TOWNHOUSE UNITS = 234 UNITS	
ZONE:	R8-4(L)	
REGULATION	REQUIRED	PROPOSED
MINIMUM LOT AREA:	1000 sq.m.	31322.6 sq.m.
MINIMUM LOT FRONTAGE:	30.0 m	11.272 m (HIGHBURY AVENUE)
MINIMUM FRONT YARD DEPTH:	6.0m plus 1.0m per 10.0m main building height (or fraction thereof) above first 3.0m = 7.0 m required	109.1m (HIGHBURY AVENUE)
MINIMUM EXTERIOR SIDE YARD DEPTH:	6.0m plus 1.0m per 10.0m main building height (or fraction thereof) above first 3.0m = 7.0 m required	9.7m (OAKLAND AVE.)
MINIMUM INTERIOR SIDE YARD AND REAR YARD DEPTH:	1.2m per 3.0m of main building height (or fraction thereof) above 3.0m. But in no case less than 4.5m	5.4m (proposed 2 storey townhouse) 8.29m (existing 3 storey apartment) 8.08m (proposed 3 1/2 storey townhouse)
MINIMUM LANDSCAPED OPEN SPACE:	30.0%	45.4%
MAXIMUM LOT COVERAGE:	40.0%	21.8%
MAXIMUM HEIGHT:	13.0 m	13.0 m
MAXIMUM DENSITY:	75 UNITS/HA	74.7 UNITS/HA
PARKING OFF STREET:	APARTMENT 1.25/UNIT = 210 SPACES TOWNHOUSES 1.5/UNIT = 99 SPACES TOTAL SPACES = 309	264 SPACES (1.128/UNIT)

Revision No.	Date	Issued / Revision	By
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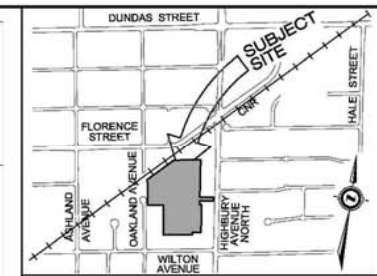

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
 202-630 COLBORNE STREET LONDON, ON, N6B 2V2 | P: 519 858 2797 F: 519 858 2920 | WWW.MHBCPLAN.COM

Date	November 3, 2015
Drawn By	L.M.
Plan Scale	1:500
File No.	13184'B'

  
**232-240 OAKLAND AVE**  
**SITE PLAN**

Dwg No.	1 of 1
---------	--------





**KEY PLAN**  
N.T.S.

**LEGAL INFORMATION**  
PART OF  
LOTS 69, 70, 71 & 72  
REG. PLAN No. 413(C)  
IN THE  
CITY OF LONDON  
COUNTY OF MIDDLESEX

- LEGEND:**
- PROPOSED SIGN, TYPE OF SIGN
  - PROPOSED BARRIER FREE ROUTE
  - PROPOSED RAMP (SEE DETAIL ON SP3)
  - EXISTING HYDRANT
  - PROPOSED HYDRANT
  - BUILDING ENTRANCE
  - PROPOSED ASPHALT (LIGHT-DUTY)
  - PROPOSED ASPHALT (HEAVY-DUTY)
  - PROPOSED CONCRETE
  - SNOW STORAGE AREA
  - 6.0m WIDE FIRE ROUTE
  - PROPOSED BUILDING
  - EXISTING BUILDING
  - LIMITS OF PROPERTY

LIST OF DRAWINGS	
SHEET SP1	SITE PLAN
SHEET SP2	ENLARGED SITE PLANS
SHEET SP3	SITE PLAN NOTES AND DETAILS

REFER TO NOTES, LEGEND AND DETAILS ON SHEET SP3

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	1	SITE PLAN FOR CLIENT REVIEW/APPROVAL	20/07/18	JSF	 CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL 14361 Medway Rd, PO Box #29 Arva, Ontario Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmtd.ca
DRAWN	JSF	2	GRADING PLAN ISSUED FOR COORDINATION	27/07/18	JSF	
CHECKED	JSE/TT	3	90% DRAWINGS FOR CLIENT REVIEW/APPROVAL	01/08/18	JSF	
APPROVED	KAM	4	99% DRAWINGS FOR COORDINATION	13/08/18	JSF	
DATE	28/08/2018	5	ISSUED FOR SITE PLAN APPROVAL	28/08/18	JSF	
		6	ISSUED FOR COORDINATION	24/10/18	JSF	
CAD	17-2862	7	ISSUED FOR SITE PLAN APPROVAL No.2	20/11/18	JSF	

ENGINEER'S STAMP

SEALED FOR GENERAL CONFORMANCE WITH THE O.B.C., MUNICIPAL SITE PLAN CONTROLS, AND ZONING BY-LAWS

78

K.A. MONIZ  
 108124684  
 PROVINCE OF ONTARIO

CLIENT

BLUESTONE PROPERTIES

SCALE

SCALE - 1:500

5.0 0 10.0m

TITLE

SITE PLAN

250 OAKLAND AVENUE

232-240 OAKLAND AVENUE  
LONDON, ONTARIO

PROJECT No.

SBM-17-2862

SHEET No.

SP1

PLAN FILE No.

SPA18-098





**GENERAL NOTES**

1. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO STRIK BALDINELLI MONIZ LTD.
2. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION.
3. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SIGNED BY STRIK BALDINELLI MONIZ LTD. AND A BUILDING PERMIT HAS BEEN ISSUED.
4. CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.
5. DO NOT SCALE DRAWINGS. WHEN REQUIRED REQUEST WRITTEN VERIFICATION OF DIMENSIONS WITH STRIK BALDINELLI MONIZ LTD.
6. ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF STRIK BALDINELLI MONIZ LTD. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT.
7. THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.
8. CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.
9. ANY MATERIAL ALTERNATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS EFFECTED.

**DETAIL SYMBOL**

**ELEVATION SYMBOL**

A - DETAIL NUMBER  
B - LOCATION/DETAIL SHEET

A - ELEVATION NUMBER  
B - LOCATION/DETAIL SHEET



PRELIMINARY FOR REVIEW ONLY

79 Approver

PROJECT/CLIENT:

**BLUESTONE RESIDENTIAL DEVELOPMENT**  
**250 OAKLAND AVE.**  
**LONDON, ON.**

DRAWING TITLE

**ELEVATIONS**

NO.	DATE	ISSUED / REVISIONS	FILE	17-2862	PROJ. NO.	17-2862
01	2017-12-14	ISSUED FOR CLIENT REVIEW	SCALE	AS NOTED	DRAWING NO.	
02	2018-01-08	ISSUED FOR CLIENT REVIEW	DATE	2018-05-01	<b>A3.0</b>	
03	2018-04-19	ISSUED FOR CLIENT REVIEW	DRAWN	OMP/ZRJE		
04	2018-05-01	ISSUED FOR S.P.C	CHECKED	MJB	REVISION NO.	
05	2018-08-13	ISSUED FOR 99% CLIENT REVIEW	PRINTED	2018-05-01	05	

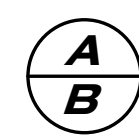




**GENERAL NOTES**

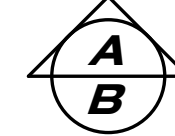
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**DETAIL SYMBOL**



A - DETAIL NUMBER  
B - LOCATION/DETAIL SHEET

**ELEVATION SYMBOL**



A - ELEVATION NUMBER  
B - LOCATION/DETAIL SHEET

**STRIK  
BALDINELLI  
MONIZ**  
CIVIL - STRUCTURAL ENGINEERS

14361 Midway Rd., PO Box #29, Arva, Ontario  
Tel: (919) 471-6667 Fax: (519) 471-0004  
Email: sbm@sbmtd.ca

PRELIMINARY FOR  
REVIEW ONLY

80 Approver

**PROJECT/CLIENT:**

**BLUESTONE  
RESIDENTIAL  
DEVELOPMENT  
250 OAKLAND AVE.  
LONDON, ON.**

**DRAWING TITLE**

**RENDERING**

NO.	DATE	ISSUED / REVISIONS	FILE	17-2862	PROJ. NO.	17-2862
01	2017-12-14	ISSUED FOR CLIENT REVIEW	SCALE	AS NOTED	<b>A3.1</b>	DRAWING NO.
02	2018-01-08	ISSUED FOR CLIENT REVIEW	DATE	2018-05-01		
03	2018-04-19	ISSUED FOR CLIENT REVIEW	DRAWN	OMP/ZRJE		
04	2018-05-01	ISSUED FOR S.P.C	CHECKED	MJB		
05	2018-08-13	ISSUED FOR 99% CLIENT REVIEW	PRINTED	2018-05-01		
					REVISION NO.	05



# Strategic Priorities and Policy Committee

## Report

5th Meeting of the Strategic Priorities and Policy Committee - BUDGET  
January 24, 2019

**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. Pelozo, A. Kayabaga, S. Hillier

**ALSO PRESENT:** M. Hayward, A.L. Barbon, G. Bridge, B. Card, S. Datars Bere, J. Davies, A. Dunbar, J. Fleming, M. Galczynski, G. Kotsifas, L. Livingstone, D. MacRae, S. Mathers, J.P. McGonigle, J. Millson, K. Murray, D. O'Brien, M. Ribera, C. Saunders, S. Spring, M. Schulthess and B. Westlake-Power.

The meeting is called to order at 10:03 AM, with all members present.

### 1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest with respect to any matter specific to EarlyON funding by indicating that his spouse is an employee of Childreach. Councillor S. Turner further discloses a pecuniary interest with respect to any matter specific to the Middlesex London Health Unit (MLHU), by indicating that the MLHU is his employer

Councillor J. Helmer discloses a pecuniary interest in any matters related directly to the National Golf Course Owners Association, by indicating that his father is a member of the Association.

Councillor P. Van Meerbergen discloses a pecuniary interest in any matters associated with childcare funding, by indicating that his spouse operates a daycare business.

Councillor A. Hopkins discloses a pecuniary interest in matters that may specifically reference Canadian Union of Public Employees (CUPE) Local 107, by indicating that her son is a member of Local 107.

Councillor S. Lehman discloses a pecuniary interest the discussion specific to proposed new Business Improvement Area (BIA) funds, by indicating that he is a member of the Downtown BIA.

### 2. Consent

#### 2.1 2019 Annual Budget Update - Public Engagement

Moved by: M. Cassidy

Seconded by: S. Lewis

That the following actions be taken with respect to the 2019 Annual Budget Update - Public Engagement:

- a) that, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated January 24, 2019 regarding public engagement for the 2019 Multi-Year Budget Update BE RECEIVED for information; and
- b) the verbal update from Councillor J. Morgan and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with respect to direction arising from the January 17, 2019 Public Participation Meeting related to the Merrymount Children's Centre funding request, BE RECEIVED for information.

Yeas: (14): 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, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

### **3. Scheduled Items**

#### **3.1 Budget Overview**

Moved by: S. Turner

Seconded by: A. Hopkins

That the attached budget presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer 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. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

### **4. Items for Direction**

#### **4.1 Review of Operating Budget Amendments (rounded to the closest \$1,000)**

That the following actions be taken with respect to the 2019 Annual Budget Update – Operating:

a) the following actions be taken with respect to the following Operating Budget Amendment Cases:

i) Business Cases #1 (Adjustments to Reduce the Tax Levy) - Net Impact \$(1,072), #3 (Confidential - Labour Relations) - Net Impact \$(2,000), and #5 (Additional Land Ambulance Resources) - Net Impact \$590, BE APPROVED;

ii) Business Case #2 (Cancellation of Planned 2019 Minimum wage Increase) - Net Impact \$(521), BE APPROVED;

iii) Business Case #4 (Bicycle Lane Maintenance) - Net Impact \$408, BE APPROVED;

iv) Business Case #6 (Safeguard Program - London Police Service) - Net Impact \$161, BE APPROVED;

v) Business Case #7 (London Children's Museum - Funding Request) - Net Impact \$0, BE APPROVED, including the amended sources of financing for the Case (\$1,500,000 – Economic Development Reserve Fund and \$500,000 – Tourism Infrastructure Reserve Fund);

vi) Business Case #13 (Subsidized Transit for Seniors) - Net Impact \$285, BE APPROVED;

b) the Hamilton Road Business Improvement Area (BIA) BE GIVEN a grant in the amount of \$50,000 for 2019 to assist the BIA in their activities; it being noted that this is a 4 km, low assessment area with a 4.9% levy totaling only \$70,000; it being further noted that the grant would be funded from the Community Investment Reserve Fund; and,

c) that \$330,000 from Assessment Growth revenue BE ALLOCATED to the 2019 Budget in order to off-set the tax levy.

**Motion Passed**

Voting Record:

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

That Operating Budget Amendments included in Business Cases #1 (Adjustments to reduce the Tax Levy), #3 (Confidential - Labour Relations), and #5 (Additional Land Ambulance Resources), 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)**

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

That Operating Budget Amendments included in Case #2 (Cancellation of Planned 2019 Minimum wage Increase), BE APPROVED.

Yeas: (9): Mayor E. Holder, M. van Holst, S. Lewis, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (6): M. Salih, J. Helmer, A. Hopkins, S. Turner, E. Pelozza, and A. Kayabaga

**Motion Passed (9 to 6)**

Moved by: A. Hopkins  
Seconded by: S. Lewis

That Operating Budget Amendments included in Case #4 (Bicycle Lane Maintenance), BE APPROVED.

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

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

Absent: (1): Mayor E. Holder

**Motion Passed (12 to 2)**

Moved by: M. Salih  
Seconded by: E. Pelozza

That Operating Budget Amendments included in Case #6 (Safeguard Program - London Police Service), BE APPROVED.

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. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

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

That Operating Budget Amendments included in Case #7 (London Children's Museum - Funding Request), BE APPROVED, as amended.

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. Pelozo, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

**Amendment:**

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

That Operating Budget Amendment - Case #7 (London Children's Museum - Funding Request), BE AMENDED, to revise the source of funding of the Case with \$1,500,000 being funded from the Economic Development Reserve Fund, and \$500,000 being funded from the Tourism Infrastructure Reserve Fund.

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

Nays: (3): S. Lewis, M. Salih, and P. Squire

**Motion Passed (12 to 3)**

Moved by: P. Van Meerbergen  
Seconded by: E. Pelozo

That Business Case #13 Subsidized Transit for Seniors, BE REFERRED to the next multi-year budget process, in order for all transit subsidies and fares to be reviewed in a comprehensive way.

Yeas: (3): S. Lehman, P. Van Meerbergen, and E. Pelozo

Nays: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, S. Turner, A. Kayabaga, and S. Hillier

**Motion Failed (3 to 12)**

Moved by: M. van Holst  
Seconded by: M. Salih

That Operating Budget Amendments included in Case #13 (Subsidized Transit for Seniors), 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, S. Turner, A. Kayabaga, and S. Hillier

Nays: (2): P. Van Meerbergen, and E. Pelozo

**Motion Passed (13 to 2)**



Moved by: P. Squire  
Seconded by: M. van Holst

That the Civic Administration BE DIRECTED to bring forward for Municipal Council's consideration options that would result in a reduction of the proposed tax levy increase for 2019 to 2.4%; it being noted that Municipal Council will review the said options presented and all other budget matters to determine if it will implement a 2019 tax levy increase of 2.4%.

Yeas: (5): M. van Holst, P. Squire, J. Morgan, P. Van Meerbergen, and S. Hillier

Nays: (10): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, S. Lehman, A. Hopkins, S. Turner, E. Pelozo, and A. Kayabaga

**Motion Failed (5 to 10)**

Moved by: M. van Holst  
Seconded by: Mayor E. Holder

That the Hamilton Road Business Improvement Area (BIA) BE GIVEN a grant of \$50,000 for 2019 to assist the BIA in their activities; it being noted that this is a 4km, low assessment area with a 4.9% levy totaling only \$70,000; it being further noted that the grant would be funded from the Community Investment Reserve Fund.

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, P. Van Meerbergen, and S. Hillier

Nays: (4): P. Squire, S. Turner, E. Pelozo, and A. Kayabaga

Absent: (1): S. Lehman

**Motion Passed (10 to 4)**

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

That \$330,000 from Assessment Growth revenue BE ALLOCATED to the 2019 Budget in order to off-set the tax levy.

Yeas: (12): 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, and S. Hillier

Nays: (3): S. Turner, E. Pelozo, and A. Kayabaga

**Motion Passed (12 to 3)**

**Amendment:**

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

That the motion to allocate \$330,000 from Assessment Growth Revenue to the 2019 Budget BE AMENDED to be \$1,000,000 to the 2019 Budget amount.

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

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

**Motion Failed (5 to 10)**

Moved by: A. Hopkins  
Seconded by: P. Van Meerbergen

Motion to recess the meeting, until 10:00 AM, Monday, January 28, 2019.

**Motion Passed**

The Strategic Priorities and Policy Committee recesses at 4:12 PM.

# 16 MULTI-YEAR BUDGET FOR THE CITY OF LONDON

## 19 2019 ANNUAL UPDATE

INVESTING IN OUR FUTURE

**Strategic Priorities & Policy Committee**  
**January 24, 2019**



1

## Agenda



- 2019 Annual Budget Update Recap
- Other Budget Matters
  - Subsidized Transit for Seniors
  - Breakdown of Budget Amendment #1
  - Tax Levy Increases by Property Class
- Assessment Growth
- How Do We Compare?
- Recommended Budget Review Approach

2

## 2019 Budget Update Recap

3

## 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

4

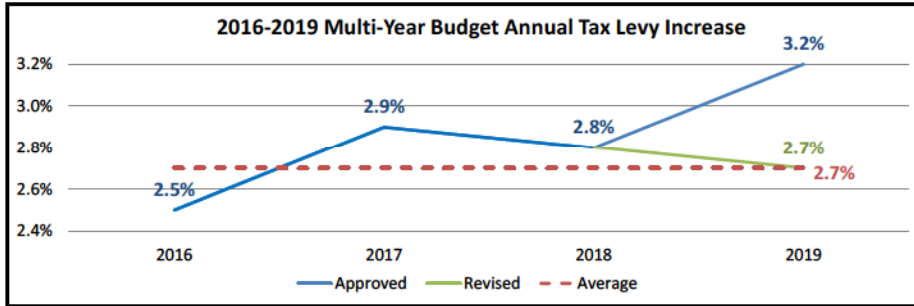
# 2019 Budget Amendment Requests



2016-2019 Multi-Year Operating Budget  
(includes all tabled budget amendments)

2019 Multi-Year Budget Update	Net Budget (\$000's)				Average Annual %	Avg. Annual Rate Payer Impact <sup>1</sup>
	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		
Cumulative Amendment				(2,435)		
Revised Net Budget (Tax Levy)	536,434	556,980	579,532	595,222		
Incremental Net Increase/(Decrease)				(2,435)		
Revised % Increase From Rates	2.5%	2.9%	2.8%	2.7%	2.7%	\$ 74

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



## Other Budget Matters

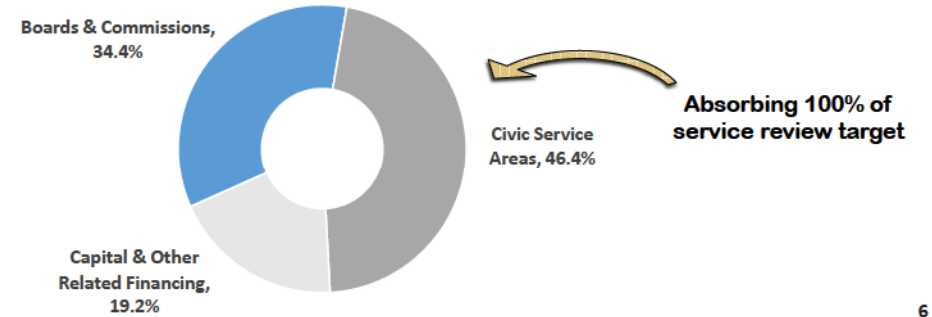
# Service Reviews



- 2016-2019 budget **has been reduced by \$4 million**

- o 2016 target of \$0.5m: Achieved ✓
- o 2017 target of \$1.0m: Achieved ✓
- o 2018 target of \$1.5m: Achieved ✓
- o 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



# Subsidized Transit for Seniors



- As directed by Council on December 18, 2018, a budget amendment has been prepared to reinstate discounted seniors bus tickets (Budget Amendment #13)
- Estimated program cost is \$285,000 per year
- As this is the reinstatement of a previous program (not a pilot program), tax levy is the recommended permanent source of funding
- If approved, the 2019 and 4 year average tax levy increase would increase from 2.7% to 2.8%

# Budget Amendment #1

## Revenue Adjustments Categorization



At 2019 Budget tabling on December 17<sup>th</sup>, Committee requested a further breakdown of Budget Amendment #1:

Component	Amount related to experience & budget right-sizing (\$000's)	Amount related to new or increased fees in 2019 (\$000's)
#1 – Tipping Fee Revenues	\$400	
#2 – Licensing & Ceremony Revenues	\$10	
#3 – Taxation Revenues	\$200	
#4 – Parking & Court Fees	\$325	
#5 – Business Licensing	\$25	
#6 – Development Services Application Fees		\$112
<b>Total:</b>	<b>\$960</b>	<b>\$112</b>
<b>TOTAL BUDGET AMENDMENT:</b>	<b>\$1,072</b>	

# Tax Levy Increase by Property Class



	2016	2017	2018
Budget Increase	2.5%	2.9%	2.8%
<b>After Tax Policy Approval – Average Tax Increase by Property Class (excluding Education taxes):</b>			
Residential	2.8%	1.9%	2.0%
Multi-residential	2.8%	1.9%	2.0%
Commercial	1.6%	6.9%	5.8%
Industrial	1.2%	2.5%	2.1%
<b>After Tax Policy Approval – Average Tax Increase by Property Class (including Education taxes):</b>			
Residential	2.2%	1.1%	1.3%
Multi-residential	2.7%	1.6%	1.8%
Commercial	0.7%	6.2%	4.8%
Industrial	0.3%	1.3%	0.6%

# Assessment Growth



# Assessment Growth Overview



# Assessment Growth Policy



- Civic service areas, boards & commissions that incur costs to provide existing core services to new growth areas are required to submit business cases to the City Treasurer
- The first available assessment growth funds are applied to business cases approved by the City Treasurer or designate
- If assessment growth funding exceeds the growth costs in any one budget year, the balance will be applied in that year as follows:
  - 50% to reducing authorized debt on a one-time basis; and,
  - 50% to the Capital Infrastructure Gap Reserve Fund on a one-time basis to mitigate growth in the infrastructure gap
- If growth costs exceed available assessment growth funding then:
  - Approved business cases will be allocated funding according to the following priority order:
    - Flow through costs for business cases funded through assessment growth in the prior year;
    - Services that are aligned with those supported through Development Charges; and,
    - Business cases will be evaluated as to whether the service and/or funding could be deferred to next year and whether significant service disruptions would occur if the service did not receive the current year growth funding.
  - Unfunded business cases will be resubmitted for consideration in the following year.

# 2019 Assessment Growth



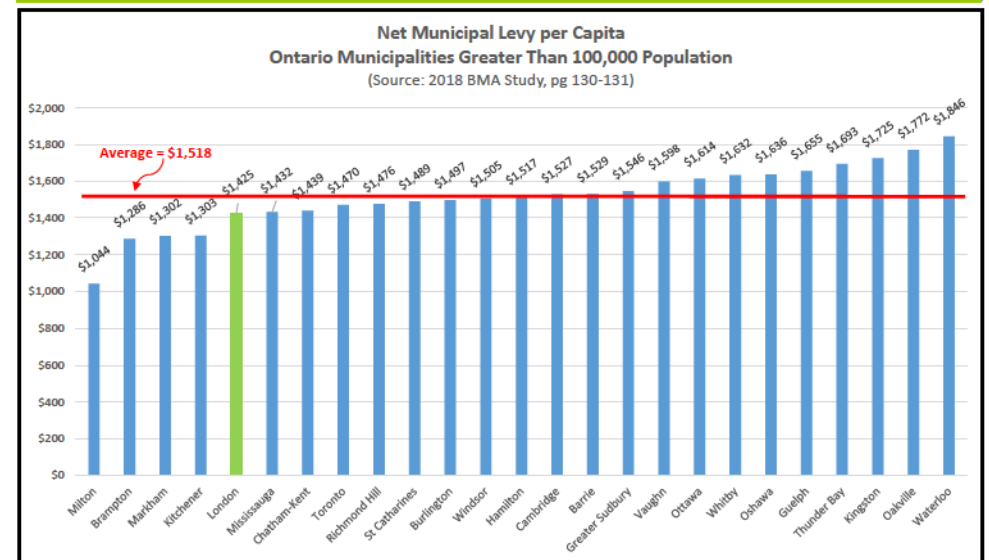
- Assessment growth allocation is a separate process outside of the budget
- 2019 assessment growth revenue reported to Corporate Services Committee on Jan. 22, 2019 = 1.96%
- 2019 assessment growth allocations will be reported to the Strategic Priorities & Policy Committee on Mar. 4, 2019

(\$ millions)	Amount
Estimated Assessment Growth Revenue - 1.96% Growth	\$11.36
Prior Year Carry-forward	\$1.35
<b>Total Assessment Growth Funding Available</b>	<b>\$12.71</b>
Estimated 2019 Assessment Growth Costs	(\$10.08)
Estimated Remaining Assessment Growth Funding	\$2.63

# How Does London Compare?

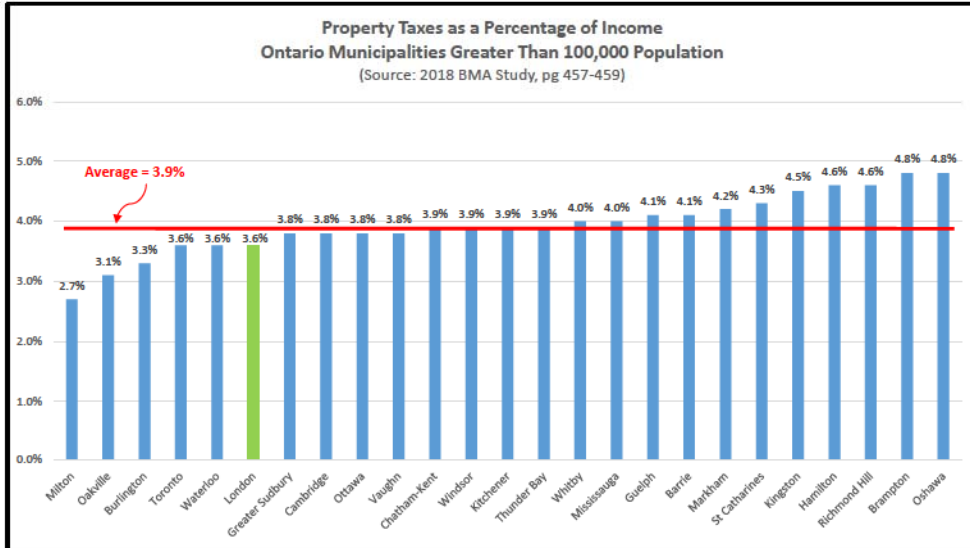


# Net Municipal Levy per Capita





# Property Taxes as a Percentage of Household Income

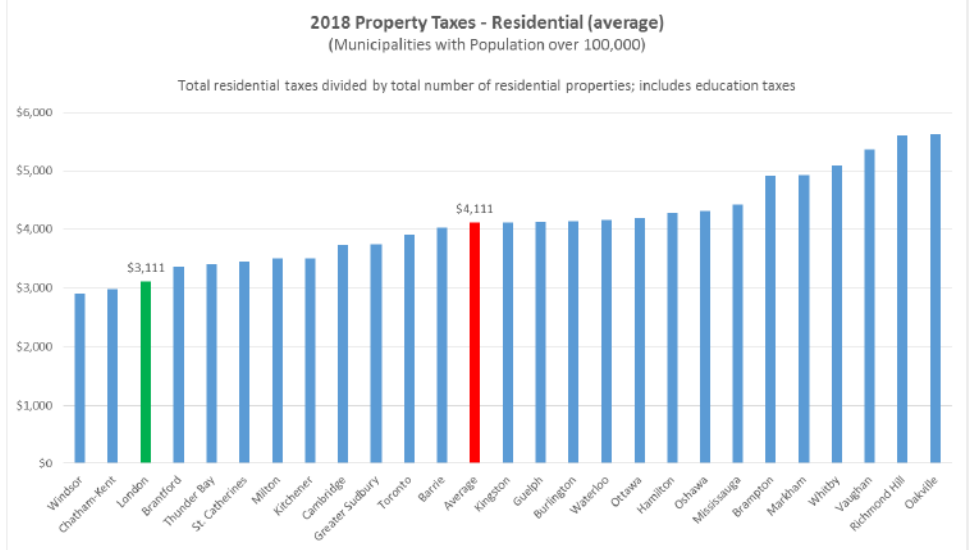


# BMA Municipal Study Relative Property Taxes

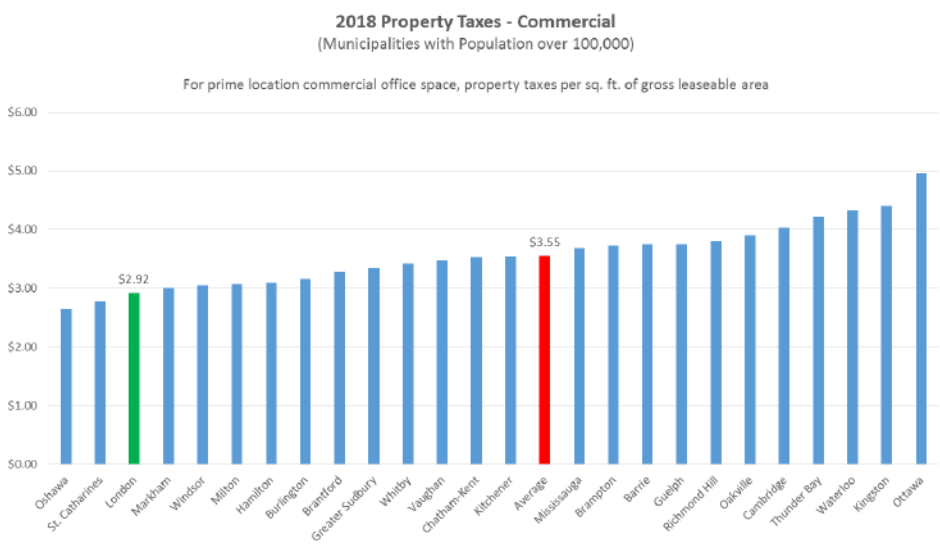


- BMA Consulting Inc. includes a comparison of relative property taxes for 12 different property types in the annual Municipal Benchmarking Study. For example:
  - Residential – Single Family Detached Bungalow
  - Residential – 2 Storey
  - Residential – Senior Executive
- Methodology: Sample of properties matching the criteria for each property class
- Due to small sample sizes, average residential property taxes viewed as most representative of entire city

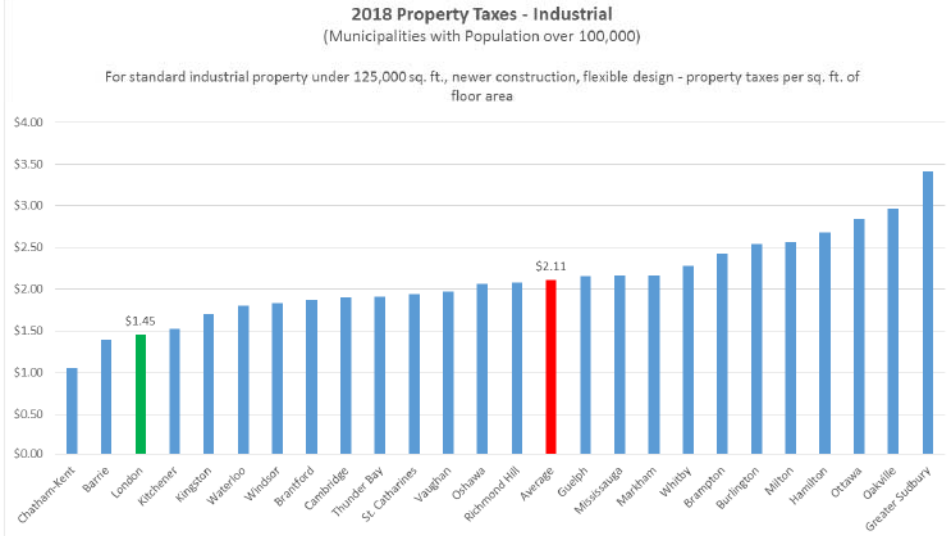
# Relative Property Taxes Average Residential



# Relative Property Taxes Commercial



## Relative Property Taxes Industrial



Source: 2018 BMA Municipal Study

21

## Recommended Budget Review Approach



22

## Recommended Budget Review Approach



- Tax Levy model will enable real-time tracking of the impact of budget decisions
- Review property tax supported operating budget amendments #1-#7 & #13 (seniors transit) (agenda item 4.1)
- Review property tax supported capital budget amendments #8-#12 (agenda item 4.2)
- Review water capital budget amendments #1-#4 (agenda item 4.9)
- Review wastewater & treatment capital budget amendments #5-#10 (agenda item 4.14)
- Approve legislative/housekeeping recommendations (agenda items 4.3-4.8, 4.10-4.13, 4.15-4.18)

23

92



LondonCanada



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24



# Strategic Priorities and Policy Committee Report

5th Meeting of the Strategic Priorities and Policy Committee (Continued) - BUDGET  
January 28, 2019

PRESENT: 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  
ABSENT: Mayor E. Holder (Chair)  
ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, B. Coxhead, S. Datars Bere, J. Davies, A. Dunbar, J. Fleming, M. Galczynski, S. King, G. Kotsifas, L. Livingstone, S. Mathers, J. Millson, K. Murray, D. O'Brien, M. Ribera, C. Saunders, K. Scherr, M. Schulthess, S. Spring, S. Stafford and B. Westlake-Power.

The meeting is called to order at 10:03 AM.

## 4. Items for Direction

### 4.2 Review of Capital Budget Amendments (rounded to the closest \$1,000)

That the following actions be taken with respect to the 2019 Annual Budget Update - Capital, Amendment Cases #8 (London Convention Centre - Realign 10 Year Capital Plan) - Net Impact \$1,857 (2019), \$(2,489) (2020-2025), #9 (Covent Garden Market Garage Painting) - Net Impact \$50 (2019), \$52 (2020-2025), #10 (Masonville Transit Village Secondary Plan) - Net Impact \$75 (2019), #11 (Project Estimate updates - Growth Transportation Capital Projects) - Net Impact \$(1,325) (2019), \$23,970 (2020-2025) and #12 (Realignment of Growth Transportation Capital Projects) - Net Impact \$(6,833) (2019), \$6,833 (2020-2025); it being noted that the financing can be accommodated within the capital plan without impacting the tax levy:

- a) changes to the 2019 capital budget, Cases #8 to #12, representing a decrease of \$6.2 million BE APPROVED;
- b) changes to the 2020-2025 forecast period, Cases #8 to #12, representing an increase of \$28.4 million BE APPROVED, in principle; and
- c) the following capital budget adjustments, only impacting the 2020-2025 forecast period, BE APPROVED, in principle; it being noted that the changes to the forecast represent an increase of \$13.1 million:
  - i) Information Technology Services Capital Plan Changes - Lifecycle Renewal - Net Impact \$(1,060);
  - ii) Victoria Bridge Replacement - Lifecycle Renewal - Net Impact \$10,840; and,
  - iii) Victoria Bridge Replacement - Active Transportation - Lifecycle Renewal - Net Impact \$3,300.

**Motion Passed**

Voting Record:

Moved by: J. Helmer

Seconded by: M. van Holst

That Capital Budget Amendments #8 (London Convention Centre - Realign 10 Year Capital Plan), #10 (Masonville Transit Village), #11

(Project Estimate Updates - Growth Transportation Capital Projects) and #12 (Realignment of Growth Transportation Capital Projects), BE APPROVED.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Moved by: S. Lehman  
Seconded by: E. Pelozo

That Capital Budget Amendment Business Case #9, (Covent Garden Market Garage Painting), BE APPROVED.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

#### 4.3 Reconciliation of the Tabled Budget

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

That the reconciliation of the tabled budget to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

#### 4.4 Operating Budget

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the revised 2019 tax levy BE READOPTED in the gross amount of \$960,381,425 and in the net amount of \$606,536,348.

**Motion Passed**

Voting Record:

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

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the revised 2019 tax levy, for all matters excluding childcare, golf, the Community Grant Program and Middlesex London Health Unit, BE READOPTED in the gross amount of \$895,291,972 and in the net amount of \$591,432,626.

Yeas: (11): S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (3): M. van Holst, P. Squire, and P. Van Meerbergen

Absent: (1): Mayor E. Holder

**Motion Passed (11 to 3)**

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

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the revised 2019 tax levy related to childcare BE READOPTED in the gross amount of \$52,347,793 and in the net amount of \$6,209,761.

Yeas: (11): M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Squire

Recuse: (2): P. Van Meerbergen, and S. Turner

Absent: (1): Mayor E. Holder

**Motion Passed (11 to 1)**

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

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the revised 2019 tax levy related to golf BE READOPTED in the gross amount of \$3,849,601 and in the net amount of \$1,902.

Yeas: (11): M. van Holst, S. Lewis, M. Salih, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and S. Hillier

Nays: (2): P. Squire, and A. Kayabaga

Recuse: (1): J. Helmer

Absent: (1): Mayor E. Holder

**Motion Passed (11 to 2)**

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

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the revised 2019 tax levy related to the Community Grant Program BE READOPTED in the gross amount of \$2,797,000 and in the net amount of \$2,797,000.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Absent: (1): Mayor E. Holder

**Motion Passed (12 to 1)**

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

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the revised 2019 tax levy funding for the Middlesex London Health Unit BE READOPTED in the gross amount of \$6,095,059 and in the net amount of \$6,095,059.

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

Recuse: (1): S. Turner

Absent: (1): Mayor E. Holder

**Motion Passed (13 to 0)**

#### 4.5 Capital Budget

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

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the following actions be taken with respect to the capital budget:

a) the revised 2019 capital budget BE READOPTED in the amount of \$205,382,000; and

b) the revised 2020-2025 capital forecast BE APPROVED in principle in the amount of \$1,523,527,000.

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

Nays: (1): P. Van Meerbergen

Absent: (1): Mayor E. Holder

**Motion Passed (13 to 1)**

#### 4.6 Reserves and Reserve Funds Overview

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

That the Reserves and Reserve Funds Overview, as outlined in the 2019 Tax Supported Budget document dated December 17, 2018, BE APPROVED; it being noted projections are subject to annual review and adjustment.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

4.7 By-laws regarding Operating and Capital Budgets

Moved by: A. Hopkins  
Seconded by: E. Pelozo

That the Civic Administration BE DIRECTED to bring forward any necessary by-laws regarding the operating and capital budgets for introduction at Municipal Council on February 12, 2019.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

4.8 2019 Tax Levy

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

That the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the City Clerk BE INSTRUCTED to prepare the 2019 Tax Levy By-law for introduction and enactment by the Municipal Council at the appropriate time.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

4.9 Water – Review of 2019 Capital Budget Amendments – (rounded to the closest \$1,000)

Moved by: S. Hillier  
Seconded by: S. Turner

That the following Capital Budget Amendments - Water, BE APPROVED:

Case #1 – Arva Huron Watermain Environmental Assessment - Net Impact \$600 (2019)

Case #2 – New Watermain Pond Mills Road - Net Impact \$585 (2019)

Case #3 – Arva Pumping Station Upgrade - Net Impact \$(332) (2019), \$332 (2020-2025)

Case #4 – New Watermain Summercrest Southdale - Net Impact \$(1,131) (2019), \$1,131 (2020-2025);

it being noted that the financing can be accommodated within the capital plan without impacting the Water rates.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

4.10 Reconciliation of the Tabled Water Budget

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

That the reconciliation of the tabled Water budget to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

4.11 Water Operating Budget – Annual Rate Increase (to be confirmed)

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

That in accordance with section 291(4)(c) of the *Municipal Act, 2001*, the Water Operating budget reflecting an annual rate increase of 3% for the 2019 period BE READOPTED with no net change.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

4.12 Water Capital Budget

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

That in accordance with section 291(4)(c) of the *Municipal Act, 2001*, the following actions be taken with respect to the Water Capital budget:

- a) the revised 2019 capital budget BE READOPTED in the amount of \$28,302,000; and
- b) the revised 2020-2025 capital forecast BE APPROVED in principle in the amount of \$231,001,000.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

4.13 Water Reserves and Reserve Funds Overview

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

That the Water Reserves and Reserve Funds Overview, as outlined in the 2019 Water and Wastewater & Treatment Budget document dated

December 17, 2018, BE APPROVED; it being noted projections are subject to annual review and adjustment.

Yeas: (13): 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, and S. Hillier

Nays: (1): M. van Holst

Absent: (1): Mayor E. Holder

**Motion Passed (13 to 1)**

4.14 Wastewater & Treatment – Capital Budget Amendments (rounded to the closest \$1,000)

Moved by: A. Hopkins  
Seconded by: S. Lewis

That the following Capital Wastewater & Treatment Capital Budget Amendments BE APPROVED:

Case #5 – Erosion Remediation in Open Watercourses Management and Reclamation - Net Impact \$320 (2019)

Case #6 – Replacement of Equipment Wastewater Treatment Plants -Net Impact \$690 (2019)

Case #7 – Dingman Creek and other Stream Remediation - Net Impact\$(1,796) (2019), \$1,796 (2020-2025)

Case #8 – Dingman Creek Main Channel Remediation Works - Net Impact \$(2,300) (2019), \$2,300 (2020-2025)

Case #9 – Dingman Creek on-line SWM Facility #2 - Net Impact \$(4,290) (2019), \$4,290 (2020-2025)

Case #10 – Carling Creek Trunk Storm Sewer Phase IV - Net Impact \$(1,350) (2019), \$1450 (2020-2025)

Capital Budget Amendments – 2020-2025 – PDC’s Installed with Claimable Remediation Works – Net Impact \$(100); and Greenway Wastewater Treatment Plant Flood Proofing and Effluent Pumping Station – Net Impact \$6,850;

it being noted that the financing can be accommodated within the capital plan without impacting Wastewater & Treatment rates.

Yeas: (14): 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, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

4.15 Reconciliation of the Tabled Wastewater & Treatment Budget

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

That items 4.15 to 4.18, inclusive BE APPROVED, as follows:

4.15 Reconciliation of the Tabled Wastewater & Treatment Budget

That the reconciliation of the tabled Wastewater & Treatment budget to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

4.16 Wastewater & Treatment Operating Budget - annual Rate Increase (to be confirmed)

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the Wastewater & Treatment Operating budget reflecting an annual rate increase of 3% for the 2019 period BE READOPTED with no net change.

4.17 Wastewater & Treatment Capital Budget

That in accordance with section 291(4)(c) of the *Municipal Act 2001*, as amended, the following actions be taken with respect to the Wastewater & Treatment Capital Budget:

- a) the revised 2019 capital forecast BE APPROVED in the amount of \$43,542,000; and
- b) the revised 2020-2025 capital forecast BE APPROVED in principle in the amount of \$373,691,000.

4.18 Wastewater & Treatment Reserves and Reserve Funds Overview

That the Wastewater & Treatment Reserves and Reserve Funds Overview, as outlined in the 2019 Water and Wastewater & Treatment Budget document dated December 17, 2018, BE APPROVED; it being noted that the projections are subject to annual review and adjustment.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

**5. Deferred Matters/Additional Business**

5.1 ADDED - City Budget 2019 - Recommendations

Moved by: S. Turner

Seconded by: P. Van Meerbergen

That the communication dated January 15, 2019, from the London Chamber of Commerce, with respect to 2019 Budget recommendations, BE RECEIVED.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

**6. Confidential**

None.

**7. Adjournment**

The meeting adjourned at 11:00 AM.



Bill No. 71  
2019

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 12<sup>th</sup> day of  
February, 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 February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

Bill No. 72  
2019

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

A by-law to authorize the execution of a Letter of Agreement for the transfer of Provincial Gas Tax Revenues.

WHEREAS section 5(3) of the Municipal Act, 2001, as amended, provides that a municipal power shall be exercised by by-law:

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

1. The Mayor and Managing Director, Corporate Services and City Treasurer, Chief Financial Officer are hereby authorized to execute a Letter of Agreement for the transfer of Provincial Gas Tax Revenues under the Dedicated Gas Tax Funds for Public Transportation Program between the Province of Ontario and The Corporation of the City of London as outlined in Schedule "A" attached hereto. The Letter of Agreement shall form part of this by-law.

2. This by-law shall come into force and take effect on the day it is passed.

Passed in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

## Schedule "A"

Ministry of  
Transportation

Office of the Minister

Ferguson Block, 3<sup>rd</sup> Floor  
77 Wellesley St. West  
Toronto ON M7A 1Z8  
416 327-9200  
www.ontario.ca/transportation

Ministère des  
Transports

Bureau du ministre

Édifice Ferguson, 3<sup>e</sup> étage  
77, rue Wellesley Ouest  
Toronto ON M7A 1Z8  
416 327-9200  
www.ontario.ca/transports



JAN 22 2019

Mayor Ed Holder  
City of London  
300 Dufferin Avenue, PO Box 5035  
London ON N6A 4L9

Dear Mayor Holder:

**RE: Dedicated Gas Tax Funds for Public Transportation Program**

---

This Letter of Agreement between the **City of London** (the "Municipality") and Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Transportation for the Province of Ontario, (the "Ministry"), sets out the terms and conditions for the provision and use of dedicated gas tax funds under the Dedicated Gas Tax Funds for Public Transportation Program (the "Program"). Under the Program, the Province of Ontario provides two cents out of the provincial gas tax to municipalities to improve Ontario's transportation network and support economic development in communities for public transportation expenditures.

The Ministry intends to provide dedicated gas tax funds to the Municipality in accordance with the terms and conditions set out in this Letter of Agreement and the enclosed Dedicated Gas Tax Funds for Public Transportation Program 2018/19 Guidelines and Requirements (the "guidelines and requirements").

In consideration of the mutual covenants and agreements contained in this Letter of Agreement and the guidelines and requirements, which the Municipality has reviewed and understands and are hereby incorporated by reference, and other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Ministry and the Municipality agree as follows:

93. To support local public transportation services in the Municipality, the Ministry agrees to provide funding to the Municipality under the Program to a maximum amount of up to **\$10,341,542** (the "Maximum Funds") in accordance with, and subject to, the terms set out in this Letter of Agreement and, for greater clarity, the guidelines and requirements.

.../2

94. Subject to Section 1, the Ministry will, upon receipt of a fully signed copy of this Letter of Agreement and a certified copy of the authorizing municipal by-law(s) and, if applicable, resolution(s) for the Municipality to enter into this Letter of Agreement, provide the Municipality with **\$7,756,157**; and any remaining payment(s) will be provided thereafter.
3. If another municipality authorizes the Municipality to provide local public transportation services on its behalf and authorizes the Municipality to request and receive dedicated gas tax funds for those services also on its behalf, the Municipality will in the by-law(s) and, if applicable, resolution(s) described in section 2 confirm that the Municipality has the authority to provide those services and request and receive those funds.
4. The Municipality agrees that any amount payable under this Letter of Agreement may be subject, at the Ministry's sole discretion, to any other adjustments as set out in the guidelines and requirements.
5. The Municipality will deposit the funds received under this Letter of Agreement in a dedicated gas tax funds reserve account, and use such funds and any related interest only in accordance with the guidelines and requirements.
6. The Municipality will adhere to the reporting and accountability measures set out in the guidelines and requirements, and will provide all requested documents to the Ministry.
7. The Municipality agrees that the funding provided to the Municipality pursuant to this Letter of Agreement represents the full extent of the financial contribution from the Ministry and the Province of Ontario under the Program for the 2018/19 Program year.
8. The Ministry may terminate this Letter of Agreement at any time, without liability, penalty or costs upon giving at least thirty (30) days written notice to the Municipality. If the Ministry terminates this Letter of Agreement, the Ministry may take one or more of the following actions: (a) cancel all further payments of dedicated gas tax funds; (b) demand the payment of any dedicated gas tax funds remaining in the possession or under the control of the Municipality; and (c) determine the reasonable costs for the Municipality to terminate any binding agreement(s) for the acquisition of eligible public transportation services acquired, or to be acquired, with dedicated gas tax funds provided under this Letter of Agreement, and do either or both of the following: (i) permit the Municipality to offset such costs against the amount the Municipality owes pursuant to paragraph 8(b); and (ii) subject to section 1, provide the Municipality with funding to cover, in whole or in part, such costs. The funding may be provided only if there is an appropriation for this purpose, and in no event will the funding result in the Maximum Funding exceeding the amount specified under Section 1.

.../3

9. Any provisions which by their nature are intended to survive the termination or expiration of this Letter of Agreement including, without limitation, those related to disposition, accountability, records, audit, inspection, reporting, communication, liability, indemnity, and rights and remedies will survive its termination or expiration.
10. This Letter of Agreement may only be amended by a written agreement duly executed by the Ministry and the Municipality.
11. The Municipality agrees that it will not assign any of its rights or obligations, or both, under this Letter of Agreement.
12. The invalidity or unenforceability of any provision of this Letter of Agreement will not affect the validity or enforceability of any other provision of this Letter of Agreement. Any invalid or unenforceable provision will be deemed to be severed.
13. The term of this Letter of Agreement will commence on the date of the last signature of this Letter of Agreement.
14. The Municipality hereby consents to the execution by the Ministry of this Letter of Agreement by means of an electronic signature.

If the Municipality is satisfied with and accepts the terms and conditions of this Letter of Agreement, please print it, secure the required signatures for it, and then return a fully signed copy, in pdf format, to the following email account:

[MTO-PGT@ontario.ca](mailto:MTO-PGT@ontario.ca)

Sincerely,



Jeff Yurek  
Minister of Transportation

I have read and understand the terms of this Letter of Agreement, as set out above, and, by signing below, I am signifying the Municipality's consent to be bound by these terms.

**Municipality**

Per: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

Per: \_\_\_\_\_  
Chief Financial Officer/Treasurer

Date: \_\_\_\_\_

Bill No. 73  
2019

By-law No. C.P.-1284( )-\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 440 Clarke Road.

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

1. Amendment No. ## to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

**AMENDMENT NO. \_\_\_**  
**to the**  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit a new 4-storey apartment building containing 65 one and two bedroom residential units at a total density of 95uph and maximum height of 18.0 metres.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 440 Clarke Road in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended amendment is consistent with Provincial Policy Statement 2014, Policies for Specific Areas of the Official Plan and the Shopping Area Place Type policies of The London Plan. The recommendation provides the opportunity for an appropriate and compatible landuse and results in the development of an underutilized lot for affordable housing.

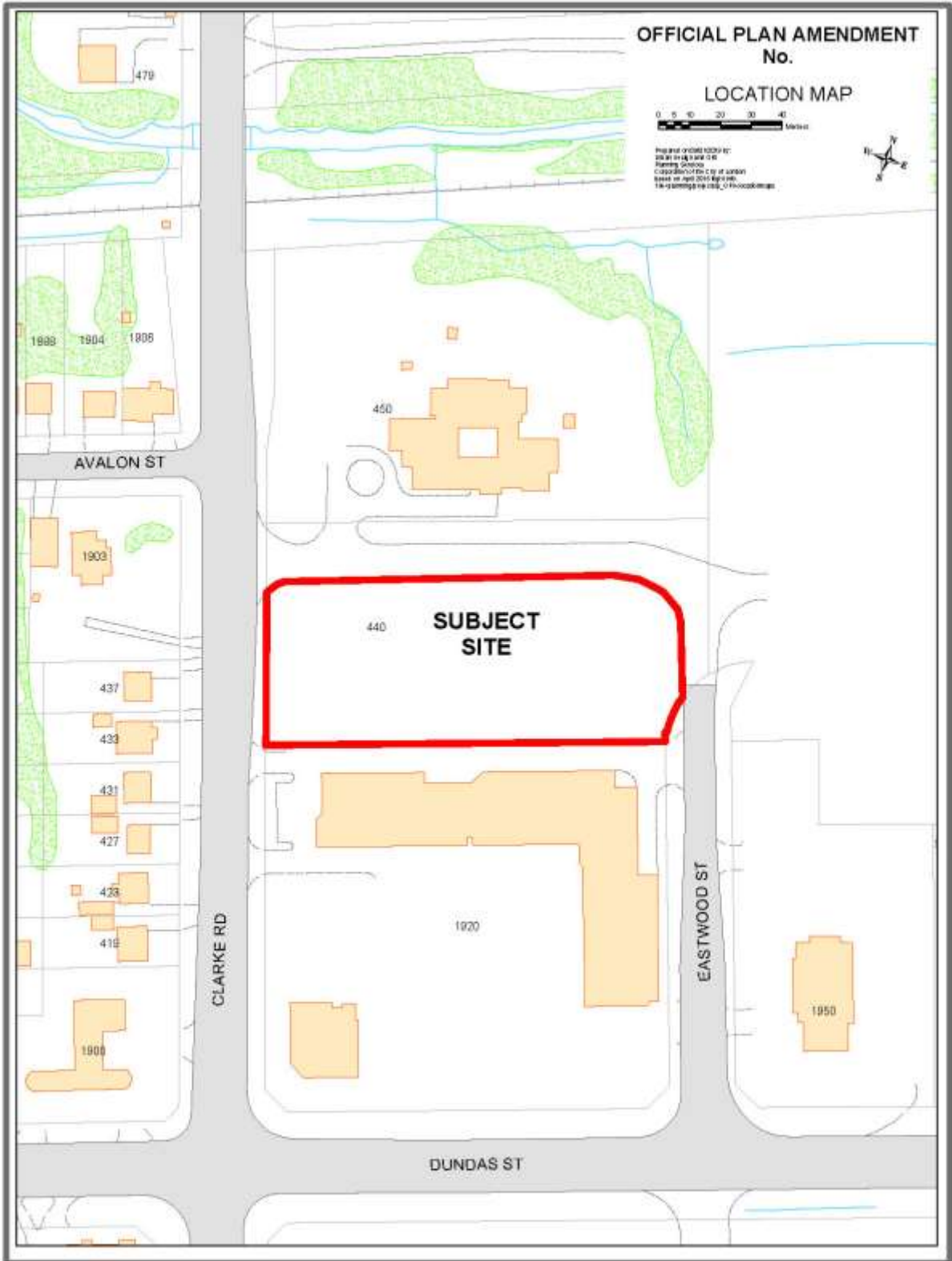
**D. THE AMENDMENT**

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

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

440 Clark Road

In the New Format Regional Commercial Corridor designation at 440 Clark Road in addition to the uses permitted in the New Format Regional Commercial Corridor, an apartment building may also be permitted.





Bill No. 74  
2019

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to assume certain works and services  
in the City of London. (Cedar Hollow  
Subdivision - Phase 3, Plan 33M-678)

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 Cedar Hollow Subdivision - Phase  
3;

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:

Cedar Hollow Subdivision - Phase 3, Plan 33M-678  
Auburn Developments - Steve Stapleton

Cedarpark Drive - All

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law is for the period of February 12, 2019 to February 12,  
2020.

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

PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

## Assumption Limits



Bill No. 75  
2019

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to assume certain works and services  
in the City of London. (Andover Trails  
Subdivision - Phase 2, Stage 2, Plan 33M-602)

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 Andover Trails Subdivision - Phase 2, Stage 2;

AND WHEREAS it is deemed expedient to assume the said works and services;

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

1. The Corporation of the City of London assumes the following works and services, namely:

Andover Trails Subdivision - Phase 2, Stage 2, Plan 33M-602  
Sifton Properties Ltd. – Matt Robertson

Singleton Avenue – All;  
Morgan Crescent – Lot 43 to Singleton Avenue including Roundabout;  
Morgan Avenue – South limit of Roundabout to Bradley Avenue West;  
Bradley Avenue West – All;  
Block 81 – Sanitary Sewers into Temporary Sanitary Pumping Station;  
Block 82 – Park Block;  
Block 83 & 85 – Park Block (includes storm and sanitary sewers);  
Walkway Block 84 – All;  
Block 86 & 87 – Open Space;  
Block 88 – Stormwater Management Inlet and Outlet Structures only;  
Block 89 – Park Block (includes sanitary sewers)

2. The warranty period for the works and services in the subdivision referred to in Section 1 of this by-law is for the period of February 1, 2019 to January 31, 2020.

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

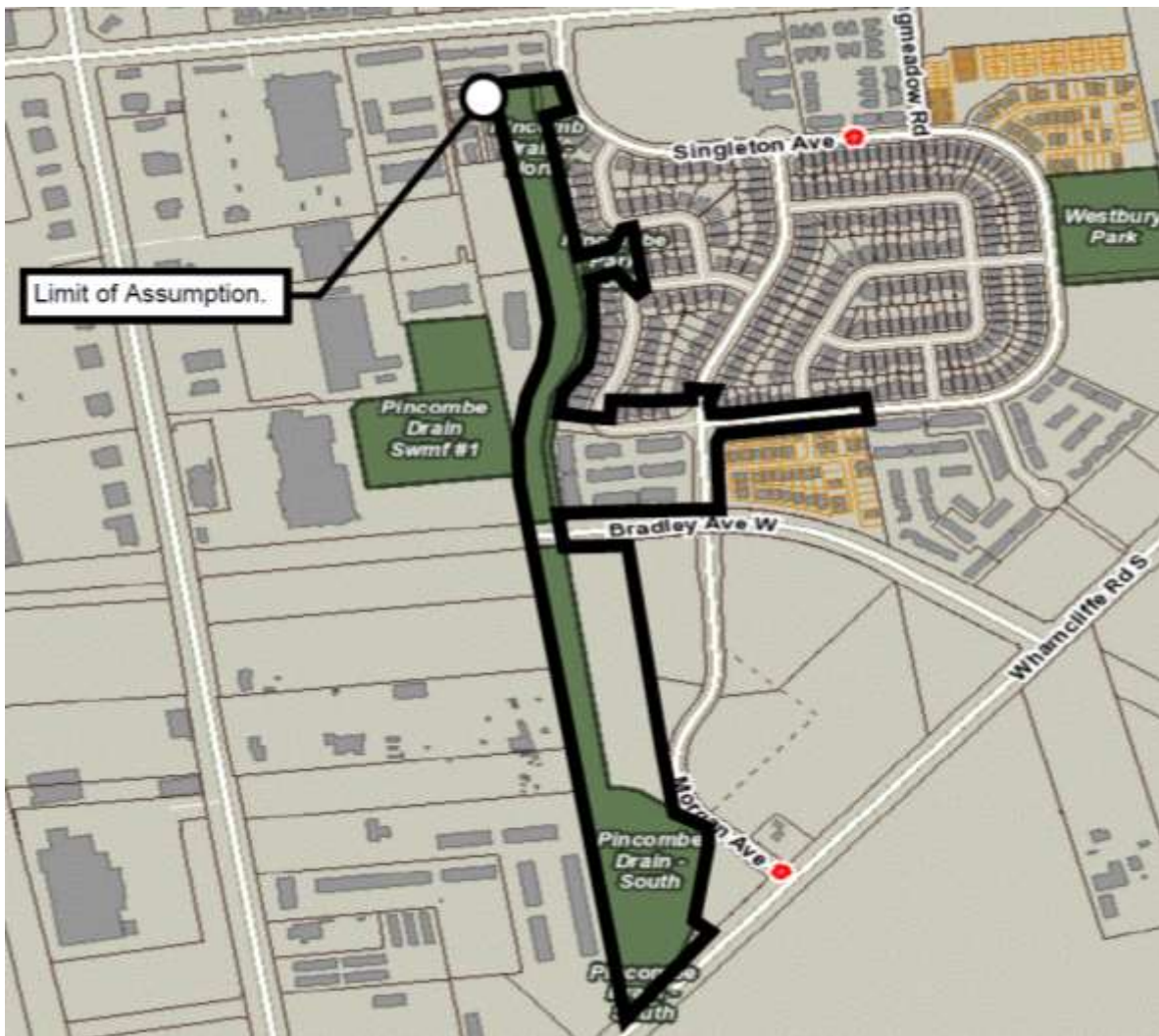
PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

# Assumption Limits



Bill No. 76  
2019

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to assume certain works and services  
in the City of London. (Fox Hollow Subdivision  
- Phase 2, Stage 4, Plan 33M-622)

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 Fox Hollow Subdivision - Phase 2,  
Stage 4;

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:

Fox Hollow Subdivision - Phase 2, Stage 4, Plan 33M-622  
Fox hollow Development Inc. – c/o Auburn Developments, Steve Stapleton

Buroak Drive - All

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law is for the period of February 1, 2019 to January 31, 2020.

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

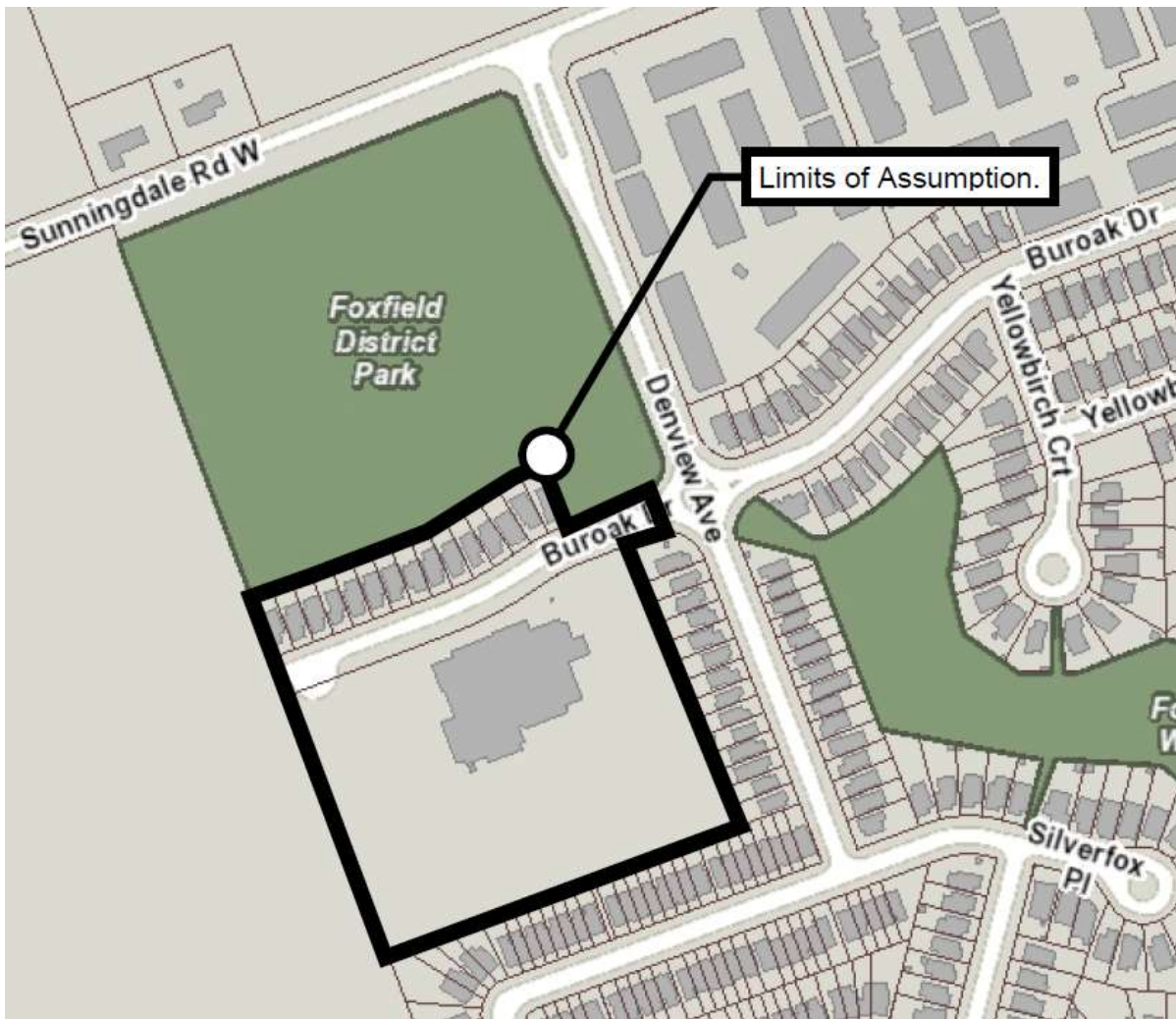
PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

## Assumption Limits



Bill No. 77  
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 Pack Road west of Bostwick 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 Pack Road west of Bostwick Road, namely:

“All of Block 124 on Registered Plan 33M-755, in the City of London and County of Middlesex.”

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

PASSED in Open Council on February 12, 2019.

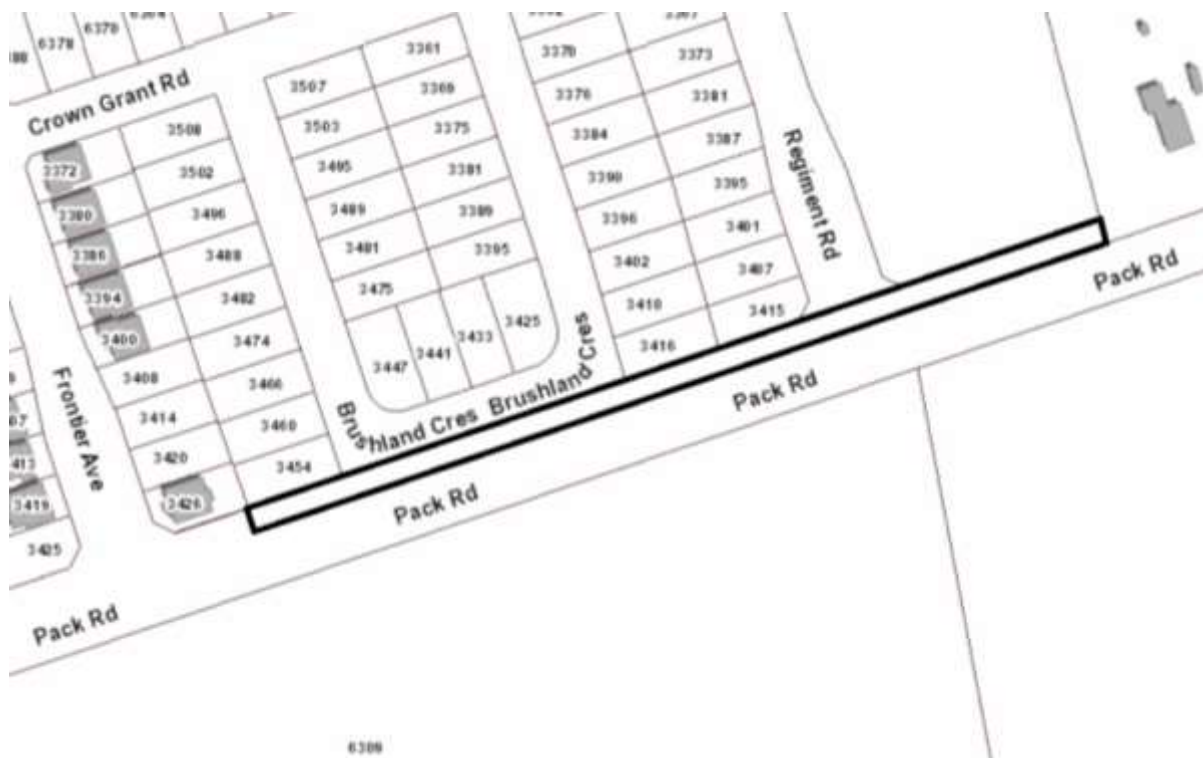
Ed Holder  
Mayor

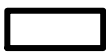
Catharine Saunders  
City Clerk

First Reading - February 12, 2019  
Second Reading - February 12, 2019  
Third Reading - February 12, 2019



Location Map



 Subject Lands



Bill No. 78  
2019

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Cedarpark Drive, south of Aukett Drive)

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 part of Cedarpark Drive, south of Aukett Drive, namely:

“All of Block 43 on Registered Plan 33M-678 in the City of London and County of Middlesex.”

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

PASSED in Open Council on February 12, 2019.

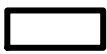
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

# Location Map



 Subject Lands

Bill No. 79  
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 Riverbend Road, south of Oxford Street West)

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 Riverbend Road, south of Oxford Street West, namely:

“Reserve Block 37 on Registered Plan 33M-638, in the City of London and County of Middlesex.”

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

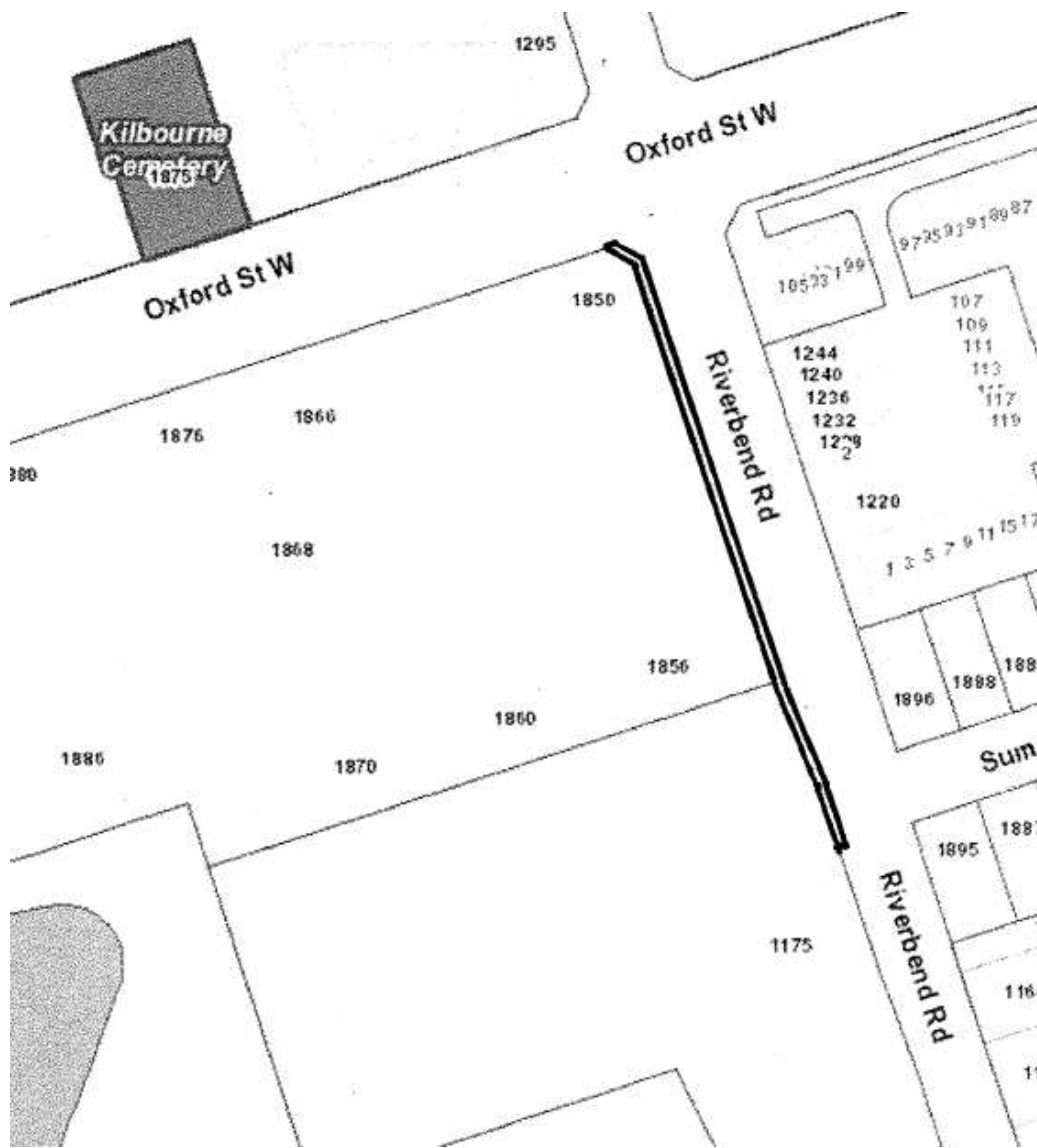
PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - February 12, 2019  
Second Reading - February 12, 2019  
Third Reading - February 12, 2019

### Location Map



Subject Lands

Bill No. 80  
2019

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to repeal By-law No. S.-5978-34 entitled, "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)."

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

1. By-law No. S.-5978-34 entitled, "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)" passed by Council on January 15, 2019 is hereby repealed.
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

Bill No. 81  
2019

By-law No. W.-\_\_\_\_\_

A by-law to authorize the new sportspark  
(Project PD218117)

WHEREAS the Treasurer has calculated an updated limit for The Corporation of the City of London using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02, and has calculated the estimated annual amount payable by The Corporation of the City of London in respect of the project described in this by-law and has determined that such estimated annual amount payable does not exceed the Limit;

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

1. The “New Sportspark (Project PD218117)” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$361,900.00.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

Bill No. 82  
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 440 Clarke Road.

WHEREAS Zerin Development Corporation has applied to rezone an area of land located at 440 Clarke Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ## this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 440 Clarke Road, as shown on the attached map comprising part of Key Map No. A.109, from an Associated Shopping Area/Community Facility (ASA1/ASA2/ASA3/ASA8/CF) Zone to an Associated Shopping Area Special Provision/Community Facility Special Provision/Residential R8 Special Provision Bonus (ASA1/ASA2/ASA3(\_)/ASA8(\_)/CF1(\_)/R8-4(\_)\*B(\_)) Zone and from an Associated Shopping Area/Community Facility (ASA1/ASA2/ASA3/ASA8/CF) Zone to an Associated Shopping Area (ASA8) Zone.

2. Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B( ) 440 Clarke Road

The Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high quality residential apartment building, with a maximum of 4-storeys, 65 dwelling units and density of 95 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law and the provision of affordable housing in the form of 65 dwelling units (95 units per hectare), consisting of one and two bedroom units.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Permitted Uses:

i) Apartment Building;

b) Regulations:

i) Density 95 uph

ii) Height 18 metres  
(maximum): (59 feet)

iii) Parking 65 spaces

3. Section Number 12 of the Residential R8 Zone is amended by adding the following Special Provision:

R8-4( ) 440 Clarke Road

a) Permitted Uses:

i) Apartment Building, with any or all of the other permitted uses on the first floor;

b) Regulation[s]:

i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

4. Section Number 24 of the Associated Shopping Area is amended by adding the following Special Provision:

ASA3( ) 440 Clarke Road

a) Regulation[s]:

i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

5. Section Number 24 of the Associated Shopping Area is amended by adding the following Special Provision:

ASA8( ) 440 Clarke Road

a) Regulation[s]:

i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

6. Section Number 32 of the Community Facility Zone is amended by adding the following Special Provision:

CF1( ) 440 Clarke Road

a) Regulation[s]:

i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

7. 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.

8. 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 February 12, 2019.

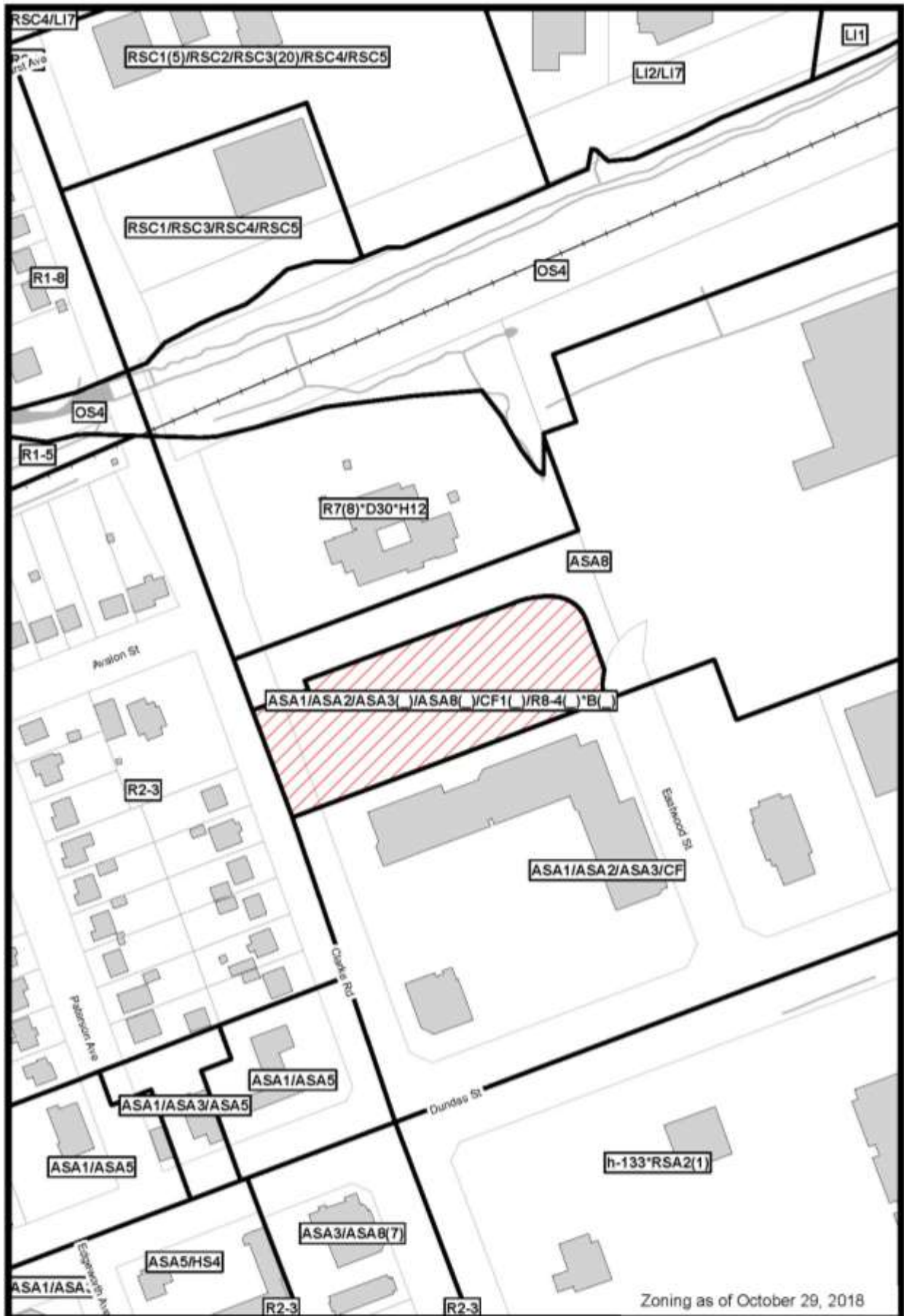
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019



Schedule "A"

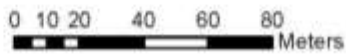


Zoning as of October 29, 2018

File Number: Z-8975  
 Planner: MC  
 Date Prepared: 2019/01/09  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000







NORTH ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"

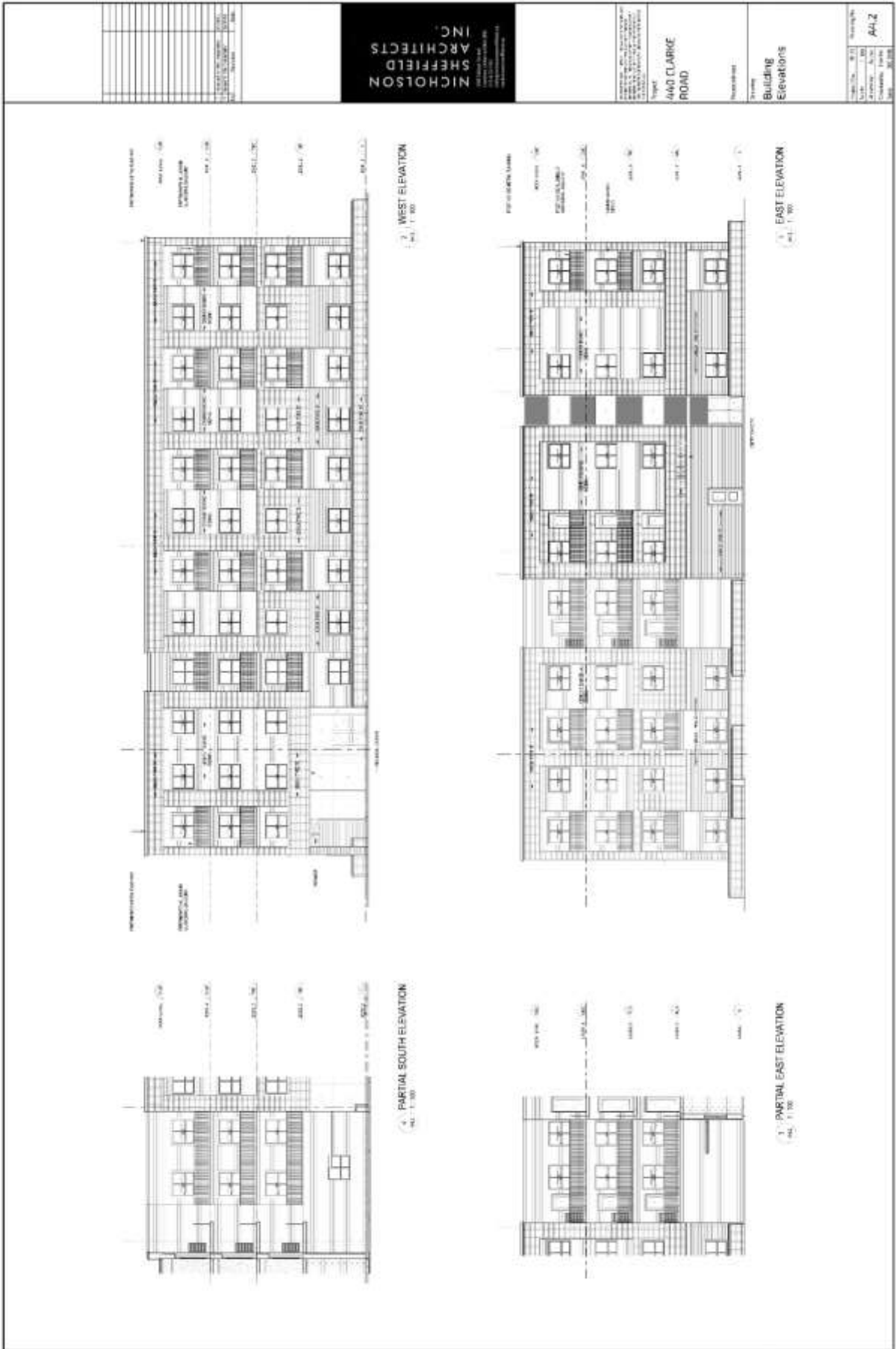
**NICHOLSON  
SHEFFIELD  
ARCHITECTS  
INC.**  
1000 WEST 10TH AVENUE  
DENVER, CO 80202  
303.733.1100  
WWW.NICHOLSONSHEFFIELD.COM

PROJECT: 440 CLARKE ROAD

DATE: 02.2018

PROJECT NO: 18001  
SHEET NO: 010  
DATE: 02.2018

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/20/18
2	ISSUED FOR CONSTRUCTION	02/20/18
3	ISSUED FOR AS-BUILT	02/20/18



Bill No. 83  
2019

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

A by-law respecting the 2016 – 2019 Multi-Year Tax Supported Operating and Capital Budget for The Corporation of the City of London.

WHEREAS section 291(1) of the *Municipal Act, 2001* provides that a municipality may prepare and adopt a budget covering a period of two to five years in the first year to which the budget applies or in the year immediately preceding the first year to which the budget applies;

AND WHEREAS the Municipal Council has deemed it appropriate to establish a multi-year budget for The Corporation of the City of London for the period 2016 - 2019;

AND WHEREAS the Municipal Council shall, in accordance with sections 291(4) and 291(5) of the *Municipal Act, 2001*, for the second and each subsequent year to which the multi-year budget applies:

- (a) review the budget for that year;
- (b) make such changes as are required for the purpose of making the provisions of the budget for that year comply with the requirements of section 289, except clause 289(4)(b), or section 290, except clause 290(4)(b) of the *Municipal Act, 2001*, as the case may be; and
- (c) readopt the budget for that year and for subsequent years to which the budget applies;

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

1. The Council of The Corporation of the City of London re-adopts a budget covering the year 2019 in accordance with the actions of the Council at its meeting held on the 12<sup>th</sup> day of February, 2019, with respect to the recommendations contained in the 5<sup>th</sup> Report of the Strategic Priorities and Policy Committee pertaining to the 2016-2019 Capital and Tax Supported Operating Budget and in respect of each motion, resolution and other action passed and taken by the Council at its said meeting in relation thereto are, except where the prior approval of the Local Planning Appeal Tribunal is required, hereby adopted, ratified and confirmed as the budget for the year 2019.

2. Subject to the approval of the Local Planning Appeal Tribunal where required, authorization is hereby given to initiating and proceeding with each project identified in the said Budget; and the Mayor and the Civic Administration are hereby authorized and directed to do all things necessary in that regard and to obtain approvals where required and, except where otherwise provided, the Mayor and the proper officers of the Corporation are hereby directed to execute all documents necessary under the City's Corporate Seal in that behalf.

3. The authorization and direction under section 2 of this by-law applies with the necessary modification to every motion, resolution, by-law or other action passed or taken by the Council at any subsequent meeting in relation to any project mentioned in section 2 of this by-law.

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

PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019