



Council Agenda Including Addeds

The 13th Meeting of City Council

June 11, 2019, 4:00 PM

Council Chambers

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

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

	Pages
1. Disclosures of Pecuniary Interest	
2. Recognitions	
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 Solicitor-Client Privileged Advice	
A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and giving directions or instructions to the solicitors, officers or employees of the municipality in connection with such advice relating to proposed amendments to the Public Nuisance By-law. (6.1/6/CPSC)	
5. Confirmation and Signing of the Minutes of the Previous Meeting(s)	
5.1 12th Meeting held on May 21, 2019	8
6. Communications and Petitions	
6.1 307 Fanshawe Park Road East (Z-9006)	
(Refer to the Planning and Environment Committee Stage for Consideration with Item 10 (3.6) of the 10th Report of the Planning and Environment Committee)	
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2. (ADDED) D. Beverley, Old Stoneybrook Community Association	51
7. Motions of Which Notice is Given	
8. Reports	
8.1 10th Report of the Planning and Environment Committee	56

	<ol style="list-style-type: none"> 1. Disclosures of Pecuniary Interest 2. (2.1) Application - Portion of 146 Exeter Road (Richardson Subdivision) 39T-15501, Lots 1-6, 19-42 - Removal of Holding Provisions (H-8983) (Relates to Bill No. 224) 3. (2.2) Closed School Sites: Evaluations and Approach (18 Elm Street and 1958 Duluth Crescent) (17 CLO) 4. (2.3) Bill 108 - More Homes, More Choice Act, 2019 5. (3.1) Application - 146 Exeter Road (Blocks 36 and 37, Richardson Subdivision) 39T-15501 (Z-9034) (Relates to Bill No. 225) 6. (3.2) Application - 146 Exeter Road (OZ-9038) (Relates to Bill No.'s 201, 202 and 226) 7. (3.3) Application - 1350 Trafalgar Street (Z-9009) (Relates to Bill No. 227) 8. (3.4) Application - 348 Sunningdale Road East (Z-9011) 9. (3.5) Application - 126 Oxford Street West (Z-9007) 10. (3.6) Application - 307 Fanshawe Park Road East (Z-9006) 11. (4.1) 3080 Bostwick Road (Site 5) 	
8.2	11th Report of the Planning and Environment Committee	125
	<ol style="list-style-type: none"> 1. Disclosures of Pecuniary Interest 2. (2.1) 5th Report of the Trees and Forests Advisory Committee 3. (2.2) Building Division Monthly Report for April 2019 4. (3.1) 6th Report of the Environmental and Ecological Planning Advisory Committee 5. (3.2) Application - 180 Villagewalk Boulevard - Draft Plan of Vacant Land Condominium and Zoning By-law Amendment - 39CD-19505.SPA18-139 6. (3.3) Application - 1170 Wellington Road (Z-9013) (Relates to Bill No. 228) 7. (3.4) Application - 3087 White Oak Road - 39T-18505 (Z-8980) (Relates to Bill No. 229) 8. (3.5) Repeal of Building By-law B-6 and Proposed Building By-law B-7 (Relates to Bill No. 200) 9. (4.1) Application - 123 Queens Avenue - Demolition Request Extension 10. (5.1) Deferred Matters List 	
8.3	6th Report of the Community and Protective Services Committee	142
	<ol style="list-style-type: none"> 1. Disclosures of Pecuniary Interest 	

	2.	(2.1) 4th and 5th Reports of the Animal Welfare Advisory Committee	
	3.	(2.3) London-Middlesex Child Care and Early Years Service System Plan: 2019-2023	
	4.	(2.5) 2018-2019 Multi-Service Accountability Agreement - Dearness Home Adult Day Program and the South West Local Health Integration Network Declaration of Compliance - April 1, 2018 – March 31, 2019	
	5.	(2.6) 2018 Ontario Works Participant and Service Delivery Profile	
	6.	(2.7) Portable Radios for Fire Prevention Inspectors Working Alone	
	7.	(2.8) Single Source 19-13 - Single Source Procurement of Dispatch Consoles for One Voice Emergency Communication System	
	8.	(2.2) 4th and 5th Reports of the London Housing Advisory Committee	
	9.	(2.4) London Strengthening Neighbourhoods Strategy: Neighbourhood Decision Making Program	
	10.	(4.1) 3rd, 4th and 5th Reports of the Accessibility Advisory Committee	
	11.	(4.2) 2nd Report of the Childcare Advisory Committee	
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	13.	(4.4) Councillor E. Peloza - Garbage Collection in City of London Parks	
	14.	(4.5) Unsanctioned and Unsafe Street Parties Policy Amendments - Public Nuisance By-law: Cost Recovery	
	15.	(4.6) Homelessness Crisis	
	16.	(5.1) Deferred Matters List	
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8.4	13th Report of the Corporate Services Committee		180
	1.	Disclosures of Pecuniary Interest	
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	3.	(2.4) Employee Absenteeism 2018	
	4.	(2.5) Reduced Hours of Operation (Holiday Closure)	
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6.	(2.2) Council Policy Manual (Relates to Bill No.'s 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215 and 216)	
8.5	14th Report of the Strategic Priorities and Policy Committee	184
1.	Disclosures of Pecuniary Interest	
2.	(4.1) 1st Report of the Striking Committee	
3.	(5.1) Community Safety and Crime Prevention Advisory Committee Referral	
9.	Added Reports	
9.1	12th 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. 199 By-law No. A.-_____	197
	A by-law to confirm the proceedings of the Council Meeting held on the 11th day of June, 2019. (City Clerk)	
13.2	Bill No. 200 By-law No. B-_____	198
	A by-law to provide for construction, demolition, change of use, occupancy permits, transfer of permits and inspections. (3.5/11/PEC)	
13.3	Bill No. 201 By-law No. C.P.-1284(__)-____	227
	A by-law to amend the Official Plan for the City of London, 1989 relating to 146 Exeter Road. (3.2a/10/PEC)	
13.4	Bill No. 202 By-law No. C.P.-1512(__)-____	234
	A by-law to amend The London Plan for the City of London, 2016 relating to 146 Exeter Road. (3.2c/10/PEC)	
13.5	Bill No. 203 By-law No. CPOL.-_____-____	238
	A by-law to enact a new Council policy entitled “Municipal Service and Financing Agreements”. (2.2a/13/CSC)	
13.6	Bill No. 204 By-law No. CPOL.-_____-____	245
	A by-law to enact a new Council policy entitled “Part-Lot Control Policy” to guide the consideration of request for exemption to Part-Lot Control. (2.2a/13/CSC)	
13.7	Bill No. 205 By-law No. CPOL.-122(__)-____	247
	A by-law to amend By-law No. CPOL.-122-374, as amended, being “Accessibility Policy” to provide additional language to clarify that provision of accessible services includes services for employees, as	

	well as the public, and to include reference to The Integrated Accessibility Standards. (2.2b/13/CSC)	
13.8	<p>Bill No. 206 By-law No. CPOL.-19(__)-____</p> <p>A by-law to amend By-law No. CPOL.-19-215, as amended, being “Annual Retirement Dinner, 25-Year Club Dinner and Other Civic Dinners Policy” by renaming the Council Policy to “Receptions and Dinners for Retirement, 25-Year Club and Other Civic Occasions” and to clarify the type of events to be held. (2.2b/13/CSC)</p>	249
13.9	<p>Bill No. 207 By-law No. CPOL.-193(__)-____</p> <p>A by-law to amend By-law No. CPOL.-193-445, as amended, being “City of London Community Suite Policy” to include the requirement for user groups to provide proof of insurance. (2.2b/13/CSC)</p>	251
13.10	<p>Bill No. 208 By-law No. CPOL.-128(__)-____</p> <p>A by-law to amend By-Law No. CPOL.-128-380, as amended, being “City of London Records Management Policy” to clarify that City records include those that have been received or created by the City and to update the Policy to reflect current practices. (2.2b/13/CSC)</p>	254
13.11	<p>Bill No. 209 By-law No. CPOL.-114(__)-____</p> <p>A by-law to amend By-law No. CPOL.-114-366, as amended, being “Flags at City Hall Policy” by renaming the Policy “Flags at City Hall” and to add reference and provisions with respect to the flags located at the back entrance of City Hall. (2.2b/13/CSC)</p>	262
13.12	<p>Bill No. 210 By-law No. CPOL.-275(__)-____</p> <p>A by-law to amend By-law No. CPOL.-275-266, being “Free of Fear Services for All Policy” to provide for annual reporting and to clarify that the Policy applies to all City services. (2.2b/13/CSC)</p>	266
13.13	<p>Bill No. 211 By-law No. CPOL.-72(__)-____</p> <p>A by-law to amend By-law No. CPOL.-72-304, as amended, being “Review of Ward Boundaries Policy” to provide for the review to be undertaken when required. (2.2b/13/CSC)</p>	269
13.14	<p>Bill No. 212 By-law No. CPOL.-202(__)-____</p> <p>A by-law to amend By-law No. CPOL.-202-454, as amended, being “Special Assistance and Supplementary Aid”, by renaming the Policy “Discretionary Benefits”. (2.2b/13/CSC)</p>	271
13.15	<p>Bill No. 213 By-law No. CPOL.-167(__)-____</p> <p>A by-law to amend By-Law No. CPOL.-167-419, as amended, being “Urban Design Awards” to provide for three specific award categories. (2.2b/13/CSC)</p>	272
13.16	<p>Bill No. 214 By-law No. CPOL.-89(__)-____</p> <p>A by-law to repeal By-Law No. CPOL.-89-340 and any amendments thereto, being “Public Notification Policy for Construction Projects”. (2.2c/13/CSC)</p>	278

13.17	Bill No. 215 By-law No. CPOL.-_____-____ A by-law to repeal By-Law No. CPOL.-75-307 and any amendments thereto, “Affordable Housing Reserve Fund Implementation Policy” as the Policy is no longer required. (2.2c/13/CSC)	279
13.18	Bill No. 216 By-law No. CPOL.-_____-____ A by-law to repeal By-Law No. CPOL.-203-455 and related amendments thereto, being “Purchased Service Agreements”. (2.2c/13/CSC)	280
13.19	Bill No. 217 By-law No. S.-_____-____ A by-law to permit Maciej Andrzej and Axel Maria Krupicz to maintain and use a boulevard parking area upon the road allowance for 227 Hill Street, City of London. (City Clerk)	281
13.20	Bill No. 218 By-law No. S.-_____-____ A by-law to assume certain works and services in the City of London. (Sunningdale Meadows Subdivision Phase 2, Plan 33M-665) (City Engineer)	288
13.21	Bill No. 219 By-law No. S.-_____-____ A by-law to repeal By-law No. S.-6004-145 entitled, “A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Cedarpark Way).” (City Clerk)	290
13.22	Bill No. 220 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 Way) (City Surveyor - for unobstructed legal access throughout the Subdivision)	291
13.23	Bill No. 221 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 Hamilton Road and Egerton Street) (City Surveyor - purposes of establishing the following Lands as public highway)	293
13.24	Bill No. 222 By-law No. S.-_____-____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road East, west of Homeview Road) (as widening to Homeview Court and Homeview Road) (City Surveyor - pursuant to SPA18-114 and in accordance with Zoning By-law Z-1)	295
13.25	Bill No. 223 By-law No. W.-_____-____ A by-law to authorize the New Thames Valley Pathway North Branch. (Project PD2125) (2.4/9/CWC)	297
13.26	Bill No. 224 By-law No. Z.-1-19_____ A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning of the lands located on a portion of 146 Exeter Road (Richardson Subdivision, 39T-15501, Lots 1-6, 19-42). (2.1/10/PEC)	298

13.27	Bill No. 225 By-law No. Z.-1-19_____	300
	A by-law to amend By-law No. Z.-1 to rezone an area of land located on a portion of 146 Exeter Road (Block 36 and 37, Richardson Subdivision 39T-15501). (3.1/10/PEC)	
13.28	Bill No. 226 By-law No. Z.-1-19_____	302
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 146 Exeter Road. (3.2b/10/PEC)	
13.29	Bill No. 227 By-law No. Z.-1-19_____	304
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1350 Trafalgar Street. (3.3/10/PEC)	
13.30	Bill No. 228 By-law No. Z.-1-19_____	306
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1170 Wellington Road. (3.3/11/PEC)	
13.31	Bill No. 229 By-law No. Z.-1-19_____	308
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3087 White Oak Road. (3.4/11/PEC)	

14. Adjournment

Council Minutes

The 12th Meeting of City Council
May 21, 2019, 4:00 PM

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

Absent: M. Cassidy

Also Present: M. Hayward, A. Barbon, B. Card, B. Coxhead, S. Datars Bere, J. Fleming, S. King, G. Kotsifas, L. Livingstone, S. Mathers, J.P. McGonigle, D. O'Brien, M. Ribera, C. Saunders, M. Schulthess and B. Westlake-Power.

The meeting is called to order at 4:04 PM, with all Members present except Councillors M. Cassidy and J. Morgan.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: P. Van Meerbergen

Seconded by: E. Peloza

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

4.1 Labour Relations/Employee Negotiations

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to one of the Corporation's unions including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation. (6.1/12/CSC)

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

Motion Passed (13 to 0)

The Council rises and goes into the Council, In Closed Session, at 4:09 PM, with Mayor E. Holder in the Chair and all Members present except Councillors M. Cassidy and J. Morgan.

The Council, In Closed Session, rises at 4:15 PM and Council reconvenes at 4:17 PM, with Mayor E. Holder in the Chair and all Members present except Councillors M. Cassidy and J. Morgan.

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

Motion made by: S. Lehman

Seconded by: J. Helmer

That the Minutes of the 11th Meeting held on May 7, 2019, BE APPROVED.

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

Motion Passed (13 to 0)

6. Communications and Petitions

Motion made by: A. Kayabaga

Seconded by: S. Hillier

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

6.1 B. Brock - Area Speed Limit,

6.2 M. Powell, F. Galloway and G. Playford, London Community Foundation - One River Master Plan Environmental Assessment - Notice of Completion; and,

6.3 P. Nanavati, Fengate - Request for Demolition - 123 Queens Ave., London, ON

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

Motion Passed (13 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

At 4:23 PM, Councillor J. Morgan enters the meeting.

8.1 9th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 9th Report of the Planning and Environment Committee BE APPROVED, excluding item 16 (3.9).

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

Motion Passed (14 to 0)

1. (2.1) 4th Report of the Trees and Forests Advisory Committee

Motion made by: A. Hopkins

That the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on April 24, 2019:

- a) A. Valastro BE INVITED to attend a future meeting of the Trees and Forests Advisory Committee, to provide detailed information on her concerns, concurrent with the Civic Administration reporting back with respect to the following:
- i) a request to address the definition of "hazardous trees";
 - ii) a review of the current Tree Protection By-law;
 - iii) the protection of young trees;
 - iv) trees being used as dens by animals; and,
 - iv) the requirement for property owners to replace trees that are removed from their property;
- it being noted that the Trees and Forests Advisory Committee heard a verbal presentation from A. Valastro, with respect to the above-noted matters;
- b) clauses 1.1, 3.1 to 3.4, inclusive, 5.1 to 5.4, inclusive, BE RECEIVED for information.

Motion Passed

2. (2.2) Application - 1602 Sunningdale Road West - 3 Year Extension of Draft Plan of Subdivision 39T-11503

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the the request by Foxwood Developments (London) Inc., for the property located at 1602 Sunningdale Road West, the Approval Authority BE ADVISED that the Municipal Council supports the granting of a three (3) year extension of the draft plan of subdivision, submitted by Foxwood Developments (London) Inc. (File No. 39T-11503), prepared by Stantec Consulting Inc., certified David Bianchi, OLS (dated November 8, 2011), as redline revised which shows 18 low density residential blocks, six (6) medium density residential blocks, one (1) high density residential block, two (2) school blocks, two (2) park blocks, road widening blocks and various reserve blocks served by 14 new streets and the extension of Dyer Drive SUBJECT TO the conditions contained in Schedule "39T-11503 appended to the staff report dated May 13, 2019. (2019-D12)

Motion Passed

3. (2.3) Application - 177 Edgevalley Road - Removal of Holding Provisions (H-9045) (Relates to Bill No. 193)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Drewlo Holdings Inc., relating to the property located at 177 Edgevalley Road, the proposed by-law appended to the staff report dated May 13, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 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 R5/Residential R6 (h*h-54*R5-7/R6-5) Zone TO a Residential R5/Residential R6 (R5-7/R6-5) Zone to remove the "h" and "h-54" holding provisions. (2019-D09)

Motion Passed

4. (2.4) City Services Reserve Fund Claimable Works - Riverbend South Subdivision Phase 1

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Finance, the following actions be taken with respect to the subdivision agreement between The Corporation of the City of London and Sifton Properties Limited, for the construction of City Services Reserve Fund claimable works, relating to the Riverbend South Subdivision Phase 1:

- a) the revised Special Provisions contained in the Subdivision Agreement for the construction of City Services Reserve Fund claimable works relating to the Riverbend South Phase 1 Subdivision (33M-711 / 39T-14505) outlined in Section 2.0 of the staff report dated May 13, 2019, BE APPROVED; and,
- b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated May 13, 2019 as Appendix "A". (2019-F01)

Motion Passed

5. (2.5) ReThink Zoning Terms of Reference

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the ReThink Zoning Terms of Reference appended to the staff report dated May 13, 2019 BE APPROVED; it being noted that the ReThink Zoning Terms of Reference is the process to prepare a new zoning by-law to replace the existing Zoning By-law No. Z.-1. (2019-D14)

Motion Passed

6. (2.6) Community Improvement Plans - New Measures and Indicators of Success

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated May 13, 2019, entitled "Community Improvement Plans - New Measures and Indicators of Success" BE RECEIVED for information; it being noted that these measures will be circulated for feedback and modified as necessary within a future report to Municipal Council to include the measures within the relevant Community Improvement Plans. (2019-D19)

Motion Passed

7. (2.7) Building Division Monthly Report for March 2019

Motion made by: A. Hopkins

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

Motion Passed

8. (3.1) 5th Report of the Advisory Committee on the Environment

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 5th Report of the Advisory Committee on the Environment from its meeting held on May 1, 2019:

a) clause 5.1 BE RECEIVED for information; it being noted that clause 5.1 reads as follows:

"the Civic Administration BE REQUESTED to report back at a future meeting of the Advisory Committee on the Environment (ACE) with respect to the feasibility of adapting the Dark Sky Communities Guidelines in smaller communities within the City of London as per the International Dark Sky Communities Guidelines; it being noted that the ACE suggested the communities of Brockley-Shaver, Glanworth and/or Lambeth as pilot communities for this project;"

b) the Civic Administration BE REQUESTED to report back at a future meeting the Advisory Committee on the Environment with respect to the feasibility of making the new park on South Street "off-grid" in terms of energy usage;

c) the following actions be taken with respect to the Advisory Committee on the Environment (ACE) Work Plans:

i) the revised ~~attached~~ 2018 ACE Work Plan BE FORWARDED to the Municipal Council for their information; and,

ii) the 2019 ACE Work Plan BE DEFERRED to the new term of the ACE, starting on June 1, 2019;

d) clause 6.1 BE RECEIVED for information; it being noted that clause 6.1 reads as follows:

"the Civic Administration BE REQUESTED to report back at a future meeting the Advisory Committee on the Environment with respect to the feasibility of making the new park on South Street "off-grid" in terms of energy usage:

i) demonstrate the commitment of the city of London to address the Climate Emergency by creating a Sustainability Office, independent of all existing departments, that reports directly to Council; it being noted that this office should be given the power to independently investigate matters of interest, make observations, issue reports, and act as a point of contact for receiving public concerns involving the environment and the City of London;

ii) ensure that the above-noted Sustainability Office is run by an individual with a mandate that exceeds the terms for Municipal Council by no less than one year and who can only be removed from their position in exceptional circumstances which are enumerated as part of their contract of employment with the City of London;

iii) accept the use and validity of the Precautionary Principle as it relates to the environment and its protection through by-laws, regulations and city policies; and,

iv) request that the Civic Administration review existing policies, including but not limited to the Procurement Policy, for opportunities to apply the Precautionary Principle to strive to protect the environment through its application; it being noted that the Advisory Committee on the Environment wishes to be circulated on any reports related to this matter;

e) the delegation request from R. McNeil, with respect to the Proposed Maple Leaf Food Plant, BE APPROVED for a future meeting of the Advisory Committee on the Environment (ACE); it being noted that Mr. McNeil will be requested to provide a submission for inclusion on the ACE agenda, when the delegation takes place; and,

f) clauses 1.1, 3.1 to 3.6, inclusive, 5.3 and 5.4, BE RECEIVED for information.

Motion Passed

9. (3.2) Application - 1081 Riverside Drive (Z-9017) (Relates to Bill No. 194)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Hajar Properties Inc., relating to the property located at 1081 Riverside Drive, the proposed by-law appended to the staff report dated May 13, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 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 Private Road Residential R6 (PR*R6-1) Zone TO a Residential R3 Special Provision (R3-2()) 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, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the proposed residential uses and scale of development are consistent with the Neighbourhoods Place Type policies of the London Plan;
- the recommended amendment is consistent with the policies of the Low Density Residential designation and will implement an appropriate infill development in accordance with the residential intensification and broader Official Plan policies; and,
- the subject lands are of a suitable size and shape to accommodate the development proposed, and provide for a sensitive and compatible development within the surrounding neighbourhood. (2019-D09)

Motion Passed

10. (3.3) Summerside Subdivision - 2910 and 3229 Turner Crescent (Phase 12B) - Request for Revisions to Draft Plan of Subdivision 39T-07508 (Z-9021) (Relates to Bill No. 195)

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 Greengate Village Limited, relating to the lands located at 2910 to 3229 Turner Crescent (also known as Lots 1 - 38 and Blocks 97 - 108 within the Summerside Draft Plan of Subdivision – Phase 12B):

a) the proposed by-law appended to the staff report dated May 13, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Residential R4 Special Provision (R4-5(2)) Zone TO:

i) a Residential R1/R4 Special Provision (R1-3(12)/R4-5(2)) Zone to permit single detached lots with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres, and street townhouse dwellings;

ii) a Residential R4 Special Provision (R4-5(*)) Zone to permit street townhouse dwellings with a special provision for a lot frontage of 6.7 metres minimum, a front yard depth to garage of 5.5 metres minimum, exterior side yard depth to main building of 3.0 metres minimum, interior side yard depth of 1.5 metres minimum, lot coverage of 45% maximum, east and west side yard depths to main building of 3.0 metres minimum, and a provision that the exterior side yard depth to main building shall apply to all adjacent street classifications;

iii) a Residential R4 Special Provision (R4-5(**)) Zone to permit street townhouse dwellings with a special provision for a lot frontage of 7.0 metres minimum, front yard depth to garage of 5.5 metres minimum, exterior side yard depth to main building of 3.0 metres minimum, interior side yard depth of 1.5 metres minimum, lot coverage of 45% maximum, and a provision that the exterior side yard depth to main building shall apply to all adjacent street classifications;

b) the Approval Authority BE ADVISED that the Municipal Council supports the proposed red-line revisions to the draft-approved plan of subdivision as submitted by Greengate Village Limited, prepared by Stantec Consulting Ltd. (Drawing No. 1, Project No. 161413742 dated January 18, 2019), which shows 62 single detached residential lots and six (6) street townhouse blocks on the extension of Turner Crescent, SUBJECT TO the conditions contained in Appendix 'A-2' appended to the staff report dated May 13, 2019; and,

c) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the proposed red-line revisions to the draft plan of subdivision for Summerside (Phase 12B), as submitted by Greengate Village Limited relating to the applicant's request to amend the lot frontage on Blocks 63 and 66 from 6.7 metres to 6.4 metres;

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

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

- the recommended zoning amendments and revisions to draft plan of subdivision are considered appropriate and consistent with the Provincial Policy Statement;

- the recommended zoning amendments and revisions to draft plan of subdivision conform with The London Plan and the 1989 Official Plan; and,
- the zoning and red-line revisions as proposed are compatible and in keeping with the character of the existing neighbourhood. (2019-D09)

Motion Passed

11. (3.4) Application - 462, 468, 470 and 472 Springbank Drive (OZ-8995) (Relates to Bill No.'s 186 and 196)

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 Atlas Springbank Developments Ltd., relating to the properties located at 462, 468, 470, 472 Springbank Drive:

a) the proposed by-law appended to the staff report dated May 13, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 21, 2019 to amend the Official Plan to change the designation of the subject lands FROM an Office Area designation TO a Multi-Family, High Density Residential designation;

b) the proposed by-law appended to the staff report dated May 13, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 21, 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 Holding Office Special Provision (h-11*OF5(4)) Zone TO a Holding Residential R9 Bonus Zone (h-11*R9-7*B() Zone;

it being noted that the Bonus Zone shall be implemented through one or more agreements to provide for an apartment building with a maximum height of 9-storeys and 186 dwelling units which substantively implements the Site Plan and Elevations appended to the staff report dated May 13, 2019 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design

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:

A) an "L" shaped building located along the Springbank Drive frontage next to the internal driveway providing a well-defined built edge and activating both the Street and driveway frontages;

B) a well-defined principle entrance at the northwest corner of the building;

C) ground floor commercial/retail units along the Springbank Drive frontage oriented toward the street;

D) a significant setback above the sixth floor;

E) individual terraces for the ground floor units facing the internal driveway;

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

G) all parking located underground or in the rear yard away Springbank Drive frontage; and,

H) a purpose-designed amenity space and walkway within the internal portion of the site;

ii) Provision of Affordable Housing

10% of the total unit count (rounded up to the nearest unit), above the 150 unit per hectare threshold, to a maximum of 8 units, shall be allocated for affordable housing units (1 bedroom units) established by agreement at 95% of average market rent for a period of 25 years. An agreement shall be entered into with the Corporation of the City of London, to secure those units for this 25 year term;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the City of London Official Plan policies and Urban Corridor Place Type policies of the London Plan;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard;
- the subject lands are located in a location where intensification can be accommodated given the existing municipal infrastructure, location on and near arterial roads, close proximity to the Springbank Park trail system, and existing transit services in the area; and,
- the proposed development includes the provision of affordable housing which will be mixed throughout the development. (2019-D09)

Motion Passed

12. (3.5) Application - 4680 Wellington Road South (TZ-9027) (Relates to Bill No. 197)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by 761030 Ontario Limited, relating to the property located at 4680 Wellington Road South, the proposed by-law appended to the staff report dated May 13, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 21, 2019 to amend Zoning By-law Z.-1,

(in conformity with the Official Plan), by extending the Temporary Use (T-74) Zone for a period not exceeding three (3) years;

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

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

- the recommended amendment is consistent with Sections 1 and 2 of the Provincial Policy Statement 2014 which directs Planning Authorities to manage and direct land use efficiently and protect natural and cultural heritage resources;
- the recommended amendment conforms to the policies of The London Plan and the Urban Reserve – Industrial Growth and Open Space designation policies 1989 Official Plan; and,
- the recommended temporary use is not intended to continue on a permanent basis. (2019-D09)

Motion Passed

13. (3.6) Demolition Request for Heritage Designated Property - 123 Queens Avenue

Motion made by: A. Hopkins

That the request to demolish the heritage designated property located at 123 Queens Avenue BE REFERRED to a future meeting of the Planning and Environment Committee to allow for a structural assessment of the building to be undertaken;

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

- the ~~attached~~ communication dated May 7, 2019, from R. Stranges, Vice-President, VanBoxmeer & Stranges Ltd.; and,
- the ~~attached~~ communication dated May 10, 2019, from P. Nanavati, Vice-President, Leasing & Property Management, FENGATE;

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-P10D/R01)

Motion Passed

14. (3.7) Demolition Request for Heritage Listed Property - 3303 Westdel Bourne

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, relating to the request for the designation of the heritage listed property at 3303 Westdel Bourne, that the following actions be taken:

- a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property located at 3303

Westdel Bourne to be of cultural heritage value or interest for the ~~attached~~ reasons; and,

b) should no appeal be received to the notice of intent to designate, a by-law to designate the property located at 3303 Westdel Bourne to be of cultural heritage value or interest for the reasons outlined in the staff report dated May 13, 2019 as Appendix F BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to the notice of intent to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the Planning and Environment Committee reviewed and received two Site Review Reports from centric Engineering relating to this property (~~attached~~);

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-P10D/R01)

Motion Passed

15. (3.8) Application - 3557 Colonel Talbot Road (Z-9003)

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 1423197 Ontario Inc. (Royal Premier Homes), relating to the property located at 3557 Colonel Talbot Road:

a) the comments received from the public during the public engagement process appended to the staff report dated May 13, 2019 as Appendix "A", BE RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to make the necessary arrangements to hold a future public participation meeting regarding the above-noted application in accordance with the Planning Act, R.S.O 1990, c.P. 13;

it being noted that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation to be presented at a future public participation meeting;

it being further noted that the Planning and Environment Committee reviewed and received the ~~attached~~ communication dated May 13, 2019, from I. Campbell, 3637 Colonel Talbot Road;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the ~~attached~~ public participation meeting record made oral submissions regarding these matters. (2019-D09)

17. (3.10) Public Site Plan Meeting - 112 St. James Street SPA18-140

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 St. James Development Corp. relating to the property located at 112 St. James Street:

a) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 112 unit apartment building:

i) waste collection and storage to be enclosed entirely within the main building;

ii) the volume of traffic, cut-through traffic and congestion;

iii) future intensification development proposals for the Grosvenor lands; and,

iv) the risk of personal injury; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application, SUBJECT TO the following:

i) a masonry enclosure for the temporary storage of external garbage be provided; and,

ii) the installation of a four way stop at the intersection of St. James Street and Talbot Street;

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

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

- the proposed Site Plan is consistent with the Provincial Policy Statement, which directs development to designated growth areas and that development be adjacent to existing development;
- the proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan;
- the proposed Site Plan is in conformity with the policies of the Medium Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential intensification for the site;
- the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (2019-D09)

18. (5.1) 6th Report of the London Advisory Committee on Heritage

Motion made by: A. Hopkins

That the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage, from its meeting held on May 8, 2019:

a) J.M. Fleming, Managing Director, Planning and City Planner and L. Davies Snyder, Planner II, Urban Regeneration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Draft Lambeth Area Community Improvement Plan, as appended to the LACH public agenda, as it relates to heritage matters;

b) the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on April 24, 2019:

i) the property located at 700 Oxford Street East BE ADDED to the Register (Inventory of Heritage Resources); and,

ii) the remainder of the above-noted report BE RECEIVED;

c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of a heritage designated property located at 123 Queens Avenue within the Downtown Heritage Conservation District:

i) the demolition request BE REFUSED; and,

ii) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;

it being noted that the presentations appended to the 6th Report of the London Advisory Committee on Heritage Report from K. Gowan, Heritage Planner and M. Rivard, Stantec Consulting, as well as a communication dated May 7, 2019 from R. Stranges, VanBoxmeer & Stranges Engineering Ltd., were received with respect to this matter;

d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the heritage listed property located at 3303 Westdel Bourne:

i) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in the Statement of Cultural Heritage Value or Interest appended to the 6th Report of the London Advisory Committee on Heritage; and,

ii) should no appeal be received to the above-noted notice of intent to designate, a by-law to designate the property located at 3303 Westdel Bourne to be of cultural heritage value or interest BE INTRODUCED at a future meeting of the Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to the notice of intent to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the presentation appended to the 6th Report of the London Advisory Committee on Heritage Report from K. Gowan, Heritage Planner, with respect to this matter, was received;

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to permit the existing signage at 371 Dufferin Avenue in the West Woodfield Heritage Conservation District BE PERMITTED with the term and condition that internal illuminations be prohibited; it being noted that the presentation appended to the 6th Report of the London Advisory Committee on Heritage Report from K. Gowan, Heritage Planner, with respect to this matter, was received; and,

f) clauses 1.1, 3.1 to 3.5, inclusive, 3.7, 5.4 and 6.1, BE RECEIVED for information.

Motion Passed

16. (3.9) 2096 Wonderland Road North (Z-9010) (Relates to Bill No. 198)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Invest Group Ltd., relating to the property located at 2096 Wonderland Road North, the proposed by-law appended to the staff report dated May 13, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 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 Residential R1 (R1-16) Zone TO a Residential R5 Special Provision (R5-6(_)) 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 2014 Provincial Policy Statement (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future;
- the recommended amendment conforms to The London Plan which contemplates townhouses and converted dwellings as a primary permitted use, and a minimum height of 2-storeys and maximum height of 4-storeys within the Neighbourhoods Place Type where the property has frontage on an Urban Thoroughfare. The subject lands represent an appropriate location for residential intensification, along a higher-order street at the periphery of an existing neighbourhood, and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the vision of neighbourhoods providing a range of housing choice and mix of

uses to accommodate a diverse population of various ages and abilities; and,

- the recommended amendment conforms to the 1989 Official Plan and would implement the residential intensification policies of the Multi-family, Medium Density Residential designation that contemplate residential intensification in the form of cluster townhouse dwellings at a density up to 75 uph. The recommended amendment would permit development at an intensity that is less than the upper range of the maximum density for residential intensification within the Multi-family, Medium Density Residential designation to ensure the form of development is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the goal of providing housing options and opportunities for all people. (2019-D09)

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

Nays: (1): J. Morgan

Motion Passed (13 to 1)

8.2 12th Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 12th Report of the Corporate Services Committee BE APPROVED, excluding item 2 (2.1).

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

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

3. (2.2) Annual Meeting Calendar

Motion made by: J. Morgan

That, on the recommendation of the City Clerk, the following actions be taken with respect to the annual meeting calendar:

a) the annual meeting calendar for the period January 1, 2020 to December 31, 2020 attached as Appendix "A" to the staff report dated May 14, 2019 BE APPROVED; it being understood that adjustments to the calendar may be required from time to time in order to accommodate special/additional meetings or changes to governing legislation; and,

b) subject to the approval of a) above, the City Clerk BE DIRECTED to bring forward to a future Public Participation Meeting before the Corporate Services Committee required amendments to

the Council Procedure By-law to implement the proposed changes to current meetings times of standing committees as noted in the annual meeting calendar.

Motion Passed

2. (2.1) Print Services (Relates to Bill No. 183)

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the Director, Information Technology Services the following actions be taken with respect to the Print Services Proposal for managed print services, including multifunctional devices, legacy printers, centralized print facility and software licensing solutions:

a) the approval hereby BE GIVEN to enter into the Vendor of Record (VOR OSS-00457979), Province of Ontario Agreement (Appendix B) for a five (5) year contract (2019-2024) for Managed Print Services for the Print Fleet and into the Ontario Education Collaborative Marketplace Agreement (OECM-2018-289-04, Appendix C) for a five (5) year contract (2019-2024) for Multi-Function Devices and Related Services for the Print Room;

b) the proposed by-law appended to the staff report dated May 14, 2019 as Appendix A BE INTRODUCED at the Municipal Council meeting of Tuesday, May 21, 2019 to:

i) approve the "Master Agreement Adoption Agreement" and "Client-Supplier Agreement" with Ricoh Canada Inc. for Vendor of Record for Managed Print Services for the Print Fleet and Supplier for Multi-Function Devices and Related Services for the Print Room, respectively;

ii) authorize the Mayor and City Clerk to execute the Agreement; and,

iii) approve Ricoh Canada Inc. as a Vendor of Record for Managed Print Services for the Print Fleet and Supplier for Multi-Function Devices and Related Services for the Print Room for the City of London;

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

d) the Information Technology Services BE AUTHORIZED to increase or decrease the quantity of machines and related supplies and services based on terms and conditions established in the contract, coincident with the needs of the various departments in future as numbers of users change due to increase in staff, relocation of work units or copy requirements change and subject to budget availability;

e) the approval hereby given BE CONDITIONAL upon the Corporation negotiating terms and conditions with vendor to the satisfaction of both the City Treasurer and the Director, Information Technology Services; and,

f) the approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract, agreement or having a purchase order relating to the subject matter of this approval.

Amendment:

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

That part b) be amended by replacing the attached pages of the Agreement.

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

Motion Passed (14 to 0)

Motion made by: J. Morgan
Seconded by: A. Hopkins

That Clause 2.1, as amended, BE APPROVED.

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

Motion Passed (14 to 0)

Clause 2.1, as amended, reads as follows:

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the Director, Information Technology Services the following actions be taken with respect to the Print Services Proposal for managed print services, including multifunctional devices, legacy printers, centralized print facility and software licensing solutions:

a) the approval hereby BE GIVEN to enter into the Vendor of Record (VOR OSS-00457979), Province of Ontario Agreement (Appendix B) for a five (5) year contract (2019-2024) for Managed Print Services for the Print Fleet and into the Ontario Education Collaborative Marketplace Agreement (OECM-2018-289-04, Appendix C) for a five (5) year contract (2019-2024) for Multi-Function Devices and Related Services for the Print Room;

b) the proposed by-law appended to the staff report dated May 14, 2019 as Appendix A, with the attached revised pages, BE INTRODUCED at the Municipal Council meeting of Tuesday, May 21, 2019 to:

i) approve the "Master Agreement Adoption Agreement" and "Client-Supplier Agreement" with Ricoh Canada Inc. for Vendor of Record for Managed Print Services for the Print Fleet and Supplier for Multi-Function Devices and Related Services for the Print Room, respectively;

ii) authorize the Mayor and City Clerk to execute the Agreement; and,

iii) approve Ricoh Canada Inc. as a Vendor of Record for Managed Print Services for the Print Fleet and Supplier for Multi-Function Devices and Related Services for the Print Room for the City of London;

- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this matter;
- d) the Information Technology Services BE AUTHORIZED to increase or decrease the quantity of machines and related supplies and services based on terms and conditions established in the contract, coincident with the needs of the various departments in future as numbers of users change due to increase in staff, relocation of work units or copy requirements change and subject to budget availability;
- e) the approval hereby given BE CONDITIONAL upon the Corporation negotiating terms and conditions with vendor to the satisfaction of both the City Treasurer and the Director, Information Technology Services; and,
- f) the approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract, agreement or having a purchase order relating to the subject matter of this approval.

8.3 9th Report of the Civic Works Committee

Motion made by: P. Squire

That the 9th Report of the Civic Works Committee BE APPROVED, excluding items 10, 12 and 13.

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

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: P. Squire

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 5th Report of the Cycling Advisory Committee

Motion made by: P. Squire

That it BE NOTED that the 5th Report of the Cycling Advisory Committee, from its meeting held on April 17, 2019, was received.

Motion Passed

3. (2.2) 4th Report of the Transportation Advisory Committee

Motion made by: P. Squire

That it BE NOTED that the 4th Report of the Transportation Advisory Committee, from its meeting held on April 23, 2019, was received.

Motion Passed

4. (2.3) 1st Report of the Waste Management Working Group

Motion made by: P. Squire

That it BE NOTED that the 1st Report of the Waste Management Working Group, from its meeting held on April 18, 2019, was received.

Motion Passed

5. (2.4) Contract Award - Tender No. 19-27 - Thames Valley Parkway North Branch Connection (Richmond Street to Adelaide Street)

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Thames Valley Parkway North Branch Connection project:

a) the bid submitted by J-AAR Excavating Limited at its submitted tendered price of \$6,277,802.15 (excluding HST), for above-noted project BE ACCEPTED; it being noted that the bid submitted by J-AAR Excavating Limited was the lowest of six (6) bids received and meets the City's specifications and requirements in all areas;

b) additional fees for Stage 3 and Stage 4 Archaeological Investigation work to be completed by Dillon Consulting Limited in the amount of \$75,000 (excluding HST) BE APPROVED; it being noted that this work is required under the Ontario Heritage Act;

c) Dillon Consulting Limited, be authorized to carry out the resident inspection and contract administration in the amount of \$475,635 (excluding HST), in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;

d) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated May 14, 2019;

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

f) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (Tender 19-27); and,

g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T04)

Motion Passed

6. (2.5) New Traffic Signals (Relates to Bill No. 188)

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Traffic Signal Warrant process:

- a) the enhancements to the traffic control assessment process as outlined in the staff report dated May 14, 2019 BE ENDORSED;
- b) the installation of the following traffic signals BE APPROVED:
 - i. Blackwater Road and Adelaide Street North;
 - ii. Oxford Street West and Riverbend Road;
 - iii. Riverside Drive at Beaverbrook Avenue; and,
 - iv. Wilton Grove Road and Commerce Road;
- c) the installation of the following pedestrian signals BE APPROVED:
 - i. Fanshawe Park Road East at Fremont Avenue; and,
 - ii. Richmond Street near Westchester Road; and,
- d) the proposed by-law related to the above-noted signals and as appended to the staff report dated May 14, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 2019, for the purpose of amending the Traffic and Parking By-law (PS-113). (2019-T07)

Motion Passed

7. (2.8) Assignment Award for RFP 19-19 - 2019 Sanitary Siphon and Trunk Sanitary Sewer Inspection

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of a contract for engineering and inspection services for the 2019 Sanitary Siphon and Trunk Sanitary Sewer Inspection Project:

- a) the proposal submitted by Andrews Infrastructure, at its submitted price of \$123,227.50, including 10% contingency, (excluding HST) BE ACCEPTED; it being noted this bid is being reported as an irregular bid per the Procurement of Goods and Services Policy, Section 19.4 b) and c), only one (1) bid was received for this RFP;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated May 14, 2019;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the work to be completed; 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-E01)

Motion Passed

8. (2.9) Additional Short-Term Contract Amendment for Recycling Services

Motion made by: P. Squire

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

- a) the previously approved action taken by the Managing Director, Environmental & Engineering Services and City Engineer with the support of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and in accordance with Procurement of Goods and Services Policy, Section 4.3 d. continue to BE RECOGNIZED; it being noted that the action taken continues to be in the best financial interest of The Corporation of the City of London;
- b) the extension of the contracts with Miller Waste Systems Inc. for the collection of recyclables in London and the collection of garbage and yard materials in the southwest portion of the city, including Lambeth, Riverbend and Settlement Trail, and Material Recovery Facility operations, to be increased by two (2) months plus two (2), one month extensions at the sole discretion of the City, from May 1, 2020 to August 30, 2020, at the same amount of \$92,250 per month (excluding HST) with a net cost to the City of London equal to \$50,570 per month (excluding HST) in accordance with Procurement of Goods and Services Policy, Section 20.3 e)i. BE APPROVED; and,
- c) the Civic Administration BE AUTHORIZED to undertake final negotiations on the monthly service fee and all administrative acts that are necessary in connection with the staff report dated May 14, 2019 and the Agreements referenced therein. (2019-E07)

Motion Passed

9. (2.11) Contract Award - Tender RFT 19-60 - Wilton Grove Road Reconstruction

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of contracts for Wilton Grove Road Reconstruction:

- a) the bid submitted by Bre-Ex Construction Inc., 247 Exeter Road, London, ON, N6L 1A5, at its tendered price of \$10,948,755.77 (excluding HST), BE ACCEPTED; it being noted that the bid submitted by Bre-Ex Construction Inc., was the lowest of four bids received and meets the City's specifications and requirements in all areas;
- b) Parsons Corporation BE APPOINTED Consulting Engineers to complete the construction administration and supervision for Wilton Grove Road Reconstruction in accordance with the estimate, on file, at an upset amount of \$743,006 (excluding HST), and in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;

- c) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the staff report dated May 14, 2019;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (Tender 19-60); and,
- f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T04)

Motion Passed

11. (2.7) Traffic Calming Procedures

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the Traffic Calming Practices and Procedures for Existing Neighbourhood Update BE RECEIVED for information. (2019-T08)

Motion Passed

14. (5.1) Deferred Matters List

Motion made by: P. Squire

That the Deferred Matters List as of May 6, 2019, BE RECEIVED.

Motion Passed

10. (2.6) Area Speed Limit

Motion made by: P. Squire

That the following actions be taken with respect to the Area Speed Limits:

- a) the Civic Administration BE DIRECTED to consult with the Transportation Advisory Committee, the Community Safety and Crime Prevention Advisory Committee and others with respect to the development of an Area Speed Limit Policy;
- b) a public participation meeting BE HELD before the Civic Works Committee, after the above-noted input has been received; and,
- c) the Civic Administration BE REQUESTED to also report back at a future meeting of the Civic Works Committee, no later than the end of Q3 of 2019, with respect to enacting tools now provided by the Province through Bill 65, specifically:
 - i) reducing the speed limit in community safety zones in order to improve pedestrian safety;
 - ii) increasing fines for speeding in school zones and community safety zones;
 - iii) implementing Automated Speed Enforcement systems in school zones and community safety zones;

it being noted a submission from Councillor M. Cassidy, with respect to this matter, was received. (2019-T07/T08)

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

Motion Passed (14 to 0)

12. (2.10) Greenway Wastewater Treatment Plant Organic Rankine Cycle Equipment Installation Budget Allocation

Motion made by: P. Squire

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the installation of an Organic Rankine Cycle system (ORC) at Greenway Wastewater Treatment Plant:

- a) a capital project BE APPROVED to undertake contract administration and construction of the Organic Rankine Cycle system at Greenway Wastewater Treatment Plant in the total amount of \$11,000,000;
- b) the value of the total engineering consulting fees for GHD Limited BE INCREASED by \$900,000.00 (excluding HST) to \$1,707,515.50 including contingency, to cover contract administration services for the installation of the Organic Rankine Cycle system at Greenway Wastewater Treatment Plant; and,
- c) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the staff report dated May 14, 2019. (2019-E03)

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

Nays: (1): M. van Holst

Motion Passed (13 to 1)

13. (3.1) One River Master Plan Environmental Assessment - Notice of Completion

Motion made by: P. Squire

The following actions be taken with respect to the One River Master Plan Environmental Assessment:

- a) the preferred Alternative 3, as outlined in the staff report dated May 14, 2019, for the One River Master Plan BE ACCEPTED in accordance with the Master Plan Environmental Assessment process requirements;
- b) the preferred Alternative 2, as outlined in the above-noted staff report for the decommissioning of Springbank Dam BE ACCEPTED in accordance with the Schedule B Municipal Class Environmental Assessment process requirements;

c) the following actions be taken with respect to preferred Alternative 2, for the Back to the River inaugural project as outlined in the above-noted:

i) the Alternative 2 for the Back to the River inaugural project at the Forks of the Thames, BE ACCEPTED; and,

ii) the Civic Administration BE DIRECTED to develop an additional business plan for the multi-year budget process that removes the suspension bridge project (included in the above-noted Alternative 2) from any further planning, development or funding;

d) a Notice of Completion BE FILED with the Municipal Clerk; and,

e) the One River Master Plan Environmental Assessment project file BE PLACED on public record for a 30-day review period;

it being noted that the pace for advancing the projects recommended through this Environmental Assessment will be addressed through existing programs and budgets and Council's decisions through the upcoming 2020-2024 Multi-year Budget process;

it being noted that the ~~attached~~ presentation from A. Rammeloo, Division Manager, Engineering, a verbal delegation from R. Huber and submissions from the London Community Foundation and C. Butler, appended to the staff report dated May 14, 2019, with respect to this matter, was received. (2019-E21)

Amendment:

Motion made by: J. Helmer

Seconded by: M. van Holst

That part c) ii) BE REFERRED to the Strategic Priorities and Policy Committee for consideration during budget deliberation, as follows:

c) ii) the Civic Administration BE DIRECTED to develop an additional business plan for the multi-year budget process that removes the suspension bridge project (included in the above-noted Alternative 2) from any further planning, development or funding;

Yeas: (7): Mayor E. Holder, M. van Holst, J. Helmer, S. Lehman, A. Hopkins, S. Turner, and A. Kayabaga

Nays: (7): S. Lewis, M. Salih, P. Squire, J. Morgan, P. Van Meerbergen, E. Peloza, and S. Hillier

Motion Failed (7 to 7)

Motion made by: P. Squire

Motion to Approve Part c) ii) of item 13, clause 3.1

c) ii) the Civic Administration BE DIRECTED to develop an additional business plan for the multi-year budget process that removes the suspension bridge project (included in the above-noted Alternative 2) from any further planning, development or funding;

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (4): M. Salih, J. Helmer, A. Hopkins, and S. Turner

Motion Passed (10 to 4)

Motion made by: P. Squire

Motion to approve the remainder of clause 13:

The following actions be taken with respect to the One River Master Plan Environmental Assessment:

- a) the preferred Alternative 3, as outlined in the staff report dated May 14, 2019, for the One River Master Plan BE ACCEPTED in accordance with the Master Plan Environmental Assessment process requirements;
- b) the preferred Alternative 2, as outlined in the above-noted staff report for the decommissioning of Springbank Dam BE ACCEPTED in accordance with the Schedule B Municipal Class Environmental Assessment process requirements;
- c) the following actions be taken with respect to preferred Alternative 2, for the Back to the River inaugural project as outlined in the above-noted:
 - i) the Alternative 2 for the Back to the River inaugural project at the Forks of the Thames, BE ACCEPTED; and,
 - d) a Notice of Completion BE FILED with the Municipal Clerk; and,
 - e) the One River Master Plan Environmental Assessment project file BE PLACED on public record for a 30-day review period;

it being noted that the pace for advancing the projects recommended through this Environmental Assessment will be addressed through existing programs and budgets and Council's decisions through the upcoming 2020-2024 Multi-year Budget process;

it being noted that the attached presentation from A. Rammeloo, Division Manager, Engineering, a verbal delegation from R. Huber and submissions from the London Community Foundation and C. Butler, appended to the staff report dated May 14, 2019, with respect to this matter, was received. (2019-E21)

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, 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)

Motion made by: A. Kayabaga

Seconded by: E. Pelozza

That reconsideration of the vote on Part c)ii) of clause 13, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, 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)

Motion made by: P. Squire

Motion to Approve Part c) ii).

ii) the Civic Administration BE DIRECTED to develop an additional business plan for the multi-year budget process that removes the suspension bridge project (included in the above-noted Alternative 2) from any further planning, development or funding;

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

Nays: (5): M. Salih, J. Helmer, A. Hopkins, S. Turner, and A. Kayabaga

Motion Passed (9 to 5)

8.4 13th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 13th Report of the Strategic Priorities and Policy Committee, excluding item 5 (4.1).

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

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) TechAlliance 2019-2023 Grant (Relates to Bill No. 184)

Motion made by: J. Helmer

That, on the recommendation of the City Manager, the by-law appended to the staff report dated May 6, 2019 as Appendix A, BE INTRODUCED at the Municipal Council meeting of May 21, 2019 to:

a) approve a grant Agreement with the TechAlliance of Southwestern Ontario from 2019 to 2023; and

b) authorize the Mayor and Clerk to sign the above-noted Agreement;

it being noted that D. Ciccarelli, Board Chair, Tech Alliance provided a verbal presentation with respect to this matter.

Motion Passed

3. (2.2) Small Business Centre 2019-2023 Grant (Relates to Bill No. 185)

Motion made by: J. Helmer

That, on the recommendation of the City Manager, the by-law appended to the staff report dated May 6, 2019 as Appendix A, BE INTRODUCED at the Municipal Council meeting of May 21, 2019 to:

- a) approve a grant Agreement with the London Community Small Business Centre from 2019 to 2023; and,
- b) authorize the Mayor and Clerk to sign the Agreement.

Motion Passed

4. (2.3) Approval of the 2019 Development Charges By-law and Background Study (Relates to Bill No. 187)

Motion made by: J. Helmer

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

- a) the 2019 Development Charges Background Study BE APPROVED;
- b) the proposed 2019 Development Charges By-law (appended to the staff report dated May 6, 2019 as Appendix B) BE INTRODUCED at the meeting of Municipal Council to be held on May 21, 2019, to come into force and effect on August 4, 2019; it being noted that By-law C.P.-1496-244 (as amended), being the City's existing Development Charges By-law, will expire coincidental with the coming into force of the new by-law which incorporates the new Development Charge rates identified in Schedule 1 of the proposed 2019 Development Charges By-law;
- c) the intention to meet the capital project needs of growth, as listed in the rate calculations contained in Appendices "B" through "M" of the 2019 Development Charges Background Study BE CONFIRMED in accordance with the Development Charges Act, it being noted that further review will be undertaken through the annual Capital Budget process;
- d) in accordance with Section 5(1)5 of the Development Charges Act, it BE CONFIRMED that the Municipal Council has expressed its intention that excess capacity of the works identified in the 2019 Development Charges Background Study be paid for by Development Charges; and
- e) it BE CONFIRMED that the Municipal Council has determined that no further public meeting is required pursuant to Section 12 of the Development Charges Act;

it being noted that the Strategic Priorities and Policy Committee heard a verbal presentation from M. Wallace, London Development Institute with respect to this matter.

Motion Passed

6. (4.2) Appointments/Affirmations of London Hydro's Board of Directors

Motion made by: J. Helmer

That the following actions be taken with respect to appointments/affirmations of London Hydro's Board of Directors:

- a) the City Clerk BE DIRECTED to undertake the recruitment of applicants for appointment to the London Hydro Board vacancies; and,
- b) the communication dated April 12, 2019 from G. Valente, Chair, London Hydro Board of Directors, with respect to appointments/affirmations of London Hydro's Board of Directors BE RECEIVED.

Motion Passed

5. (4.1) 2020-2023 Multi-Year Budget

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the 2020-2023 Multi-Year Budget:

- a) the Multi-Year Budget Policy (attached to the staff report dated May 6, 2019 as Appendix A) BE RECEIVED for information; it being noted that the Civic Administration is not recommending any revisions to the Policy;
- b) a 2020-2023 total, average annual tax levy increase of approximately 2.7% BE ENDORSED for planning purposes; it being noted that this is intended to address costs of maintaining existing service levels (estimated to be 2.2% per year) and provide some additional funding for prioritized additional investments over the 2020-2023 period; it being further noted that the 2020-2023 Multi-Year Budget will determine the pace of implementation of the 2019-2023 Strategic Plan and that to fully implement the additional investments identified in the 2019-2023 Strategic Plan within the next four years, an average annual tax levy increase in excess of 3.2% would be required;
- c) the 2020-2023 Multi-Year Budget timetable (attached to the staff report dated May 6, 2019 as Appendix B) BE RECEIVED for information; it being noted that the tabling of the 2020-2023 Multi-Year Budget has been set for December 9, 2019 at the Strategic Priorities and Policy Committee meeting;
- d) the preliminary public engagement plan (attached to the staff report dated May 6, 2019 as Appendix C) for the 2020-2023 Multi-Year Budget BE ENDORSED; it being noted that enhanced public engagement has been incorporated into the 2020-2023 Multi-Year Budget timetable noted above;
- e) the City's service review program, including, among others, zero-based budget reviews, asset reviews, and program reviews aimed at identifying savings in service delivery BE CONTINUED through the 2020-2023 Multi-Year Budget period; and,

f) that the matter of service reviews for specific service areas BE ADDED to a future agenda of the Strategic Priorities and Policy Committee (SPPC) in order for the SPPC to provide direction to the Civic Administration for additional reviews that may be undertaken;

it being noted that the Strategic Priorities and Policy Committee received the ~~attached~~ presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with respect to this matter.

Motion made by: J. Helmer

That part b) BE APPROVED, as follows:

b) a 2020-2023 total, average annual tax levy increase of approximately 2.7% BE ENDORSED for planning purposes; it being noted that this is intended to address costs of maintaining existing service levels (estimated to be 2.2% per year) and provide some additional funding for prioritized additional investments over the 2020-2023 period; it being further noted that the 2020-2023 Multi-Year Budget will determine the pace of implementation of the 2019-2023 Strategic Plan and that to fully implement the additional investments identified in the 2019-2023 Strategic Plan within the next four years, an average annual tax levy increase in excess of 3.2% would be required;

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

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

Motion Passed (10 to 4)

Motion made by: J. Helmer

That Part f) BE APPROVED, as follows:

f) that the matter of service reviews for specific service areas BE ADDED to a future agenda of the Strategic Priorities and Policy Committee (SPPC) in order for the SPPC to provide direction to the Civic Administration for additional reviews that may be undertaken;

Amendment:

Motion made by: J. Morgan

Seconded by: S. Lewis

Part f) BE AMENDED to read as follows:

"f) that the matter of service reduction/elimination for specific service areas BE ADDED to a future agenda of the Strategic Priorities and Policy Committee (SPPC) in order for the SPPC to provide direction to the Civic Administration for additional reviews that may be undertaken;"

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

Nays: (4): M. Salih, J. Helmer, P. Squire, and A. Kayabaga

Motion Passed (10 to 4)

Motion made by: J. Morgan
Seconded by: S. Hillier

That part f), as amended, BE APPROVED.

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

Nays: (5): M. Salih, J. Helmer, A. Hopkins, S. Turner, and A. Kayabaga

Motion Passed (9 to 5)

Motion made by: J. Helmer

Motion to Approve the remainder of clause 5:

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 2020-2023 Multi-Year Budget:

a) the Multi-Year Budget Policy (attached to the staff report dated May 6, 2019 as Appendix A) BE RECEIVED for information; it being noted that the Civic Administration is not recommending any revisions to the Policy;

c) the 2020-2023 Multi-Year Budget timetable (attached to the staff report dated May 6, 2019 as Appendix B) BE RECEIVED for information; it being noted that the tabling of the 2020-2023 Multi-Year Budget has been set for December 9, 2019 at the Strategic Priorities and Policy Committee meeting;

d) the preliminary public engagement plan (attached to the staff report dated May 6, 2019 as Appendix C) for the 2020-2023 Multi-Year Budget BE ENDORSED; it being noted that enhanced public engagement has been incorporated into the 2020-2023 Multi-Year Budget timetable noted above;

e) the City's service review program, including, among others, zero-based budget reviews, asset reviews, and program reviews aimed at identifying savings in service delivery BE CONTINUED through the 2020-2023 Multi-Year Budget period; and,

it being noted that the Strategic Priorities and Policy Committee received the ~~attached~~ presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with respect to this matter.

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

Motion Passed (14 to 0)

Clause 5, as amended, reads as follows:

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 2020-2023 Multi-Year Budget:

a) the Multi-Year Budget Policy (attached to the staff report dated May 6, 2019 as Appendix A) BE RECEIVED for information; it being noted that the Civic Administration is not recommending any revisions to the Policy;

b) a 2020-2023 total, average annual tax levy increase of approximately 2.7% BE ENDORSED for planning purposes; it being noted that this is intended to address costs of maintaining existing service levels (estimated to be 2.2% per year) and provide some additional funding for prioritized additional investments over the 2020-2023 period; it being further noted that the 2020-2023 Multi-Year Budget will determine the pace of implementation of the 2019-2023 Strategic Plan and that to fully implement the additional investments identified in the 2019-2023 Strategic Plan within the next four years, an average annual tax levy increase in excess of 3.2% would be required;

c) the 2020-2023 Multi-Year Budget timetable (attached to the staff report dated May 6, 2019 as Appendix B) BE RECEIVED for information; it being noted that the tabling of the 2020-2023 Multi-Year Budget has been set for December 9, 2019 at the Strategic Priorities and Policy Committee meeting;

d) the preliminary public engagement plan (attached to the staff report dated May 6, 2019 as Appendix C) for the 2020-2023 Multi-Year Budget BE ENDORSED; it being noted that enhanced public engagement has been incorporated into the 2020-2023 Multi-Year Budget timetable noted above;

e) the City's service review program, including, among others, zero-based budget reviews, asset reviews, and program reviews aimed at identifying savings in service delivery BE CONTINUED through the 2020-2023 Multi-Year Budget period; and,

f) that the matter of service reduction/elimination for specific service areas BE ADDED to a future agenda of the Strategic Priorities and Policy Committee (SPPC) in order for the SPPC to provide direction to the Civic Administration for additional reviews that may be undertaken;;

it being noted that the Strategic Priorities and Policy Committee received the ~~attached~~ presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with respect to this matter.

9. Added Reports

9.1 11th Report of Council in Closed Session

Motion made by: S. Lewis

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Corporate Services & Chief Human Resources Officer the attached Memorandum of Agreement concerning the 2019-2022 Collective Agreement for Service Employees International Union Local 1 Canada (Full time and Part Time Workers' Bargaining Unit), BE RATIFIED.

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

Motion Passed (14 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: S. Turner

Seconded by: E. Pelosa

That Introduction and First Reading of Bill No.'s 182 to 197, including the revised Bill No. 183, BE APPROVED.

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

Motion Passed (14 to 0)

Motion made by: P. Van Meerbergen

Seconded by: S. Lehman

That Second Reading of Bill No.'s 182 to 197, including the revised Bill No. 183, BE APPROVED.

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

Motion Passed (14 to 0)

Motion made by: S. Lewis

Seconded by: S. Hillier

That Third Reading and Enactment of Bill No.'s 182 to 197, including the revised Bill No. 183, BE APPROVED.

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

Motion Passed (14 to 0)

Motion made by: J. Helmer

Seconded by: S. Hillier

That Introduction and First Reading of Bill No. 198, BE APPROVED.

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

Nays: (1): J. Morgan

Motion Passed (13 to 1)

Motion made by: M. van Holst
Seconded by: A. Hopkins

That Second Reading of Bill No. 198, BE APPROVED.

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

Nays: (1): J. Morgan

Motion Passed (13 to 1)

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

That Third Reading and Enactment of Bill No. 198, BE APPROVED.

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

Nays: (1): J. Morgan

Motion Passed (13 to 1)

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

Bill No. 182 By-law No. A.- 7855-139	A by-law to confirm the proceedings of the Council Meeting held on the 21st day of May, 2019. (City Clerk)
Bill No. 183 By-law No. A.- 7856-140	A by-law to approve the “Master Agreement Adoption Agreement” and “Client-Supplier Agreement” with Ricoh Canada Inc. for Vendor of Record for Managed Print Services for the Print Fleet and Supplier for Multi-Function Devices and Related Services for the Print Room, respectively; and to authorize the Mayor and the City Clerk to execute the Agreements; and to approve Ricoh Canada Inc. as a Vendor of Record for Managed Print Services for the Print Fleet and Supplier for Multi-Function Devices and Related Services for the Print Room for the City of London. (2.1/12/CSC)
Bill No. 184 By-law No. A.- 7857-141	A by-law to approve a Grant Agreement with TechAlliance of Southwestern Ontario. (2.1/13/SPPC)
Bill No. 185 By-law No. A.- 7858-142	A by-law to approve a Grant Agreement with London Community Small Business Centre, Inc. (2.2/13/SPPC)
Bill No.186 By-law C.P.- 1284(um)-143	A by-law to amend the Official Plan for the City of London, 1989 relating to 462, 468, 470, 472 Springbank Drive. (3.4a/9/PEC)
Bill No.187 By-law C.P.- 1535-144	A by-law respecting the payment of Development Charges. (2.3/13/SPPC)
Bill No. 188 By-law PS-113- 19034	A by-law to amend By-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.5/9/CWC)
Bill No.189 By-law S.-6004- 145	A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Cedarpark Way) (City Surveyor - for unobstructed legal access throughout the Subdivision)
Bill No. 190 By-law S.-6005- 146	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Commissioners Road East, west of Carnegie Lane) (City Surveyor - pursuant to Consent B.007/18 and in accordance with Zoning By-law Z-1)
Bill No. 191 By-law S.-6006- 147	A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Tokala Trail) (City Surveyor - for unobstructed legal access throughout the Subdivision)

Bill No. 192 By-law S.-6007-148	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Trafalgar Street, east of Bancroft Road) (City Surveyor - pursuant to Consent B.002/18 and in accordance with Zoning By-law Z-1)
Bill No. 193 By-law Z.-1-192745	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 177 Edgevalley Road. (2.3/9/PEC)
Bill No. 194 By-law Z.-1-192746	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1081 Riverside Drive. (3.2/9/PEC)
Bill No. 195 By-law Z.-1-192747	A by-law to amend By-law No. Z.-1 to rezone an area of land located on the future extension of Turner Crescent within the Draft Plan of Subdivision – Summerside Phase 12B (39T-07508). (3.3/9/PEC)
Bill No. 196 By-law Z.-1-192748	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 462, 468, 470, 472 Springbank Drive. (3.4b/9/PEC)
Bill No. 197 By-law Z.-1-192749	A by-law to amend By-law No. Z.-1 to rezone a portion of an area of land located at 4680 Wellington Road South. (3.5/9/PEC)
Bill No. 198 By-law Z.-1-192750	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2096 Wonderland Road North. (3.9/9/PEC)

14. Adjournment

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

That the meeting adjourn.

Motion Passed

The meeting adjourned at 5:34 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk

8.0 Applicable Rates

1. MFD Resources	Quantity	Total Mthly Rental Amount	Term	Warranty Service Colour CPC	Warranty Service B&W CPC
Pro 8210 SE Green Line	2	\$692.18	Sixty (60) Months	N/A	\$0.00505
Pro 5200 With Fiery	2	\$1,365.45	Sixty (60) Months	\$0.05150	\$0.00906
Epson T7270	1	\$110.24	Sixty (60) Months	Ink Out	
Epson T7270			Sixty (60) Months	Annual Service	\$653.02/ Yr
2. Binding Equipment					
* RSL 2702s laminator * Akiles WBN 532 wire closer * Akiles roll-a-coil * Duplo DF 777 paper folder * Morgana DC 52 creaser * Challenge Padding Wagon * SW4012 punch with coil/ wire/ cerlox dies * EBA 5260 digital programmable cutter * Additional knife for cutter * installation and training * Shipping * deluxe M2 stitcher (floor model)	1	\$824.00	Sixty (60) Months		5 year Maintenance included

Submitted by the Corporation April 15, 2019

MEMORANDUM OF AGREEMENT**BETWEEN**

Dearness Home (The Corporation of The City of London)

(the "Employer")

AND

**Service Employees International Union Local 1 Canada
(Full-Time and Part-Time Office Workers' Bargaining Unit)**

(the "Union")

The representatives of the Corporation and the Union have accepted and agreed to recommend to their respective principals for ratification, terms of settlement per the following. It is recognized that all changes (including benefit changes) unless otherwise specified, shall come into effect 30 calendar days following ratification by both Parties, and that any benefit changes shall come into effect 30 days following ratification by both Parties unless otherwise indicated. In the event that this Memorandum is ratified by the Parties, the representatives will meet to finalize the renewed Collective Agreement, subject to review by the Legal Counsel of both Parties and proper execution of the Collective Agreement.

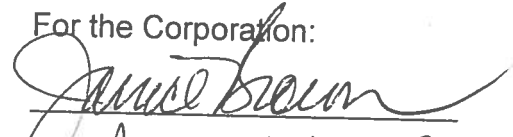
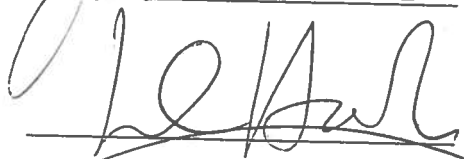
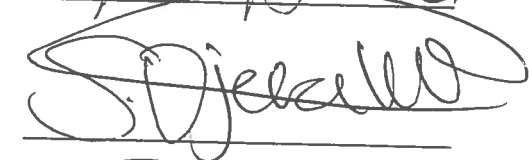

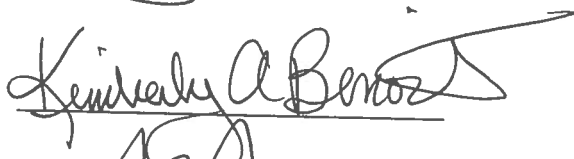

1. The Parties agree that the terms of this Memorandum of Agreement constitute the full and final settlement of all matters in dispute between them with respect to a renewal collective agreement and that there are no representations (written, oral or otherwise) that either party has relied upon that have not been recorded herein. All proposals, written and/or verbal, not resolved herein are withdrawn on a without prejudice basis.
2. The Parties agree that the renewed Collective Agreement shall include the "Agreed to items" signed and dated March 1, 2019 and the terms and conditions of the Previous Collective Agreement that expired December 31, 2018 except as amended, deleted from or added to by virtue of this Memorandum.

Submitted by the Corporation April 15, 2019

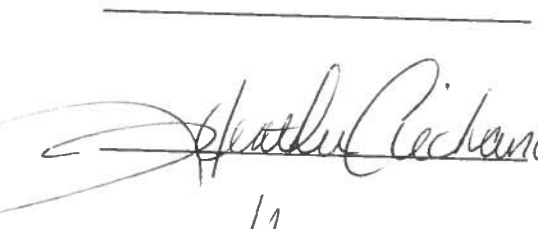
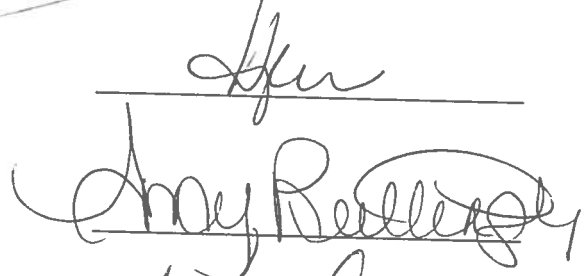
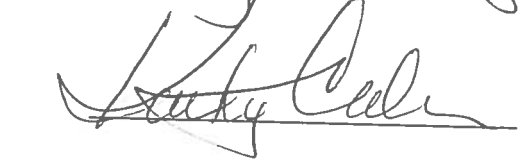

3. Final acceptance of the Memorandum of Agreement is subject to a majority vote in the affirmative by the membership of the Union and the elected Council of The Corporation of the City of London.

Signed this 15 day of, April, 2019

For the Corporation:

For the Union:

1. ARTICLE 12 – SENIORITY – amend as follows to apply to part time employees hired after the date of ratification. For clarity, current part time employees with a hire date prior to date of ratification will continue to earn seniority using date of hire.

Article 12.3

Part-time employees shall accumulate seniority based on paid hours. A part-time employee's seniority will be expressed in hours. Seniority is defined as length of continuous service and will be acquired when an employee has completed 360 hours worked. Such seniority will date from the first day that an employee actually commenced work for the Employer. All **part-time** employees will be regarded as probationary employees until they have acquired **360 hours worked** ~~seniority as above provided~~, although an employee shall be entitled to the assistance of;

- (a) The Union in settling a grievance other than dismissal in accordance with the Grievance Procedure herein set forth, after a period of 220 hours worked. The dismissal of a probationary employee shall not be the subject of a grievance.
- (b) The probationary period of 360 hours worked may be extended by up to an additional 220 hours worked on mutual agreement of the Home Administrator and the Union Authorized SEIU Business Agent.

A separate seniority list shall be maintained for part-time employees.

- Adjustments/amendments to any other articles of the Collective Agreement to give effect to the above agreement

2. ARTICLE 14 - HOURS OF WORK – AMEND PROPOSAL AS FOLLOWS:

Article 14.1(a) - The standard work week shall be 40 hours consisting of 5 eight hour work days between 8:00 ~~6:00~~ a.m. and ~~5:00~~ 6:00 p.m. or as otherwise agreed between the Parties. There will be one thirty (30) minute paid lunch period and two fifteen (15) minute paid rest periods in each eight hour shift. Lunch and rest periods will be on a staggered basis, as approved by the management supervisor.

- Adjustments/amendments to any other articles of the Collective Agreement to give effect to the above agreement

3. New Article 22.9

Temporary Vacancies – Full Time and Part Time

Where there is a temporary vacancy (any absence of four (4) weeks or greater) in a permanent full time or part time position the Employer may post to fill the vacancy. The posting shall include the qualifications for the classification and wages paid and will be posted for period of ten (10) days. Full time employees cannot apply to temporary part time vacancies.

If there is no successful applicant within the bargaining unit, the Employer may fill the temporary vacancy from outside the bargaining unit. The following applies to any employee hired from outside the bargaining unit to fill a temporary vacancy:

- They shall be paid in accordance with Schedule "A"
- Whether the vacancy is part time or full time they shall receive pay in lieu of benefits and vacation in accordance with the applicable collective agreement provisions for part time employees
- They shall not earn seniority
- The Employer may at its discretion terminate the employment of an employee hired on a temporary basis for any bona fide reason provided it does not act in bad faith and this shall constitute a lesser standard for the purposes of Ontario's *Labour Relations Act*
- They shall not be eligible to participate in the Ontario Municipal Employees Retirement System (OMERS) except as prescribed by OMERS Act and regulations
- In addition to the above, only the following articles of the collective agreement shall apply: Article 4, Article 14, and Article 15,
- Include wording to provide, should the temporary vacancy be due to a medical leave, the Union may request information at each 6 month interval regarding anticipated return to work date
- Adjustments/amendments to any other articles of the Collective Agreement to give effect to the above agreement

4. Amend Article 18.12(e)

(e) An employee on Parental Leave who is in receipt of EI Parental Leave benefits shall be paid a supplemental Employment Insurance benefit. That benefit will be equivalent to the difference between seventy-five percent (75%) of their regular weekly earnings and the sum of their weekly Employment Insurance benefits and any other earnings. **This benefit will be calculated as the difference between; (i) seventy-five percent (75%) of the employee's regular weekly earnings; and (ii) the weekly Employment Insurance benefit that is payable or would be payable to the employee without regard to any election by the employee to receive a lower EI benefit spread over a longer period of time as may be permitted under the Employment Insurance Act** Such payment shall commence following

the completion of the ~~two-week~~ **applicable** Employment Insurance waiting period and receipt by the Employer of the employee's Employment Insurance cheque stub as proof that they are in receipt of EI Parental Leave benefits, and shall continue while the employee is in receipt of such benefits to a maximum of 8 weeks.

5. Amend Article 20.1(a) to provide as follows:

~~Effective July 24, 2016,~~ The drug plan shall provide for **mandatory generic drug substitution.** ~~except upon express instruction of a physician.~~ **(Employer withdraws this proposal contingent on the Union withdrawing their sick leave accumulation proposal).**

6. Provide for a term commencing January 1, 2019 and ending December 31, 2022 with the following wage increases:

January 1, 2019	1.75%
January 1, 2020	1.75%
January 1, 2021	1.85%
January 1, 2022	2.00%

7. Provide the following benefits, amending Article 20 and any other articles of the Collective Agreement to give effect to this agreement:

- New: Rider for crowns and bridges – 50/50 coinsurance with a \$3000 lifetime maximum
- Combined paramedical benefit – increase from \$550 to \$750 per person in any 12 consecutive months

From: bill brock
To: Bill Brock
Sent: Tuesday, June 4, 2019, 4:27:16 p.m. EDT
Subject: Stoneybrook Neighbourhood

To: Cathy Saunders, City Clerk
Letter to City Council Agenda for meeting of June 11, 2019.
Re: Planning and Environment Meeting of May 27, 2019 Item #3.6
307 Fanshawe Park Road East

Request this communication be referred to matching agenda item on Council meeting as noted.

To City Council

This letter is to indicate an appropriate action different than coming out of Planning Committee meeting as noted above. The London Plan is a guide as to how city will handle future growth to save costs and farm land by building in and up! This is not an enforcement tool unless Council passes motion to take an action. The system provides tools as to how city will deal with all 43 neighbourhoods.

The agenda item #3.6 covered in pages 29-52 raise many of the issues or concerns with standards and exceptions approved by staff. The factors have been well covered by the Stoneybrook Community Association and speakers at meeting. However I would like you to consider the following:

City Council; with the Mayor and 14 councillors have control of the process and someone in a neighbourhood like Stoneybrook neighbourhood; which is in one ward, is at their mercy! If you examine the process the ward councillor can raise issues to support concerns leaving 14 others to either agree or vote to proceed not withstanding community concern! Where is the fairness?

In a letter from J. Fleming; Managing Director on Sept. 4, 2018 the indication is that no development is exempt from the plan including W5 or any other suburban development. However the "London Plan encourages inward and upward growth, but also allows for growth and development in suburban locations. Where the detailed policies of a secondary plan differ from the more general policies of the parent plan (London Plan) the secondary plan policies prevail."

Please note that the data indicates thousands of homes and businesses and a process that gives them priority over the London Plan as a secondary plan! In the neighbourhoods as noted above the indication appears to be maximum use of land; exceptions to rules for benefit of developer and generation of major development charges for city to use as decided. It should be noted city has the right to change any policies or budgetary matters at any time with 8 votes!

As a foot note to London Plan (save farm land etc.) London changes position depending on project which has been covered in many correspondence to get intercity downtown and positions taken by surrounding communities.

Recommendation: Using Stoneybrook; as the model, I would recommend the establishment of priorities that design building in and and up with lower numbers to

ensure the increases reflect the characteristics of that community! If you reflect on ridership data the emphasis on transit use would appear to be service to the thousands as opposed to adding 50-100 people and getting 20 people which is 3x ridership data from 2016 I.B.I and 2x census of 2016.

The conflict with neighbourhoods lies in the fact Ali Soufan of York Development is quoted in Free Press " Our plans will continue whether BRT is there or not and John Fleming during Investing in Canada Infrastructure debate also indicated outward growth would continue even without rapid transit!

In closing please consider favouring less intensive decisions to these neighbourhoods given the overall processes on far larger numbers!

Bill Brock

From: "Debbie Beverley"

To: "City of London, Mayor" <mayor@london.ca>

Cc: "Saunders, Cathy" <csaunder@london.ca>

Subject: [EXTERNAL] Fwd: Urgent: Community Concerns and Inconsistent Information, Re-Zoning Application Z-9006

Dear Mayor Holder,

I am writing to you on behalf the Old Stoneybrook Community Association with regards to Re-Zoning Application Z-9006 which you are scheduled to vote on during the City Council meeting on Tuesday June 11th, 2019. My letter to you is to address major concerns our community has with the proposed application and development, as well as to provide key information about inconsistencies in the updated Tree Preservation Report you received from Zelinka-Priamo last week.

This application has come to you for a vote as a direct result of members of PEC expressing concerns about the elevation of the lot, the level of intensification proposed, and the removal of all mature trees as this property is within a designated Tree Protection Zone.

As you will see from the brief 2 page flier outlining the issues with the development, and 1 page flier that addresses the updated Tree Preservation Report both of which are attached, determining the correct zoning for the property is a challenge as there is simply not enough concrete information to inform the appropriate number of units.

We respectfully ask that you:

1. Refer back this application until the developer, Zelinka-Priamo, provides the following key information:
 - a. Site grading/elevation
 - b. Sanitary and storm water management plan
 - c. A tree plan to reduce the number of mature trees removed **and ensure survival of those that remain**
2. We would recommend that the city do an Urban Plan Review prior to a vote on this application, and
3. Request a change in holding provisions to permit association input/approval on services and tree plan listed above.

Details about each of these issues can be found in the attached fliers. We would greatly appreciate it if you would take 10 minutes to read both fliers in order to better understand the unique issues related to this application.

If you decide against a referral back, then we respectfully ask that you reject the application. While it might be argued that on paper the application seems appropriate, the reality is that due to the topography and mature trees on the lot, it is not.

Thank you in advance for taking time to understand the issues and our concerns related to the rezoning application Z-9006.

Warm regards,
Deb Beverley
President, Old Stoneybrook Community Association

Re: 307 Fanshawe Rezoning Application Z-9006
Re: Revised Tree Protection Zone

Like you, the Community Association has indirectly received a last-minute and revised *Tree Protection Plan* for the proposal at 307 Fanshawe. Curiously, **this plan was not posted on the City Website for general viewing.** We regard this plan as fundamentally flawed and aspirational rather than concrete as it: contradicts aspects of the Zelinka-Priamo *Building Elevation* (illustrated below); is not accompanied by a site *Grading Elevation Plan* to contextualize the revision (where are the drainage ditches to be placed?); nor does it appear to observe City of London Bylaw C.P.-1515-228. This Bylaw is designed to ensure survival of trees by fencing them off from disturbance during construction. It is worth noting that preservation of the “hedges” (actually lines of trees which are more than 5 meters high in places) were formerly deemed impossible to save, are now miraculously salvageable despite the pertinent construction borders having remained unchanged.

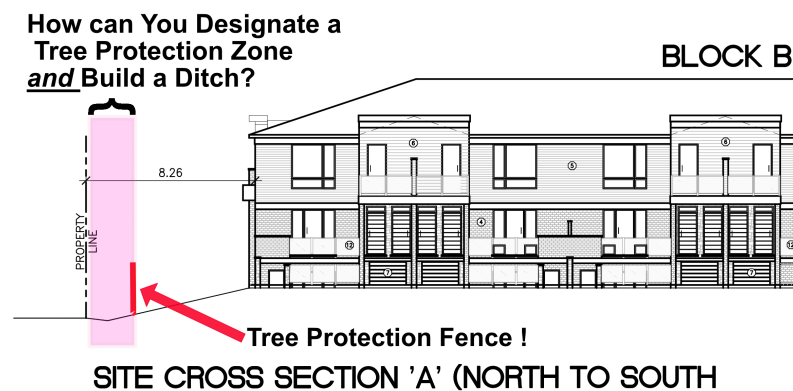


Figure 1: Zelinka Priamo building elevation plan shown with “Tree Protection Zone” indicated as a red barrier. Note that a drainage ditch is constructed at the border and within the zone. Which plan do we believe?

Moreover, the *Tree Protection Report* submitted by Leonard + Associates (Nov 2018), indicated that the hedge on the south east corner should be preserved, and it was marked as such on the Tree Protection Plan. However the small print in the same report identified the hedge for removal: “Recommend discussion with adjacent landowners to remove existing hedge and address privacy screening in future Landscape Plan.” Which are we to believe?

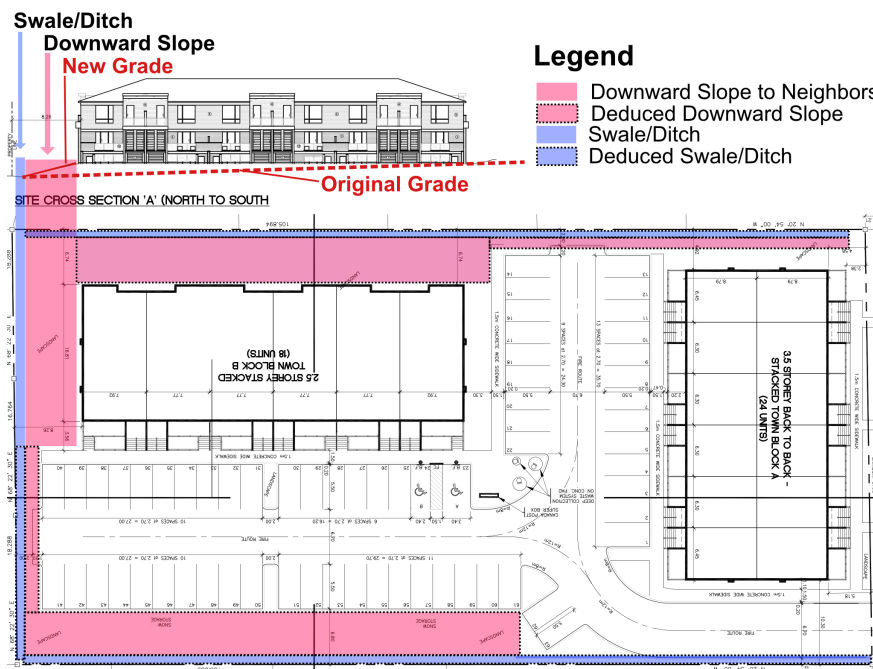
Of the “hedges” now slated for preservation, the new *Tree Plan* proposes protection zones that are not compliant with London Bylaw C.P.-1515-228. For example, parts of the western hedge require a trunk diameter-mandated boundary of protection of 3.6 meters, but now appear to receive less than 1 meter. The north-eastern hedge requires 1.2 meters but receives 0.8 meters. According to the new *Tree Preservation Map* several of the trees slated for preservation suffer from encroachment (trees 6, 14, 18, 27, 28, 32, 33, 34, 35, 38). Finally, hedges aside, the Tree Plan map lists 57 trees. 36 are listed for destruction. Of the remaining 21, fully 11 sit on neighbours’ or city property, 7 are shared boundary trees, and **only 3 sit within the edge of the property**. Preservation of **only 3 of 39 trees** over which the developer has sole jurisdiction is a poor legacy to be sure.

Re: 307 Fanshawe Rezoning Application Z-9006

The Old Stoneybrook Community Association would like to address questions asked by members of PEC at the meeting on May 27, 2019. Above all, PEC expressed a wish to know more precisely the community's thoughts regarding "number of units" of the project.

Concerns

- a. **The Land Use Change is Over Intense.** The current development requires removal of all trees and buffering up to and including most on the borders. We strongly urge Council to reject the replacement of a significant number of mature trees in a designated Tree Protection Zone with an enormous parking lot. **Note: 83% of the development is bordered by R1 residences and is not part of a Transit Village.**
- b. **Wastewater Management and Privacy.** No comprehensive grading and elevation plan has been presented by the Developer. However, the elevation plans that they submitted for one of the buildings clearly indicate both a raised grade as well as a swale/ditch. The figure below shows the submitted plan and transposes the grade and ditch from the Developer's *Elevation* to their submitted *Site Plan*. We have indicated the consequences of what we interpret this will mean for the remaining borders of the Site plan: the site will be elevated relative to neighboring properties – water will drain to adjacent residences.



2. Consequences

- a. Grade elevations (construction of an impermeable plateau upon which the buildings and parking lot are built) are unknown. The site presently declines roughly 8 feet southward from Fanshawe. The project's plateau height could be 8 feet or 4 feet high. Regardless, due to the elevation,
 - i. Melt and storm water flows downhill no matter how steep the grade;
 - ii. The elevation of a plateau raises the buildings and reduces privacy;

- iii. Installing a drainage ditch around the circumference expands the build area and requires damaging tree roots. This means removal of all trees;
- iv. Removal of trees for the extensive parking lot equates to loss of
 - Environmental cooling via shade;
 - Water absorption and buffering capacity;
 - Extreme loss of privacy and noise buffering;

3. Community Position

We accept that the site is suitable for development. However, we are deeply disturbed and worried about the scale of the project since it effectively denudes the site of mature trees that currently operate to absorb storm water, noise and ensure privacy. The factor that necessitates the extreme intensification to the margins of the lot is determined by the number of units. Reducing this number solves many problems.

Consequently we ask that:

- a. In order to reduce the loss of trees and to minimize the parking lot, the maximum density not exceed 22-25 units= **33-38 parking spaces (R5-4 or R5-5)**.
- b. Trees and hedges (actually a line of 15-25 foot trees) bordering the property be preserved;
- c. To reflect the emphasis in both City Plans that development fit in with the “character” of the neighbourhood, we request 2- 2.5 story buildings. The front building, where it abuts its western neighbour, should be staggered to minimize the imposing height and loss of privacy;
- d. Whatever rezoning that proceeds to Site Planning involve the community according to the holding provision wording submitted at PEC (especially with regard to storm water management);¹ Parking should be permeable surface.
- e. This rezoning application be rejected as the proposed intensification is not a good fit and violates the principles of both Official Plans and the Bylaws that were installed to protect the safety and privacy of neighboring properties;
- f. In the name of safety, that the 2-lane entrance /exit be moved westward, and that a substantial privacy, noise, and fume barrier be installed;
- g. Alternatives be found to the proposed swale/ditches to avoid standing water, and the creation of breeding grounds for disease-carrying mosquitoes etc.
- h. That lighting of the complex, especially the parking lot, be planned to avoid spilling onto neighbours – knee-high landscape lighting posts rather than overhead light standards.

¹ (h-5) ensure that development takes a form compatible with adjacent land uses and the Old Stoneybrook Community Association undertakes a review of all proposed services to ensure that no adverse impacts on the surrounding lands occurs as the result of this proposed land use - agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5"

(h-89) To ensure the orderly development of the lands the “h-89” symbol shall not be deleted until the grading plan, the sanitary and stormwater servicing reports have been prepared and confirmed ensuring that all above identified services are not creating any adverse impacts or flooding conditions on the adjacent surrounding lands and are implemented all to the satisfaction of the City Engineer.

Planning and Environment Committee

Report

10th Meeting of the Planning and Environment Committee
May 27, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner
ABSENT: Mayor E. Holder
ALSO PRESENT: I. Abushehada, G. Barrett, B. Debbert, M. Elmadhoon, M. Feldberg, J.M. Fleming, P. Kokkoros, J. Lee, H. Lysynski, T. Macbeth, B. Morin, N. Pasato, M. Pease, L. Pompilii, C. Saunders, C. Smith, S. Spring, M. Tomazincic, R. Turk, B. Warner, S. Wise and P. Yeoman

The meeting was called to order at 4:02 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor M. Cassidy disclosed a pecuniary interest in clause 3.6 of this Report, having to do with the property located at 307 Fanshawe Park Road East, by indicating that her family owns property in the area.

2. Consent

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

That Items 2.1 and 2.2, 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 Application - Portion of 146 Exeter Road (Richardson Subdivision) 39T-15501, Lots 1-6, 19-42 - Removal of Holding Provisions (H-8983)

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

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to the property located on a portion of 146 Exeter Road, (Richardson Subdivision, 39T-15501, Lots 1-6, 19-42), the proposed by-law appended to the staff report dated May 27, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 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*R1-4(29)) Zone TO a Residential R1 Special Provision (R1-4(29)) Zone to remove the "h" and "h-100" holding provision from a portion of the lands. (2019-D09)

Motion Passed

2.2 Closed School Sites: Evaluations and Approach (18 Elm Street and 1958 Duluth Crescent) (17 CLO)

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

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the letters of interest from the London District Catholic School Board for the surplus school sites at 18 Elm Street and 1958 Duluth Crescent:

- a) no action BE TAKEN by the City of London in response to the letters of interest from the London District Catholic School Board (LDCSB) for the two surplus school sites;
- b) the staff report dated May 27, 2019, entitled "Closed School Sites: Evaluations and Approach (18 Elm Street and 1958 Duluth Crescent)" BE CIRCULATED to the Housing Development Corporation, London; and,
- c) the above-noted report BE RECEIVED for information;

it being noted that the Housing Development Corporation, London (HDC), as the delegated Service Manager for new affordable housing, will be expressing an interest in these lands for the purpose of providing affordable housing and accommodating suitable parkland to meet municipal needs; and,

it being further noted that the Board of the HDC has authorized its participation in this expression of interest. (2019-L07)

Motion Passed

2.3 Bill 108 - More Homes, More Choice Act, 2019

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

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to Bill 108 – *More Homes, More Choice Act, 2019*:

- a) the staff report dated May 27, 2019, entitled "Bill 108 – *More Homes, More Choices Act, 2019* Update Report" BE RECEIVED for information; and,
- b) the above-noted report BE FORWARDED, with a cover letter, to the Ministry of Municipal Affairs and Housing for consideration in response to the Environmental Registry of Ontario (ERO) posting of the proposed regulation; it being noted that the comment period is from May 2, 2019 to June 1, 2019;

it being noted that, as of May 14, 2019, Bill 108 was in debate at Second Reading; and,

it being further noted that the Civic Administration will report back to the Municipal Council with any further information on legislative changes arising from this Bill. (2019-D04)

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

Absent: (2): P. Squire, and E. Holder

Motion Passed (4 to 0)

3. Scheduled Items

3.1 Public Participation Meeting - 146 Exeter Road (Blocks 36 and 37, Richardson Subdivision) 39T-15501 (Z-9034)

Moved by: P. Squire

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by 110312 Ontario Limited, relating to the property located on a portion of 146 Exeter Road, (Block 36 and 37, Richardson Subdivision 39T-15501), the proposed by-law appended to the staff report dated May 27, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 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(23)/R6-5(51)) Zone TO a Holding Residential R4 Special Provision /Residential R5 Special Provision/Residential R6 Special Provision (h*h-100*h-198*R4-6()/R5-4(23)/R6-5(51)) 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, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the recommended amendment is consistent with the policies of the Multi-Family, Medium Density Residential designation and will implement an appropriate housing form in accordance with Official Plan policies;
- the proposed residential uses and scale of development are consistent with the policies of the Southwest Area Secondary Plan;
- the subject lands are of a suitable size and shape to accommodate the development proposed; and,
- additional considerations such as on-street parking, street trees, and design, will be addressed at site plan. (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: (4): A. Hopkins, J. Helmer, M. Cassidy, and S. Turner

Absent: (2): P. Squire, and E. Holder

Motion Passed (4 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 - 146 Exeter Road (OZ-9038)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the property located at 146 Exeter Road:

a) the proposed by-law appended to the staff report dated May 27, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend the Official Plan to:

i) change the designation on Schedule "A" - Land Use FROM a "Multi-Family, Medium Density Residential" designation TO a "Low Density Residential" and "Open Space" designation; and,

ii) change Section 20.5 (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), FROM "Medium Density Residential" TO "Low Density Residential and "Open Space", and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), FROM "Medium Density Residential" TO "Low Density Residential" and "Open Space";

b) the proposed by-law appended to the staff report dated May 27, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 11, 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 Open Space (OS1) Zone TO a Residential R1 Special Provision (R1-4(29)) Zone;

c) the proposed by-law appended to the staff report dated May 27, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019, to amend The London Plan by AMENDING Policy 1565_ List of Secondary Plans, 5. Southwest Area Secondary Plan, Section 20.5 (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), FROM "Medium Density Residential" TO "Low Density Residential and "Open Space", and

Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), FROM “Medium Density Residential” TO “Low Density Residential” and “Open Space”;

it being noted that the amendments will come into full force and effect concurrently with 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 recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage a range of housing types, efficient use of infrastructure, and the protection of the natural environment;
- the proposed change to the Southwest Area Secondary Plan is consistent with The London Plan;
- the recommended zoning amendment is consistent with the policies of The London Plan, and the amended Southwest Area Secondary Plan; and,
- the proposed change is being recommended in relation to Municipal Council’s previous recommendations for the draft plan of subdivision for these lands to more accurately reflect the planned and approved uses in this area. (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: S. Turner
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)

3.3 Public Participation Meeting - Application -1350 Trafalgar Street (Z-9009)

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Yardigans Estate Liquidation Services, relating to the property located at 1350 Trafalgar Street, the proposed by-law appended to the staff report dated May 27, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 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 General Industrial (GI1) Zone TO a General Industrial Special Provision (GI1()) 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 proposed reuse of the existing unit is consistent with the Provincial Policy Statement 2014, and maintains the economic contributions of the employment lands;
- the proposed commercial use is appropriate for the subject site and conforms to the 1989 Official Plan Brydges Area Specific Policy and the general intent of The London Plan;
- the recommended amendment will ensure the continued operation and viability of the industrial area for current and future uses; and,
- the commercial use has demonstrated there will be no adverse impacts produced that would affect nearby sensitive uses or the long-term viability of the adjacent industrial uses. (2019-D09)

Yeas: (4): A. Hopkins, J. Helmer, P. Squire, and S. Turner

Absent: (2): M. Cassidy, and E. Holder

Motion Passed (4 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)

3.4 Public Participation Meeting - Application - 348 Sunningdale Road East (Z-9011)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Westchester Homes Ltd., relating to the property located at 348 Sunningdale Road East:

a) the comments received from the public during the public engagement process appended to the staff report dated May 27, 2019 as Appendix "A", BE RECEIVED; and,

b) Planning staff BE DIRECTED to make the necessary arrangements to hold a future public participation meeting regarding the above-noted application in accordance with the *Planning Act, R.S.O 1990, c.P. 13*;

it being noted that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation to be presented at a future public participation meeting;

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: S. Turner

Seconded by: P. Squire

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, P. Squire, and S. Turner

Absent: (2): M. Cassidy, and E. Holder

Motion Passed (4 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)

3.5 Public Participation Meeting - Application - 126 Oxford Street West (Z-9007)

Moved by: P. Squire

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Underhill Holdings London Inc., relating to the property located at 126 Oxford Street West, the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R2 (R2-2) Zone which permits single detached dwellings, semi-detached duplex and converted dwellings TO a Residential R3 Special Provision (R3-2 (_)) Zone, to permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings and fourplex dwellings, BE REFUSED for the following reasons:

- a) the requested amendment is not consistent with the policies of the Provincial Policy Statement, 2014 that encourage efficient development and land use patterns, the identification of appropriate locations for intensification and redevelopment, and development that is consistent with development standards such as those approved for the Near Campus Neighbourhoods;
- b) the requested amendment does not conform to the Residential Intensification policies of the '89 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained;
- c) the requested amendment does not conform to the Transit Corridor Place Type or the policies for Near Campus Neighbourhoods regarding coordinated and comprehensive applications for intensification as opposed to site-specific developments.
- d) the requested amendment does not conform to the Transit Corridor Place Type or the policies for Near Campus Neighbourhoods which encourage intensification in medium and high density forms and discourage continued intensification in low density forms of housing;
- e) the requested amendment does not conform to the Residential Intensification policies of The London Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained; and,
- f) the requested amendment would constitute "spot" zoning and is not considered appropriate in isolation from the surrounding neighbourhood. The subject site does not have any special attributes which warrant a site specific amendment to permit the proposed form and intensity of development;

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 refuses this application for the following reasons:

- the requested amendment is not consistent with the policies of the 2014 Provincial Policy Statement that encourage efficient development and land use patterns, the identification of appropriate locations for intensification and re-development, and development that is consistent with development standards such as those approved for the Near Campus Neighbourhoods;

- the requested amendment is not consistent with the Residential Intensification policies of the '89 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained;
- the requested amendment is not consistent with the policies for Near Campus Neighbourhoods (962) regarding coordinated and comprehensive applications for intensification as opposed to site-specific developments;
- the requested amendment is not consistent with Council adopted London Plan, Rapid Transit Corridor Place Type policies (*826) regarding coordinated and comprehensive applications for intensification;
- the requested amendment is not consistent with the policies for Near Campus Neighbourhoods (962) which encourage intensification in medium and high density designations and forms and discourage continued intensification in low density forms of housing;
- the requested amendment is not consistent with the Council adopted London Plan, Rapid Transit Corridor Place (*841) policies which encourage intensification in mix used forms and discourage any intensification in low density residential forms of housing; and,
- the requested amendment would constitute “spot” zoning and is not considered appropriate in isolation from the surrounding neighbourhood. The subject site does not have any special attributes which warrant a site specific amendment to permit the proposed form and intensity of development. (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: P. Squire
 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)

3.6 Public Participation Meeting - Application - 307 Fanshawe Park Road East (Z-9006)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by Royal Premier Homes, relating to the property located at 307 Fanshawe Park Road East and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

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

- a communication dated May 16, 2019, from M. Crawford, 21 Camden Place;
- a communication dated February 27, 2019, from B. Day, 1277 Hastings Drive; and,
- the attached communication from M. Crawford, 21 Camden Place;

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)

Additional Votes:

Moved by: S. Turner

Seconded by: J. Helmer

Motion to approve parts a) and b) which reads as follows:

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Royal Premier Homes, relating to the property located at 307 Fanshawe Park Road East:

a) the proposed by-law appended to the staff report dated May 27, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 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 R1/ Bonus (h-5*h-54*h-89*R1-8*B-15) Zone TO a Holding Residential R5 Special Provision (h-5*h-54*h-89*R5-7 (_)) Zone; and,

b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the change to the Zoning By-law from an R8 category to an R5 category is minor in nature; the recommended R5 zone was publicly considered as part of the Notice of Application; and, the development proposal that has been publicly vetted remains the same notwithstanding the change to the zone category.

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

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

Absent: (2): M. Cassidy, and E. Holder

Motion Failed (2 to 2)

Moved by: S. Turner
Seconded by: P. Squire

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, P. Squire, and S. Turner

Absent: (2): M. Cassidy, and E. Holder

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, P. Squire, and S. Turner

Absent: (2): M. Cassidy, and E. Holder

Motion Passed (4 to 0)

4. Items for Direction

4.1 Request for Delegation Status - S. Allen, MHBC Planning Urban Design and Landscape Architecture - 3080 Bostwick Road (Site 5)

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

That S. Allen, MHBC, BE GRANTED delegation status at the June 17, 2019 Planning and Environment Committee meeting relating the application by 731675 Ontario Limited (c/o York Developments), with respect to the property located at 3080 Bostwick Road. (2019-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 9:44 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 146 Exeter Road (Blocks 36 and 37, Richardson Subdivision) 39T-15501 (Z-9034)

- Corri Marr, GM Blue Plan, on behalf of the applicant - expressing agreement with the staff report.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 146 Exeter Road (OZ-9038)

- *(Councillor S. Turner with respect to the change from Medium Density Residential to Low Density Residential, recalling that there are no minimum densities in their zoning so often they do develop medium or high density as low density or medium density at the lower density rate than what is allowed within that Official Plan designation; wondering if there is actually a need in this circumstance to do the change to the Official Plan Amendment to change the density given that if it remained at Medium Density it would still allow for permissiveness to adapt the site plan as if it was moving forward.); N. Pasato, Senior Planner, responding that the Southwest Area Secondary Plan has minimums and maximums within each of the designations, in particular, the medium density requires a minimum of thirty units per hectare; this bank of homes would come in around twenty-four units per hectare so it is the kind of thing that does not quite allow it, the housing form is permitted under both designations, that type of development is permitted however, it is the minimum densities that were not being met; since they were looking at this as well, the rest of the medium density is pretty much taken up by the park and the stormwater management pond so really it is more just a reflection of what is there and applying the appropriate land use to that; (Councillor S. Turner thanking Ms. N. Pasato, Senior Planner, for her response; advising that he forgot for a second that this was the SouthWest Area Plan (SWAP) and SWAP had its own density policies with respect to that.)*

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 1350 Trafalgar Street (Z-9009)

- *(Councillor A. Hopkins indicating that when she first read this, she thought it was just retail and nothing else, but what else is allowed with this new definition of a Second Hand Goods Outlet.);* Ms. S. Wise, Senior Planner, responding that the specific definition will allow for both the retail component as well as the refurbishment activities associated with this specific use; those are the types of uses that are more industrial in nature including the refurbishment, repairing, those types of uses are what tips the scale in terms of its appropriateness instead of just being a pure retail facility in this location and those are both captured by the definition to ensure they can sell as well as restore on site; *(Councillor A. Hopkins enquiring if they would need to do both retail and industrial.);* Ms. S. Wise, Senior Planner, responding that yes, it specifically prohibits the retail use so that it does not evolve into a non-complimentary commercial use on this site.
- Laverne Kirkness, Kirkness Planning Consulting, on behalf of the applicants – operating for approximately seven years; finding this a very interesting business and this couple have taken the estate liquidation business another step, when they get these goods from households and businesses they do not take them to auctioneers or non-profits or God help us, landfill, they recycle them in their own store; indicating that they have a building upon which they refurbish the goods and then put them out on the floor for the public to come and buy; advising that if you have not been to this 15,000 or 16,000 square feet of space, you should go, it is very interesting and you might find some really good deals; stating that it is kind of unique and he does not think there is anything else quite like it in the city; knowing that there are non-profits that have large retail stores but liquidators usually do not, it is new and there are a lot of benefits; indicating that goods are fixed up and recycled; advising that they are on display for the retailing public to come and consume; indicating that they use space that is marginal, commercial industrial space like in the Brydges area that otherwise might be vacant and we would much rather have an occupied premises than a vacant building; noting that a lot of the rest of this building is self-storage and these kind of uses contribute to that; having looked at the staff report, they have been working on this for a couple of years; thinking the City had some empathy with them because they saw it as a legitimate business, they developed the Brydges Street planning policies to permit this kind of use; stating that they have the policy framework in place, very recent, and they have now been asked to bring a zoning application forth to implement those policies; expressing agreement with the staff report and thank staff for it; asking the Planning and Environment Committee to take it on to Council and get the site reasoned.
- Dennis Beacon – advising that he is all for this application; parking is at a premium, it shares its property with a pretty nice restaurant but parking there is a premium, it is so close to Trafalgar Street; advising that one time the restaurant was so busy that he had to go across the street, Highbury Avenue, to park at the grocery store and walk over; reiterating that parking is a premium there.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 348 Sunningdale Road East (Z-9011)

- *(Councillor S. Turner looking through this, there is a lot of noted insufficiencies with the Environmental Impact Study and he read at some point that some of them had been addressed but there is still some outstanding questions about delineation of the natural heritage features, the proximity to other natural heritage features such as provincially significant wetlands, given all of those insufficiencies, how come this is moving forward as a complete application.);* Ms. B. Debbert, Senior Planner, responding that they accepted the Environmental Impact Statement for review because it contained the components that are required to be included; they review the quality of the submission after they open the application as a complete application; upon that review for quality, they found a number of deficiencies, they were identified by the Upper Thames River Conservation Authority, by their own Ecologist as well as by the Environmental and Ecological Planning Advisory Committee; have met with the applicant and gone over those concerns in detail and they are at this time preparing revisions to the Environmental Impact Study so that they can move forward and address those environmental issues; *(Councillor S. Turner indicating that he is going to reserve his comments until later.)*.
- *(Councillor M. Cassidy thanking staff for the report; read the staff report quite some time ago but she remembers that there was a comment in the report at one point that spoke about pedestrian access into this site and that there was not a plan for a sidewalk into the site that it would mostly be vehicular; is that still the case or has there been any modification to that.);* Ms. B. Debbert, Senior Planner, responding that the site design, for the most part, will be referred to the site plan process but they have been having discussions with the applicant about the pedestrian accessibility of the site itself and ensuring that there is pedestrian access to what in the future will be a sidewalk on the public street.
- Ben McCauley, Zelinka Priamo Limited, on behalf of the applicant – indicating that as Ms. B. Debbert, Senior Planner, has alluded to in her presentation, the application at this time is being deferred to give them an opportunity to address comments further from both staff and the Upper Thames River Conservation Authority; advising that they are working closely with staff and the Upper Thames River Conservation Authority to resolve these issues to their satisfaction.
- Patti Ann Reynolds, 44 – 400 Skyline Avenue – (See attached communication.)

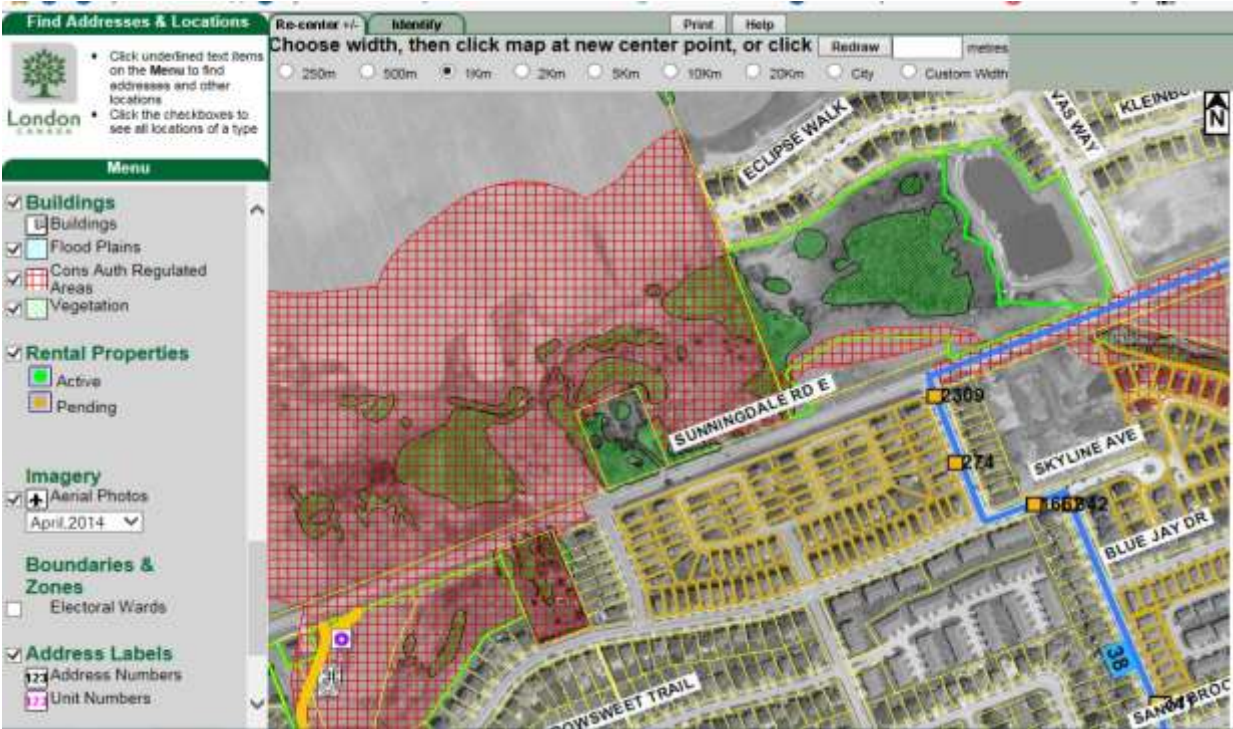
Dear Ms. Debbert:

The points below are concerns and questions for the proposed Zoning By-Law Amendment for 348 Sunningdale Road East that must be raised by the Development Services.

1. Two, three-storey, seventeen unit townhouses on this once single-family property will be out of character and will diminish the setting of the single-family one and two storey homes surrounding this property.
2. Although Westchester Homes has provided the Tree Study, there will be inevitable damage to trees when digging for sewers and the entire infrastructure, the impact of heavy machinery for such an enormous project on the size of this property, which to this date, still have healthy large trees. The surrounding vegetation provides habitat for birds, butterflies and bees, which the Applicant deems to be cleared. Will the Landlord of #348 Sunningdale Road guarantee that the residents of 17 unit 3 storey townhomes be respectful of the Protected Lands that surround them?
3. That the Upper Thames River Conservation Authority be kept informed of any future encroachment into the protected areas as the builder had tried to do prior to submission of this application.
4. Should these tall and overbearing townhouses be built, who is to oversee the continued maintenance of the property and buildings so that they do not fall into decline and become an eyesore?
5. The proposed one shared driveway from the 17-townhouse development leading onto Sunningdale Road will cause increased traffic onto Sunningdale and cause more concerns for vehicles turning from Lindisfarne onto Sunningdale Road both West and East directions, and vehicles turning left from Sunningdale onto Lindisfarne.
6. In the Report, mention is made about bus connection for proposed residents but does not disclose the closest stop is Bluebell, which is a 5-minute walk, crossing Sunningdale Road to sidewalk on the south side without a Pedestrian crosswalk or light. Monday to Friday the bus system runs only every 30 minutes and the last bus is at 9:53 pm and on Saturday; the last bus to the Bluebell stop is at 5:45pm. On Sundays and Holidays the bus runs only every hour and the last bus is at 5:53 pm.
7. When Sunningdale Road is widened in the future, which no one anticipates will be the correct means of solving transportation problems in London, the frontage of property #348 will be cut back for widening of the roadway. The road widening will inevitably destroy some of the frontage trees leaving the rear of the first set of townhouses facing the neighbours of Sunningdale Road to the South.
8. The Applicant has mentioned that seventeen-unit townhouse development will have garbage collected privately. What type of assurance will Upland Residents have that the system will be efficient and not overflowing bins causing refuse to be blown onto surrounding properties?
9. On page 11 of the Planning Justification Report, the mention of “bat boxes to ensure bat habitat is preserved”... the issue will be the trees and disruption of the surrounding natural habitat by such a massive structure to the site where the trees have provided excellent habitat for a variety year round and migrating bird species. Bat populations are not the concern in this neighbourhood.
10. The natural flow of wildlife and birds, which inhabit the area, will be disrupted.
11. Does the City of London need the cramming of seventeen three-storey townhomes on a once single-family dwelling? Does the London Plan need to

include demolition of more large trees and filling the green space with cement and chip rock? Does the City of London want to increase the amount of vehicle and pedestrian traffic in an area that is not supported by mass transit?

The two maps following are to demonstrate that the Plan of 2014 showed the area of #348 to be surrounded by regulated area by the Upper Thames River Conservation.



Unfortunately, the City of London has forgotten where this property began and only in four years, how thinking has changed.

2015-06-02

RE: REQUEST FOR DEMOLITION – 348 Sunningdale Road East

NOTICE OF PUBLIC PARTICIPATION MEETING - June 15, 2015

A request has been submitted by the owners of the property at 348 Sunningdale Road East for the demolition of the residential building on that property. The purpose of the demolition is to allow for the possible construction of a single family residence. In accordance with municipal Council policy, where a building is listed on the *Register of Heritage Resources*, and is proposed to be demolished, the matter of the demolition shall be considered at a public participation meeting before the Planning and Environment Committee.

The existing residential building on this property has been identified as a Priority 1 structure on the *Inventory of Heritage Resources*. As an area property owner, this letter is to advise that the Planning and Environment Committee will consider the request to demolish the residential structure at its meeting on Monday, June 15, 2015, on the second floor, City Hall, 300 Dufferin Avenue (northeast corner of Wellington and Dufferin) not before 5:45 p.m.

You may wish to attend and speak to this matter. Comments may be submitted to the agenda through the Committee secretary. (bwestlak@london.ca). Your Ward Councillor, Maureen Cassidy, (mcassidy@london.ca) has been advised of this matter.

Yours truly,

J. Yanchula
Planning Division -Urban Regeneration Manager
519-661-2500 ext. 7544
jyanchul@london.ca

Y:\Shared\policy\HERITAGE\Demolition\348 Sunningdale Road East\Area notification letter June 2, 2015.docx

Sincerely,

Patti Ann and Harry Reynolds

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 126 Oxford Street West (Z-9007)

- Casey Kulchycki, Zelinka Priamo Limited, on behalf of the applicant - expressing appreciation to staff for their work on this project; advising that they had a couple of meetings with regards to this proposal early on with staff and the Upper Thames River Conservation Authority to scope some of the reports and then a further meeting with staff to discuss the direction that the project was going; reiterating that he is thanking them for their time and effort on this application; expressing disagreement with the staff report as prepared; noting that the staff report discusses the compatibility and character of the existing neighbourhood; recognizing that this is an established Low Density Residential neighbourhood and they are of the opinion that a fourplex, while towards the higher end of Low Density still falls within the Low Density form of housing and given that Oxford Street is an existing transportation corridor and is planned as a future rapid transit corridor, they feel that the proposed fourplex is a good use that is both compatible with the existing character of the surrounding neighbourhood but also provides some additional density to a transportation corridor as the London Plan has been planned for; speaking to building height, the proposal is at three and a half storeys and the adjacent two and a half storey and adjacent one and a half storey both sit on significant grading so when you look at the built form they are actually a transitional height between the west and the east buildings; stating that their roofline would not exceed that to the west so just in keeping with the existing character of built form along Oxford Street West; relating to some of the London Plan policies cited, the remnant parcel, they do not agree with the interpretation of that; remnant parcels are created as a remainder of a planning application; advising that the subject lands are the subject of this application and the remainder lots adjacent to them are still available for lot consolidation although he will note that the lots to the east even through lot consolidation, they back onto a public park and thus consolidation does not gain them any additional lot depth and they would still be forced with a street oriented Low Density development along Oxford Street West versus the lots to the west which have substantial depth to them and would be ideal candidates for a more comprehensive development plan through lot consolidation; pointing out that the proposed zone R3-2 is an implementing zone for Low Density Residential designations which the 1989 Official Plan designates this property as; recognizing that the fourplex can be viewed towards the higher end of that it is still within that planning framework; with respect to the special provisions for the parking, it started out at four parking spaces, one of them got dropped, through correspondence with City Ecological staff and the impacts the rear parking area might have on the wooded lot and they are asking for a further reduction in case, through the site plan approval process, as third parking space may have to be dropped to accommodate for the road widening dedication; however, the road widening dedication is being taken in preparation for the planned rapid transit corridor which would support a reduced parking rate given the transportation that is currently available, the subject sites are also approximate to commercial nodes, Cherryhill Mall and have access to existing public transportation along Oxford Street West.
- Mustafa Julani, 156 Oxford Street West – advising that his property is a few houses down to the west of the current property; indicating that most of the neighbours operate businesses or home offices out of these locations because of the way that these properties are facing a main road and one of the reasons why he was sent as a representative is to actually encourage their application for a fourplex considering the fact that as an R-2 Zone, they are so limited in what they can do with their property, they thought that perhaps if one of their neighbours got a different type of zoning amendment they figured it would encourage the

rezoning of the entire neighbourhood because an R-2 Zone is not the right zoning for that land; stating that if you look at the block to their west right in front of Cherryhill Mall, it is practically all commercial and then right after the traffic light you have all of these houses, the majority of which are being used as home offices or other such commercial entities even though their façade is residential; thinking that if High Density Residential is what is going to be encouraged in the future for this neighbourhood, there has to be some sort of way whereby owners like themselves can utilize their land for the best possible course of outcome because, right now, with R-2 zoning it is so limited to what they can do, they only have two tenants at their property, one of whom was operating a home office and they figured that if this was approved, they could perhaps expand their lot because 156 Oxford Street West has a huge lot in the back and so they actually tried to see if they could expand into the back but based on his previous conversations with City staff, he was told that no you cannot do that, you cannot expand, even though they have a huge property in the back; advising that the reason why they were hoping to support these guys is because they thought they could then in the future utilize their land and perhaps have a fourplex like these guys and get greater income, that is what owners want.

5/27/2019

1. The proposed modifications: (h-5) ensure that development takes a form compatible with adjacent land uses and the Old Stoneybrook Community Association undertakes a review of all proposed services to ensure that no adverse impacts on the surrounding lands occurs as the results of this proposed land use, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbolhe zoning, prior to granting the City approval under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, and prior to the removal of the "h-5"
2. The proposed modifications: (h-89) To ensure the orderly development of the lands the "h-89" symbol shall not be deleted until the grading plan, the sanitary and stormwater servicing reports have been prepared and confirmed ensuring that all above identified services are not creating any adverse impacts or flooding conditions on the adjacent surrounding lands and are implemented all to the satisfaction of the City Engineer.

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – Application – 307 Fanshawe Park Road East (Z-9006)

- Dave Hannam, Associate, Zelinka Priamo Limited, on behalf of the applicant – hoping for a positive endorsement from the Planning and Environment Committee for their proposed development; realizing staff recommends approval and supports the application; noting that Mr. C. Smith, Senior Planner, has done a comprehensive synopsis of the development but he thought he would take the opportunity to pick up on some of the positive planning merits of the proposal and work through that; mentioning that the proposal fronts onto Fanshawe Park Road East, a busy thoroughfare in close proximity to a commercial community hub; advising that it is surrounded by predominant one and two storey residential properties; the lands are designated and zoned for residential purposes and this type as they are seeking now; noting that there is a history of approved intensification on the site previously with a three storey apartment building that was approved by Council back in 2011, he believes; indicating that that particular proposal also included the retention of the existing dwelling on the site; stating that, as of January 3, 2019, the City approved a demolition permit to actually remove the existing dwelling and barn and the site is now vacant; outlining the concept plan, the project has been designed to try to deliver on all of the required requisite facets of an appropriate development; indicating that they have the three storey building at the front of the site to dress and frame Fanshawe Park Road and then building heights step back and internalized within the site itself onto an internal surface parking area that provides the requisite number of spaces; as mentioned, there are centrally located areas for recycling, for Canada Post and then around the site there are peripheral areas for outdoor amenity space, snow storage, increased landscaping and planting buffers as well; speaking to the access point, there is a new relocated access which will be right-in, right-out only, the existing break in the median on Fanshawe Park Road will be removed; *(Deputy Mayor J. Helmer indicating that Mr. Hannam has one minute left as he seems to still be at the beginning of the presentation.)*; relating to the renderings and the elevations, they were obviously prepared, City urban designers went through and deemed that and commended the proposed development; obviously the future site plan process will iron out details such as architectural treatments, materials, etc., as well, the development includes additional amenity space and private balconies; turning to some of the issues that have been raised by the residents; understanding that this project is a big deal for some members of the local community and contrary to what some people might think, there has been quite a lot of thought and process has gone into conserving the existing character and amenity within the area; understanding that you cannot facilitate community building without some impacts and obviously good land use planning is about balancing those impacts; *(Deputy Mayor J. Helmer asking Mr. Hannam to wrap up.)*; advising that he was going to get the Engineer to talk about stormwater management as well so perhaps they could touch on some of the other concerns and finish with his five minutes on stormwater; *(Deputy Mayor J. Helmer indicating that unfortunately that is not the way that it works, it is not five minutes per person you have working on the file, it is five minutes for the applicant; he tried to be clear about that at the outset; he thinks that what is going to happen though is that there is going to be discussion probably about the stormwater and he can certainly answer questions at that time; he is sure that members of the Planning and Environment Committee might have questions, members of the public might raise questions and that would be an opportunity that he could address issues specific to the stormwater.)*; requesting that the Planning and Environment Committee approve the application. (See attached presentation.)

- Michael Crawford, on behalf of the Community Association – advising that they have streamlined their presentations together in the interest of time; noting that they have specialized each of their talks so he is speaking on the regulatory context and the summary of the plan and others in their community are going to address discreet points; indicating that contrary to expectation, perhaps, their community actually supports this change of land use in the sense that they are open to intensity; stating that the *Ontario Planning Act* absolutely requires clarity in the explanation provision of information for citizens to assess and understand generally the zoning proposed and this has not been the case; noting that any time they have asked for specifics, they have been told do not worry, it is site plan, this is just conceptual at this point so what can they sink their teeth into; advising that even the zone being asked for is muddy and it has been muddy because the density being requested is really, really hard to fit in to with any of the usual parameters and the reason for this is that they are trying to fit a square peg into a round hole; stating that the highest density for any intensification is seventy-five units per hectare but this plan also involves a change to grading and is inserting this change of grade into the context of topographically lower R-1 single family dwellings; noting that there is a big whack of stacked townhouses going in, three and a half and two and a half storeys; advising that the plan also necessitates the removal of all fifty-odd trees from the property as well as a lot of the hedge; noting that the hedge is actually a twenty foot high line of mature trees; believing this is going to have obvious implications not for just for sound, etc., but also for water and stormwater management; advising that it is hard to understand the plan because so little detail has been given to them to evaluate the effect of this graded plateau, the buffering, the water management and the traffic; outlining that traffic may seem fine, the consultant said it was all good, but can you really picture doing u-turns on Fanshawe Park Road in the middle of rush hour; noting that apparently it is legal so go for it; showing an aerial photograph of the site from the Zelinka Priamo Limited document and you can see that there are a lot of trees there and the proposal is to reinfer, because that is all they can do, lacking the specific details that they asked for, that this grading is going to create a plateau because the grading of the site itself depresses by, they think, eight and a half feet; to create this plateau there is going to be fill, parking lot, impermeable surfaces put on top so where is the water going to go, it is going to go downhill, where is the melt water from snow removal going to go, it is going to go downhill, where is that, into their neighbouring gardens; thinking that the proposal seems to suggest the swales, ie. drainage ditch, around the circumference of this and you can imagine how unsatisfactory that is to have standing water in the middle of summer with mosquitos; noting that they have had west Nile virus, etc.; stating that the Provincial *Planning Act* absolutely requires a thorough examination of stormwater management and this, from their perspective, is not a benign intensification, the by-laws are very clear as are the City plans that the neighbourhood should not be adversely impacted and obviously it is there contention that they will be. (See attached presentation.)
- Deb Beverley – pointing out that as her colleague, Mr. M. Crawford, has stated application for land use are only permitted where there will be no adverse consequences across the adjacent properties; explaining why their community strongly believes that there will be a dramatic adverse impact from the development as it is currently proposed; clarifying, because there has been some discussion around the different zonings for this property that all of their presentations are addressing the rezoning that is before the Planning and Environment Committee as recommended by the City which is the R5-7; discussing the issues with the grading or the raised plateau that will be necessary to level out the topography of the existing lot; indicating that, at the south end of the lot, the grading will be approximately eight and a half feet in height making what appears to be appropriate two and a half storey buildings actually tower over the existing properties, making them appear more like three, three and a half storeys; indicating that even the three and a half storey building,

the one that fronts onto Fanshawe Park Road, is going to have to have a little bit of grading as well because there is quite a dip right off of the sidewalk; advising that the three and a half storey building is going to be closer to a four storey with balconies and windows that are directly looking into the adjacent properties leaving children at play, people gardening or swimming completely exposed; believing that what appears appropriate on paper actually is not appropriate based on the topography of the land as it is right now; advising that the removal of all trees and the surrounding twenty foot hedge will accommodate the two structures, the buildings, and the required sixty-three parking spaces; noting that this translates into sixty-five percent of the green space becoming an impermeable surface which, again, sounds reasonable; however, when you consider that the property, as it exists right now, being one hundred percent green space has been integral to the natural stormwater management that is currently in place when you then make sixty-five percent of it impermeable and you raise the lot up eight and a half feet or so, you are dramatically increasing the water runoff into the neighbouring properties, properties that today are able to sustain themselves with the current water management that naturally occurs; showing a property that is adjacent to the subject lands and on the circle you can notice the puddling that has occurred; noting that this is about three hours after an all-day rainstorm has occurred; advising that it is a couple of inches deep; showing that there is still a small puddle twenty-four hours after the day of rain so most has been absorbed into the land and the land is able to manage it; as you might imagine, though, because this is adjacent to 307 Fanshawe Park Road East, the same puddling and water absorption is occurring on that property so once you remove the permeable surface that exists there today you are going to dramatically impact things because you no longer have the ground able to absorb or the mature trees that are all taking in the water that is helping naturally manage this; speaking to the number of parking spaces that are required for this application, as well as the limited landscaping, also do make snow removal an issue; acknowledging that Zelinka Priamo Limited has tried to address this which they are appreciative that they have tried to find a solution but she does want to point out that what appears to be appropriate, a twenty-two foot space for the collection of snow that has been removed is actually on the graded part of the property so it slopes down significantly onto the easterly side so you are going to have snow piled up on a grade that is already eight and a half feet above the surrounding properties; noting that the snow will remain against the easterly side fence until a thaw occurs and at that point you will have salt-laden, chemical melt that is being absorbed into the natural area; indicating that they have not had flooding in twenty to thirty years and possibly longer; stating that, to the best of her knowledge, there has never been any flooding which is due to the natural water management that is in place; speaking to the removal of the trees, in addition to the natural management, which she has significantly remarked on, the removal of them will also eliminate the privacy and noise buffering that is currently in place and that is actually key enjoyment to both outdoor spaces on either side of the fence line; advising that they do support development, absolutely, they do believe that there needs to be some intensification, they just do not feel that this is the appropriate amount but they are happy to see some intensification that will fit with the City's mandate as well as the builder and the developers. (See attached presentation.)

- Claudia Clausius – addressing the by-laws; indicating that the recommendation has numerous variances and most of them are significant; stating that there are multiple by-law infractions in the setbacks; showing a rendition and a picture is worth one thousand words, how both buildings will tower over the adjacent properties; adding that this particular rendition does not include the possibly eight foot elevation, this is without the elevation; showing people playing in their backyards looking up and the picture in the corner is a view from the second storey looking down on all of the adjacent properties and pools; indicating that all units are accessible through stairwells. (See attached presentation.)

- Ron McDougall – speaking to size and topography, although the developer has attempted to present this project as a reasonable land use and in keeping with the city plan and its mandate, it is in comparison to the homes surrounding it, a massive project that would tower over the surrounding homes; advising that the proposed buildings are to be put on the land that is to be raised in places by eight feet or more; noting that the land slopes eight feet to the back; believing that this adds almost another storey to the height; this will severely affect the right to privacy in the surrounding homes and in addition, it is unlikely that any type of sound barrier or fence can be high enough to control the noise or the night time parking illumination; noting that the illumination will be directed downwards from above directly into the surrounding homes; pointing out that car lights will be shining into the neighbours second storey windows; stating that Fanshawe Park Road is at all times a busy road and at various times of the day and during major holiday shopping seasons it is busy to an extreme; the added traffic from forty-two units trying to maneuver into this property from the east or out of the property heading west will be chaotic; advising that they have been told that a u-turn at a stoplight is not against the law but is it safe; adding to these issues, the problem of seeing oncoming traffic, bicycles, pedestrians when the cars are trying to exit the property; asking the Committee to consider also the added problems whenever Fanshawe Park Road has to be widened; thinking that, as serious as the other issues are, stormwater runoff is the most problematic; during heavy rains, many of the yards backing on to 307 Fanshawe Park Road East experience standing water for a considerable time following the storm; advising that currently this is tolerable because most of the runoff can be slowed and absorbed by the mature trees and grass; it will not be tolerable when roughly one acre of the land behind is covered in structures and pavement; with virtually no mature trees remaining or grass to absorb and slow the flow of water, there will be standing water, there will be mosquitos and potentially West Nile virus or Zika virus; believing there could be a high probability of leaking basements; there must be more trees, grassy areas left; as our weather patterns change we will see more frequent one hundred year storms; in 2011, indicating that this problem could not be solved and that was when a smaller project was proposed; reminding the Committee that 307 Fanshawe Park Road East does not fall within the transit village designate around Masonville Mall; consequently the increased density proposed under the R5-7 zoning from sixty units per hectare to seventy-five units per hectare is not warranted; suggesting a zoning change should be no more than R5-5 with a limit of up to twenty-five units, forty-five units per hectare and a height restriction of two storeys; assuming the added open space and trees with this density can help control stormwater runoff, this would be a more appropriate land use; feeling that this could help the developer find a solution to the drainage issues; believing there should be many alternatives that the developer can find that will give a reasonable return on an investment, satisfy the concerns of the community and satisfy the mandate of the City; within this R5-5 zoning, there should be no doubt that Royal Premier Homes can profitably build attractive quality homes; with this zoning, the City should satisfy its desire for infill and they expect a development should enhance their community and they feel this would be a fair compromise; requesting that the holding provisions that they will be providing to the Committee will ensure that their community is consulted on major issues such as drainage and grading, sanitary and stormwater serving. (See attached presentation.)
- Fred Cull, 33 Camden Place – indicating that it has been forty-two years since his wife Cathy and himself and their two young daughters moved into their home; noting that it was in 1977 that they bought their house that was only one year old; stating that it was beautiful and they liked the neighbourhood and it seemed like country living with corn fields to the west towards Richmond Street; advising that their backyard looked directly onto the old barn and yellow brick house that was situated on the 307 Fanshawe Park Road East property; stating their two daughters would be attending a good school, Stoneybrook Public School;

remembering back in 1977 when they moved into the house the trees along their street were pretty small but over the next forty-two years, those trees have grown to provide shade and beauty and coolness to their properties; indicating that over the years they have enjoyed the fellowship of their neighbours, they have had many social gatherings in their homes and on the Camden Place circle; many years have passed since they moved into their home on Camden Place; noting that their two daughters are now married and they now have three grandkids who enjoy coming over to their place and playing in the backyard; over the forty-two years, they have seen three different owners of the 307 Fanshawe Park Road East property; knowing that someday the property would be sold and maybe a developer might plan to build something but what; hoping to see a few nice one floor condos to be built there and maybe in their retirement years, they may actually look at moving into one of those condos themselves; believing they could downsize and at the same time live in their old Stoneybrook neighbourhood that they have enjoyed over the years; looking back to ten years ago, it was 2009 through 2011, a different developer had planned to build on the 307 Fanshawe Park Road East site; pointing out that that developer had applied to build one three storey building with sixteen units in it and to retain the old house with two units in it for a total of eighteen units with underground parking and the zoning would be R-1 bonus and he would be required to build exactly this; noting that that developer did not own the property although he had received permission to proceed with the development but after waiting for a few months, he decided not to proceed with this plan; believing the main reason was because he could not deal with the water and flooding onto adjacent backyards; indicating that for the next eight years the property from 2011 to 2019 has been either rented out or remained vacant; noting that when the latest developer demolished the old farmhouse and barn, that bonus on the zoning reverted back to R-1, the same as their homes; stating that he current developer has applied for two large buildings to be built with forty-two units, building one facing Fanshawe Park Road very close to the sidewalk which would have twenty-four units, three and a half storeys high; building two, in the middle back north-south would have eighteen units two and a half storeys high, parking for sixty-three cars; indicating that the property has a gradual slope being approximately eight feet lower in the south end; flooding, especially in the spring during snow melt and heavy rain is a problem for neighbours; advising that the proposed development site is too extensive and would create many problems of flooding and loss of privacy for the adjacent backyards of the property owners; expressing concern that the current plan is to plow all the snow and salt from the parking lot down onto their property line on the east side and this would kill their trees and the garden areas and would flood their backyards with snow melt and heavy rains; suggesting that all of the trees and hedges on the perimeter on the 307 Fanshawe Park Road East property be saved to provide privacy and to help control flooding onto their properties that back on to this site; outlining that their neighbourhood has been established for fifty years with one and two storey homes Low Density R-1 zoning and they would prefer to see a scaled down development that is more sensitive to the size and character of their surrounding homes.

- Katharina Clausius – speaking to the perspective of young Londoners who are looking to settle in our beautiful city and raise families for the future; indicating that, like many millennials, school and work obligations have taken her all around the globe and she has logged many thousands of miles with a specific goal in mind to make her way back to the London community; why London; pointing out that London stands apart because it promises a quality of life for her future, London prioritizes green space and the environment; noting that her kids will bike around the neighbourhood, they will play in parks, they will climb in the tree in the front yard like she used to; remembering that standing at the meeting faced with this forest that is the symbol of the City of London; outlining that London is a city whose neighbourhoods have a character; stating that the city is built on communities and each one has its own vibe; indicating that she is not existing on

an anonymous city block in a huge metropolis, she is living in and committing to a neighbourhood and to her community and it is a community, they carpool, they have a Neighbourhood Watch, neighbourhood barbeques, they organize clean up areas a couple of times a year and they support a neighbourhood ice rink and they represent precisely the kind of urban living that cities boast about frequently but that very few cities actually achieve; advising that her neighbourhood is very diverse, it has retirees, young professionals, school age children, new Canadians, students; noting that she was one of the school age children; believing it is a neighbourhood for all generations and it has room for her, for her parents, for her kids, for her friends, for her coworkers; stating that in London she does not feel like she is one person anonymously living among four million, she can participate in community meetings, today she has a voice in front of City Council; London is a city whose residents who are engaged, who are happy to invest their hopes and energies because there is confidence in the future and good will among residents; advising that the City by-laws repeatedly dictate that new development should not negatively impact the character of London's neighbourhoods, Old Stoneybrook has a green character, it has a social character, it has a diverse character; indicating that the proposed development does not prioritize the environment, it does not enhance the neighbourhood, it does not promote diversity; noting the proposed building replaces mature trees with cars, it separates itself from the rest of the community by elevating it above the rest of the community, by instituting cement parking and walls, the towering edifice will invade the green spaces that are their backyards and their social environment; asking the Municipal Council very humbly to aim higher, to encourage development that enhances quality of life, to cultivate community character, to work with and not against the environment; noting that nobody wins against Mother Nature; stating that it is her firm hope that Municipal Council will take pride in its by-laws, will take pride in its communities and will take pride in the residents; advising that she wants to settle in a London where her neighbourhood and the City can collaborate to build for the future in a way that is sustainable, that attracts new generations of Londoners who will share their passion for the city; expressing appreciation for this opportunity to speak in front of the Planning and Environment Committee and she hopes that what the Committee has heard is a community that shares your excitement for growth, that shares your desire to welcome newcomers and that really shares your ambition for the London community; they know that they can aim even higher, this proposal is a kind of starting point and it is worth the extra effort for the City, for the community and for the residents to take it that extra step and really make it worth all of the attention and effort that has been put in so far.

- Mary Lacey, 37 Camden Place – speaking in reference to the notice that she received regarding the application for the zoning amendment change for the property at 307 Fanshawe Park Road East and the proposed building project being considered for this site; advising that she has been a resident in this lovely, well-established neighbourhood for the past thirty-three years and now needs to voice her concerns over the possible approval of such an amendment; advising that she is aware of the zoning approved in 2011 for the developer Dave Tenant who did not go forward with his plan; indicating that she totally understands the need for infill as opposed to urban sprawl; however, the by-law states in keeping with the neighbourhood; stating that the proposed development in its current state is not the right fit; indicating that this is not about not in my neighbourhood, she actually looks forward to seeing this lovely piece of property being developed in keeping with the city by-laws which are there for a reason hopefully to protect residents such as her; having attended the meeting at Masonville Library, she has a wide range of concerns which include, but are not limited to, size, noise, traffic, air pollution, lighting, garbage, water drainage, snow removal, loss of trees and green space and she is sure she does not need to reference all of the current by-laws; pointing out that this beautiful piece of property snuggled in amongst the trees and backyards of a well-established neighbourhood deserves

to be developed in a manner that will allow it to integrate within the Old Stoneybrook community not built in isolation; expressing appreciation for the ability of being able to voice her concerns.

- Carl Hallberg, 1262 Hastings Drive – indicating that their home is on the corner of Hastings Drive and Pinehurst; advising that one of their main concerns with the proposed development at 307 Fanshawe Park Road East is the increased traffic on Hastings Drive and the Pinehurst cul-de-sac; pointing out that access to 307 Fanshawe Park Road East by westbound vehicles will not be available; noting that vehicles wanting to enter 307 Fanshawe Park Road East when travelling westbound will have to make a left on Hastings Drive and either use driveways on Hastings Drive or the Pinehurst cul-de-sac to turn around and proceed to 307 Fanshawe Park Road East; outlining that the report to the Planning and Environment Committee advises that u-turns may be used on Hastings Drive; however, Hastings Drive is not wide enough for vehicles to make safe u-turns and the only options to turn around is by using people's driveways or the Pinehurst cul-de-sac; presently there are a number of vehicles doing these turn-around as vehicles leaving the shopping plaza and wanting to travel west are unable to turn left on Fanshawe Park Road and they go east and they use the driveways on Hastings Road and the cul-de-sac to turn around; the increased turn-around is a very small area and will impact the safety of pedestrians, cyclists and others using the roadway; advising that he has spoken with his neighbours on Pinehurst and while they are not able to attend tonight, they expressed significant concerns on increased traffic and for the children's safety; presently the cul-de-sac and green area provide a play area that they will no longer be able to use; indicating that the planning report to the Planning and Environment Committee outlines provincial policy of building strong and healthy communities and protecting public health and safety; stating that due to the large size of the project and resulting increased traffic turning around in a very short space it reduces safety and contravenes the provincial policy of public safety; indicating that it will put both residents and those using the roadway at excessive risk; pointing out that the proposed project at 307 Fanshawe Park Road East differs significantly from the project at 420 Fanshawe Park Road East which was approved by Council; noting that all of the homes backing onto 420 Fanshawe Park Road East have large backyards providing a buffer to the project and this is not the case for 307 Fanshawe Park Road East where nearly all of the adjacent homes have small backyards and have little buffering from the project; advising that they view the scale of the proposed 307 Fanshawe Park Road East as too large and it is not in a form that fits with the receiving neighbourhood; expressing opposition to the excessive traffic from the project and the resulting increased safety risk and the fact that the scale of the project does not fit with the existing neighbourhood.
- Kathy Cull, 33 Camden Place – advising that their backyard faces directly onto where the parking lot and proposed second building would be located at 307 Fanshawe Park Road; stating that she is not looking forward to experiencing sixty-three cars in and out of the parking lot, day or night, noise, fumes, lights, etc.; pointing out that 307 Fanshawe Park Road is a beautiful parcel of land and she is very saddened to see all the trees which have been so much of its character gone, as well as wild flowers, wildlife, the changing of the seasons and the gentle calmness to the neighbourhood; believing that yes, infill and urban growth are here; advising that the Old Stoneybrook Community Association is indicating that they realize that 307 Fanshawe Park Road will be developed; expressing concern with the size and extent as proposed; asking Council to please engage with your stakeholders, the London citizens, taking into consideration respect for all when evaluating continuous quality improvement, innovation, and advancement for London, and in particular for the Old Stoneybrook Association; presenting alternative ideas for 307 Fanshawe Park Road property, number one, a development of one-story condos according to the zoning with a design to accommodate the meeting needs of downsizing in our

greater community with compatibility; number two, a community park for the neighbourhood, including green spaces with tree-shaded resting areas and a playground, etc, for the children would be a welcoming addition to the surrounding area; asking that they work together as a participant in the next phase, site plan, towards the development and plan that fits and is sensitive to the character of our neighbourhood with respect for one another in harmony and with listening ears; requesting to our City Councillors on the Planning and Environment Committee Anna Hopkins, Jesse Helmer, Phil Squire, and Steven Turner, our neighbourhood is relying upon the goodwill of Council to accept and implement whatever measures are acceptable for the Old Stoneybrook Community Association; expressing appreciation for your consideration.

- Gerry Croxall, 17 Camden Road – advising that, to kindly respect your request, he will try not to be redundant; noting that his neighbours have succinctly and more eloquently expressed their concerns better than he probably could, but he does have a report here and he will leave copies with the Committee; focusing on two concerns, although he has more than two of course, but the elevation which will cause definitely more flooding; advising that he had a reputable drainage company come out; noting that he has their report with him; they said that definitely, to their knowledge, there is no engineering feat that they know that is going to properly displace adequately any kind of storm that is over moderate, and even right now he has a sump pump that comes on fairly frequently, but it can handle the overflow quite well; stating that the University of Berkeley, lighting that is elevated on adjacent properties, neighbourhood properties, definitely can affect peoples' mental health; noting that he is not saying it is going to send me over to the sanatorium or something, but it definitely can affect peoples' mental health maybe not to the point where you are depressed everyday but it does have a subconscious influence on peoples' health; noting that he also brought their report; believing that for sixty-three cars, he just does not see how the required lighting for safety purposes could actually be facilitated that it is not going to have some adverse effect on neighbouring houses; pointing out that those are his two primary concerns, water, and lighting; expressing agreement with the other constituents of my neighbourhood, we definitely realize that there is going to be intensification, they realize that, they realize if it is done in a proper fashion that respects and he thinks that is the keyword, be respectful to the developer, they are a business, they want to make a profit on their investment and they understand that but be respectful if they were raising their kids or had their families over for a visit, they would want their backyards to be something that they have worked hard all their lives; advising that he is a Marine Scientist, he is not a PhD guy, but he is a Marine Scientist; noting that he has spent twenty-four years filming documentaries in the ocean, and he has been to a lot of countries and he has talked to a lot of people that do have intensification; stating that when intensification gets to the point where it can affect your mental health, he would just suggest that maybe that is something to reflect on, that if it was your families living in the same situation, what considerations would you give; hoping that maybe we can come to terms with the developer with something that they feel content with and that we feel is fair too; thanking the Committee for their time and advising that he really appreciates it.
- Jean-Ann Goldrick, 1261 Hastings Drive – expressing appreciation to the time the Committee has given the tonight; advising that they are not against infill, they are not against the City planning to use areas within the community to achieve this infill; indicating that they are for the preservation of trees, they are for the regulation of traffic flow and pedestrian safety, they are for the proper diversion of run off and appropriate landscaping; having said that, her comments will not quote by-law numbers or Official Plans, per se; advising that when she and her husband moved into this area forty years ago from the Egerton-Hamilton Road area, they were looking for a larger home that needed less maintenance and a neighbourhood with accessible, reputable schools; stating that they found this in the Stoneybrook community; indicating that it is an area zoned for single family

homes and they chose to invest in the neighbourhood; pointing out that they chose to live in Stoneybrook because they wanted the character of that neighbourhood, but we were not naïve, they saw the area develop over the years with the widening of Fanshawe Park Road from two lanes with ditches to a four lane thoroughfare with left turn lanes included; pointing out that they watched the commercialization of Masonville; believing that if you choose to move into a new area such as the Upper Richmond Village or West Five, you are moving in with the planning of that area in mind; noting that there will be single family homes, townhouses, condos, high-rise apartments but if you choose to move into that area, you understand that that is the character of that neighbourhood; stating that when taxpayers move into these areas they know what type of buildings will be next door and they still choose to move there; noting it is the same in heritage areas such as Old East and Old Woodfield; outlining that when they moved into the area, there were no such guidelines in place other than the existing by-laws to protect their neighbourhood; believing that, as a result, the builders are taking advantage of the Planning and Environment Committee, along with the City's need for housing, to create intense infill by changing the Zoning By-laws and not keeping the character of the neighbourhood; indicating that the building of subdivisions, during which the planning phases include high-rise buildings, condos, townhouses, and single family dwellings, do not fit the character of this neighbourhood; outlining that at a meeting in April, 2019, she heard Deputy Mayor Helmer speak with pride about the home where he lives as having ten inches of space on one of the side yards and less than five meters frontage on to the street; believing it was the character of that neighbourhood that drew him to make his purchase, he chose to buy a home there; pointing out that while there are few locations in Old East where new buildings are likely to be constructed, given the relatively narrow lots and the fact that there are few opportunities for infill development, new or replacement buildings may be constructed in some cases possibly as a result of a fire or structural instability; pointing out that in such situations new buildings must be designed to be compatible with the heritage characteristics of Old East and Old Woodfield to help retain the overall character of that neighbourhood; indicating that they knew the property at 307 Fanshawe Park Road could not sit as it was forever; stating that the builder is asking the Planning and Environment Committee to change the character of our neighbourhood to achieve extremely intense infill goals and that the zoning be changed to allow the build to take place to the builder's advantage; thinking that the option is not fitting with the character of the neighbourhood as they do not have a heritage designation so they have no protection other than the existing by-laws; advising that if the Planning and Environment Committee decided to approve a request to demolish a house or two in Deputy Mayor Helmers' neighbourhood to build stacked townhouses that would tower over the existing building and would sit closer to the property lines causing the loss of mature trees, creating runoff, traffic, pedestrian and elevation concerns, and the request was granted, she is sure there would be some pushback from the neighbours and the Heritage Committee on the type of infill that would result in changes to the character of their neighbourhood; reiterating that they are not against infill; asking Council not to rezone to the degree proposed and to please just make it fit the character of the neighbourhood; asking Council to consider the fact that you are our heritage committee; thanking the Committee for their time.

- John Howitt, 1281 Hastings Drive - sitting up here tonight, he is thinking about that eight foot elevation that the developer is going to put at the end of the lot; perhaps he is ten feet up and he would just like you to think about how high eight feet is, especially if it is at your backyard.
- Deena Lincoln, 7 Camden Road – advising that their family has enjoyed our home and this beautiful neighbourhood and community for 36 years, and hopefully a few more; stating that the proposed development on 307 Fanshawe Park Road is about to change all of that; advising that they have major concerns that should be recognized; providing examples, seventy percent of the property

will be concrete and asphalt, virtually all trees will be removed, forty-two units, sixty-three parking spaces with only one main entrance to Fanshawe Park Road, minimal buffer zones and serious concerns about stormwater management and snow removal; pointing out that when questions were asked about this, the response is that this is a grey area; indicating that when in touch with SPM Limited and Zelinka and City planning earlier in this process, they were told not to worry, that is a site plan issue, it will all work out; indicating that this is a very serious concern for the and they feel it should be resolved before the zoning change is approved; outlining that there are safety and security concerns, parking and turnaround on side streets, loss of privacy day and night, to name but a few; believing that this appears to be an example of over-intensification; hoping the Committee will take the time to walk the property and streets to visualize the impact of the proposed plan on the neighbourhood; expressing that, in their opinion, it just does not fit, and will have a severe detrimental impact on our neighbourhood; realizing and think it is reasonable to expect an infill project on 307 Fanshawe Park Road East, and they have no problem with appropriate development that will not totally disrupt the nature of their neighbourhood; asking the Committee to reconsider the number of units and parking spaces in order to reasonably maintain the character.

- Rick Giroux, 1269 Hastings Drive – indicating that their property backs onto the west side of the property at 307 Fanshawe Park Road East; advising that his comments this evening address their opposition to the rezoning application submitted by Royal Premier Homes, and the long term implications that will affect them and the community if the rezoning application is approved; outlining that 307 Fanshawe Park Road is a property that has existed as a single family dwelling since the community was developed some forty to fifty years ago; pointing out that current residents, many of whom have resided in the community since it was constructed, face a proposal to construct two stacked townhouses, structured with forty-two residential units, more than twice the sixteen to seventeen single family homes that currently surround the property; advising that neither his family nor their neighbours oppose the concept of infill or intensification, but they agree that the development should complement, not diminish, the existing community's enjoyment of our homes; advising that the current proposal as structured has far too many residential units, will detract significantly from the employment or enjoyment of our backyards, living space, and create many unfavourable implications for future home maintenance and traffic safety; stating that he is not an expert in Zoning By-laws and procedures and will restrict my comments to fair play, common sense and a need to consider all the facts when making decisions that will affect the daily lives of everyone in the community for many years to come; advising that in recent months they have received a presentation from the developer on their conceptual plans and layouts, very little detail relative to the impact on tree removal, re-grading, drainage or traffic flows; advising that when questions were presented, the common response received was that these were site plan details that would be addressed during site plan approval; noting that in his estimation deficient and ineffective, this is an inefficient and ineffective planning process as zoning as the driving force behind the site plan development; pointing out that if the zoning application for R5-7 status is requested, we should understand the implications on traffic, parking, drainage and so on, before the suitability of the zoning request is approved; providing specifics on the site factors and how they will impact the surrounding community; speaking to the proposal currently under review, sixty-three parking spaces will be provided to accommodate forty-two dwelling units with twenty-two of them running east-west across the central portion of the property and the balance running north-south along the eastern boundary; pointing out that in his particular case, he has a pergola on the north-east corner of my rear yard, and will face exposure to a parking lot with lighting, constant car door closures, and headlights facing into my backyard every night with slamming doors in the parking lot; asking the Committee to please consider how your family

and friends would enjoy sitting in a similar environment; indicating that his neighbours on the eastern side of 307 Fanshawe Park Road East will face similar environments in their backyards; pointing out that the next consideration is the grade changes that are anticipated for the development; advising that the property at 307 Fanshawe Park Road East drops eight feet from Fanshawe Park Road East to the south end of the property, necessitating considerable re-grading; stating that when you add pavement for the property roadway and parking, plus the footprint of two large buildings and removal of a considerable number of trees, there is significant probability of flooding in the spring runoff on the surrounding properties; advising that he does not have a sump pump in his house, and in 11 years he has never had a flooding or a basement water situation, so the drainage has been excellent; noting that a reduction in the density of units to be constructed minimizes parking, reduces the footprint of the building, makes room for proper snow removal and provides greater assurance that I and my neighbours will not experience future drainage implications; outlining that the most severe implication of the proposal as presented is the laneway leading into the property; stating that access/egress will only be permitted to and from the eastbound lane of Fanshawe Park Road East; thinking that given the close proximity to the Hastings Drive traffic light, a bus stop just west of the property, a proposed widening of Fanshawe Park Road, and a minimal front setback, there is considerable potential for an increased incidence of traffic violations and accidents; living three houses from the lights at Hastings Drive and Fanshawe Park Road East, he can attest to the frequent occurrence of accidents at the traffic lights; advising that there are hundreds of homes using Hastings Drive and cars accelerate to catch the green light; combining this with the heavy traffic on Fanshawe Park Road, the right turn access/egress restriction will undoubtedly impede smooth traffic flow as it inherently mandates U-turns or next-street turns into residential properties; a zoning that permits fewer units will, again, reduce the potential for traffic accidents and injuries; indicating that the community is mature, with significant forestation throughout the area; noting that this 307 Fanshawe Park Road property in particular has a significant number of trees; advising that there are two trees in the proposed parking lot that have trunks in excess of two feet in diameter, and in all likelihood are over 100 years old; noting that some sections of the property have cedar hedges over fifteen feet in height; indicating that the rear of his property, fortunately, has some of those hedges and it is believed that these will be removed as part of the development process; advising that these trees and hedges are homes to a variety of animals and birds, facilitates soil drainage and provides protection from the heat in summer months; believing that every effort should be pursued to retain as many trees as possible; reiterating that a zoning dictates the size of a development, and hence the impact on forestation; (*Deputy Mayor J. Helmer asking him to please wrap up.*); summarizing that, as a former businessman and accountant, he is very confident with the concepts of maximized profit margin and return on investment; no business can succeed; however, without a solid business plan that takes into account all variables associated with the product-project; the makeup of the Stoneybrook area has evolved over many decades, as have other communities such as Old South, Wortley Village, Byron and Hamilton Road area; stating that each has evolved with its own character and community residents that endeavour to enhance the daily lives of its residents; pointing out that they are not a collection of bricks and mortar, but a community of homes, friends, family, and neighbours that come together to relax after a hard day's work; communities such as ours collectively form what is called the City of London, a municipality that is envied in many parts of the province; stating that he, as well as his neighbours, tend to relax in their backyards, and in his case he spent considerable funds and time and effort to make his backyard an oasis; noting that his neighbours have done the same, modifying their property to match their individual tastes and lifestyles; stating that he does not believe any of them will complain about our backyards backing onto other backyards, but they do not

accept having to look at parking lots with significant car traffic and towering structures devoid of trees; asking the Committee to decline the request; expressing appreciation for listening to his comments.

- Ron McKnight, 1402 Hastings Drive – wanting to add a few more comments, nothing elaborate, he is not going to spend a lot of time, but Carl did a great job of addressing an issue of access to Fanshawe Park Road, and our gentleman here just addressed that same issue; taking a little different perspective here, and it has not been spoken or shared this evening yet; advising that he is here to represent the children, many, many, many, many children that access their neighbourhood; indicating that they do not have a voice so they are not here to speak to what is happening; noting that they back onto Hastings Park and they have four beautiful soccer fields there, sixty meters long and they are for children three and a half to age four, up to about age seven; indicating that his wife and him both coach soccer, they love soccer, he sits out there in his lawn chair and watch them play; noting that they just wrapped up about fifteen minutes ago and they play three nights a week starting at 6:00 PM, finish at 8:00 PM, and quite often on a weekend they will play, and who comes with them, grandparents, parents, and they all arrive in their SUVs and their vans, nine out of ten are these large vehicles; advising that they park on Hastings Drive, all the way up past our house from the Hastings Park entrance, on our side and on the other side, there is room for one vehicle to get down between them, and it is dangerous and the kids are excited, they have had a great game, they have scored a goal or whatever, and they run in between the vehicles and it is really, really dangerous; the other point is Stoneybrook elementary school is on the corner of Hastings Gate and Stoneybrook, and all these young kids are walking to school, crossing the road, many of them on rainy days are driven by their parents in their SUVs and their vans, and the roads are jammed; advising that the key here is the timeframe; pointing out that they have lived in Old Stoneybrook for thirty years, they have seen it grow and develop; advising that after breakfast every morning Monday through Friday, he drives over to Masonville Mall and walks for an hour between 7:30 AM and 9:00 AM so he sees traffic flow coming through the lights, the many cars that run the red lights, and he is very sensitive to that; another time of the day, 3:00 PM until 6:00 PM, it is terrible, bumper to bumper, cars all over the place, they have the kids coming out of school at 3:30 PM and the vans again coming to pick them up and there is all kinds of stuff going on; advising that he likes riding a motorcycle; noting that he has a nice motorcycle, but he will not go on the road before 9:00 AM and he is off the road before 3:00 PM; pointing out that today he took a nice ride, he came in at 3:30 PM and he had to go down to 5 km/h, watching for kids, traffic, it was a zoo; expressing concern that if we are going to have all these people living in this complex, he is sure most of them will work, they have got to get to work either before 8:00 AM or 9:00 AM, so you are going to have a tremendous influx of traffic trying to access Fanshawe Park Road, and we know and he knows, Fanshawe Park Road, four lanes, traffic is really moving at that time in the morning, people are going to work, it is busy, and it is tough to break into the traffic, never mind do a u-turn, it just will not work; wondering what is going to happen; if someone lives there and they have to go west, they are going to have to turn right, come out of the parking lot, they can take Hastings but there is no light at Hastings east so they can turn in the drive and come out but they are going to sit there and wait trying to get into the traffic flow; wondering what they can do, they can go half a kilometer down Hastings east, make a left into Hastings Gate, drive one hundred metres and come to the corner of Stoneybrook and Hastings Gate, Stoneybrook school, with all these vehicles and everything at 8:30 AM when they are getting their kids to school; you are going to have people trying to access, to come out to the set of lights at Fanshawe and Stoneybrook, then they can turn left; (*Deputy Mayor J. Helmer asking him to please wrap up.*); or you just stay on Hastings, and you come out Hastings west at a set of lights; expressing concern with the welfare of these kids; advising that he is very passionate about this.

- Piotr Nowakowski, 1273 Hastings Drive – advising that he and his family have lived at this residence for twenty-three years; commenting on the document that he noticed yesterday on the City’s website that says that Traffic Impact Assessment statement; pointing out that on page two there is a quote from a Ministry of Transportation Ontario (MTO) handbook, and he quotes it says “Never make a u-turn unless you can see at least 150 meters in both directions.”; pointing out that this document actually claims that there is that visibility available when making a u-turn going east or west and perhaps there is, but I thought the intent of the MTO remark here is to make sure that there is no cars for the 150 meter distance on the road that is 60 km/h traffic; pointing out that in the Appendix, there is some data available for the traffic character of that intersection, Fanshawe and Hastings and Jennifer; noting that this is page 3 of the Appendix; according to the numbers we have 1,313 cars travelling eastbound on Fanshawe Park Road alone, and this is not counting people that are trying to turn right from Hastings; outlining that 1,313 cars, if you do the math that equates to a car every 2.7 seconds, let us say it is 3 seconds, if you do some more math, it turns out that you have about 48 or 50 meters space between the cars; understanding traffic does not move steady and evenly, but still that is only 50 meters between cars so the u-turn that this document claims is possible is actually not possible at all during the peak hours; wanting to point that out; thinking it is important and this document actually proves that the turning and making the u-turns as this property or people that would be living in that property would be forced to do is not possible in the peak hours, because you only have less than 50 meters distance between cars and MTO suggests or claims that you have to have 150 meters distance between cars.
- Lindsey Bradshaw, 35 Camden Place – indicating that they have this driveway being put in eighty-two centimeters from her property line at a four foot level which is about her height and it is definitely the height of all of her kids; stating that, to her, the traffic report says it has no impact to her, city planning says it has no impact to her; advising that she currently backs onto a backyard, not a street, so it’s very safe for her kids to play and she thinks that having sixty-three cars coming in and out at a four foot elevation, shining into her house is roughly about 880 cars a week that will be putting their lights into her backyard and into her house; thinking that this is excessive and she also would like to say that she agrees with everything that everybody has said; thinking that they have done a good job, and she agrees with the density being too large.
- John Goldrick, 1261 Hastings Drive – advising that he has lived there for a long time and in that amount of time, he will say thirty-five to forty years, he has seen four people killed at a controlled stop light; indicating that they are one hundred maybe 150 feet from the stoplight to where these people are all going to try to get in or get out of this property if this is put forward; hoping that we do not kill any more people, much less one of those that some of the people have already talked about; seeing them every day running by me, he sees school buses that actually go through the orange light; imagining what could happen.

1

307 Fanshawe Park Road East

Planning and Environment Committee Meeting

Monday, May 27th 2019



Site Context

2



Concept Plan

3



Site Statistics

4

Unit Count:

- 42 low-rise stacked townhouses:
 - One (1) 3 storey (12m) building with 24 units (Building A)
 - One (1) 2 storey (9 m) building with 18 units (Building B)
- Max. density of 75 Units / Ha

Parking:

- The required 1.5 parking spaces per townhouse are provided: internalized at rear of site
- The required accessible parking spaces are provided
- Bicycling parking provided
- Access and driveway arrangements have been reviewed and approved by City's staff
- The TIA was reviewed and supported by City staff: concludes no significant impact on traffic in the area.

Concept Renderings

5



View from Fanshawe Park Rd E – looking south



View of Building B from within site – looking west

Comments from residents

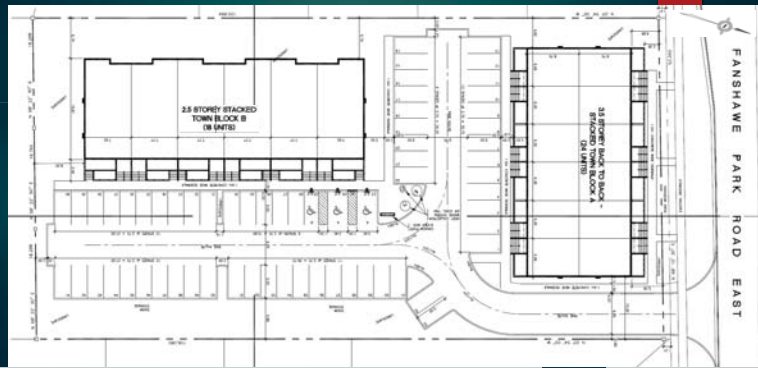
6

Neighbourhood open house held on February 7, 2019

- Proposed site-specific zoning
- Density
- Building height
- Safety
- Noise
- Fencing
- Trees
- Privacy
- Servicing/SWM

Concept Plan

7



Conclusions

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- The proposed development is supported and encouraged by all levels of current land use planning policies, which encourages intensification and a mix of residential uses in locations such as the subject lands, at the density proposed.
- The proposed development facilitates the appropriate intensification of an underutilized vacant residential site, located on an urban thoroughfare, in proximity to a major community node.
- The proposed building heights and setbacks are compatible with what could be developed as-of-right under existing zoning regulations; and will be set by the proposed zoning.
- Access and parking arrangements are designed to city standards.
- The future SPA process will refine matters pertaining to architectural design, landscaping, fencing, noise, servicing etc.

Questions?

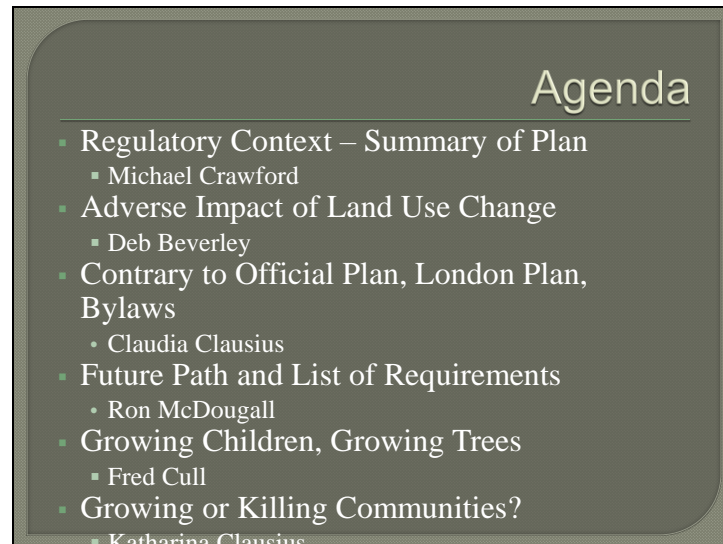
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Slide 1

Old Stoneybrook Community
Association:
Helping Grow Forest City

307 Fanshawe
Application Z-9006



Agenda

- Regulatory Context – Summary of Plan
 - Michael Crawford
- Adverse Impact of Land Use Change
 - Deb Beverley
- Contrary to Official Plan, London Plan, Bylaws
 - Claudia Clausius
- Future Path and List of Requirements
 - Ron McDougall
- Growing Children, Growing Trees
 - Fred Cull
- Growing or Killing Communities?
 - Katharina Clancine

Support Development

Community Association Supports Development:

- Under-utilized lot
- Opportunity to intensify
- Opportunity to promote accessibility, aging in place,
- Opportunity to diversify community

Proposed Land Use Change is a Bad Fit:

- Density too high for lot shape and size
- Bad design for neighborhood
- Adverse impact on neighboring properties

Ontario Planning Act

Subsection 34(12), requires that “sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by council” [34(12)(a)(i).

Problems with Understanding

- Questions of Site Plan always Deferred – Only Conceptual
- Zoning Request Confused at All Levels
 - Zelinka Priamo Proposal (ask R5, document discusses R6-5 (pg. 16), and R6-7 (page 35))
 - City Planners advise Developer to ask for R8 after period of community consultation ends
 - City Planners subsequently reference R6 in communications to Community Association
 - City Planning Recommends R5
- Why? Density requested is not compatible with Zoning bylaws, Official Plans – looking to fit a square peg in a round hole.

What is proposed

- Highest density allowable for ANY format of intensification project
- Change in grading to raise lot relative to surrounding R1 single family dwellings
- Stacked Townhouses 3.5 and 2.5 stories, 63 spot parking lot on raised plateau
- Removal of all trees on lot, most on shared boundary – no practical buffering
- Hard to understand plan – little detail to evaluate plateau grading, buffering, water management, traffic
- Some reports impractical or hazardous eg: U-turns on Fanshawe at rush hour?!



Provincial Planning Act

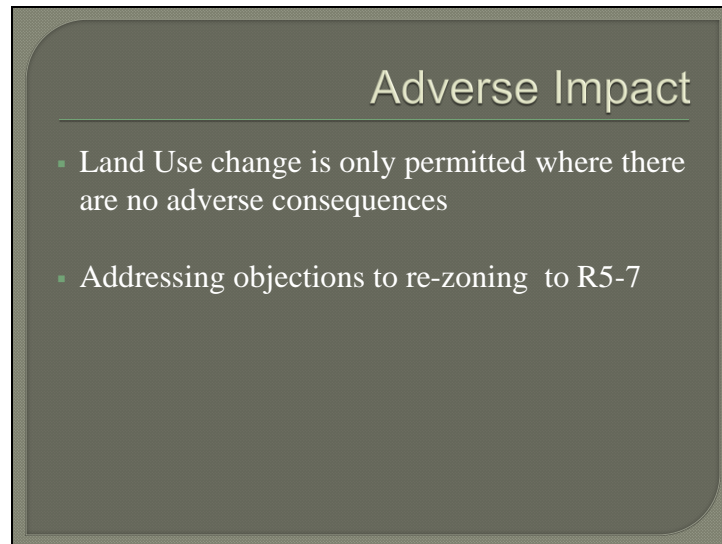
1.6.6.7 Planning for stormwater management shall:

- not increase risks to human health and safety and property damage;
- maximize the extent and function of vegetative and pervious surfaces; and
- promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

Not a Benign Intensification

- London Zoning Bylaws 1989 - Section 3.1.2 – Low Density Residential Objectives: “Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are **not adversely affected**.”
- “Development of the site or area for medium density residential uses shall take into account surrounding land uses in terms of height, scale and setbacks and **shall not adversely impact** the amenities and character of the surrounding area.”
(*Official Plan 3.3.2 i*)





The slide is titled "Adverse Impact" in a light-colored serif font. Below the title, there are two bullet points, each preceded by a small square icon. The first bullet point states: "Land Use change is only permitted where there are no adverse consequences". The second bullet point states: "Addressing objections to re-zoning to R5-7". The slide has a dark, textured background with a thin border.

Adverse Impact

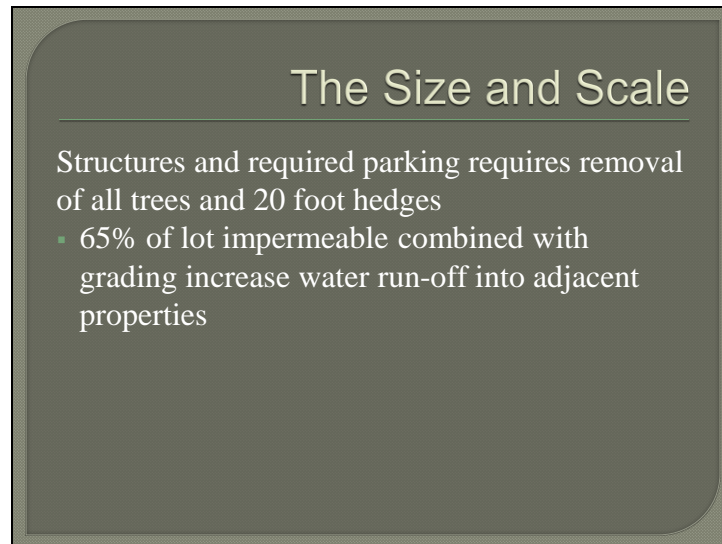
- Land Use change is only permitted where there are no adverse consequences
- Addressing objections to re-zoning to R5-7

As Michael has stated, Applications for Land Use change are only permitted where there will be no adverse consequences upon adjacent properties. I'd like to explain why our community strongly feels that a change in zoning to R5-7 will have a dramatic and adverse impact on our community. And I do want to clarify that all of our presentation are addressing our objections to the current City recommendation submitted to you for consideration— a re-zoning from R1 to R5-7 for 307 Fanshawe Park Road East.



The first issue with the proposed development is the grading, or raised plateau that will be necessary to level out the topography of the lot. At the south end of the lot, the grading will be approximately 8 ½ feet in height, making the 2 ½ story stacked town house (Building #2) **[click]** appear more like a 3 ½ story which will in fact, tower over the surrounding houses, which are only 1 and 2 stories in height..

Even the 3 ½ story (Building #1) which borders on Fanshawe, will also have some grading, making it closer to a 4 story with balconies and windows peering down into neighbours yards. **[click]** Leaving children at play, people gardening and swimming completely exposed. So what may appears 'appropriate on paper' is in fact not as a direct result of the topography of the land itself.



The Size and Scale

Structures and required parking requires removal of all trees and 20 foot hedges

- 65% of lot impermeable combined with grading increase water run-off into adjacent properties

The size and scale of the property requires the removal of all trees and surrounding 20 foot hedges in order to accommodate the 2 structures and required 63 parking spaces. This translates into 65% of the lot becoming impermeable, a lot that is integral to natural storm water management today. The increase in impermeable surface, combined with the 8 ½ foot grading, will dramatically increase water run-off into neighbouring properties, properties that today are just able to sustain itself. **[click]**

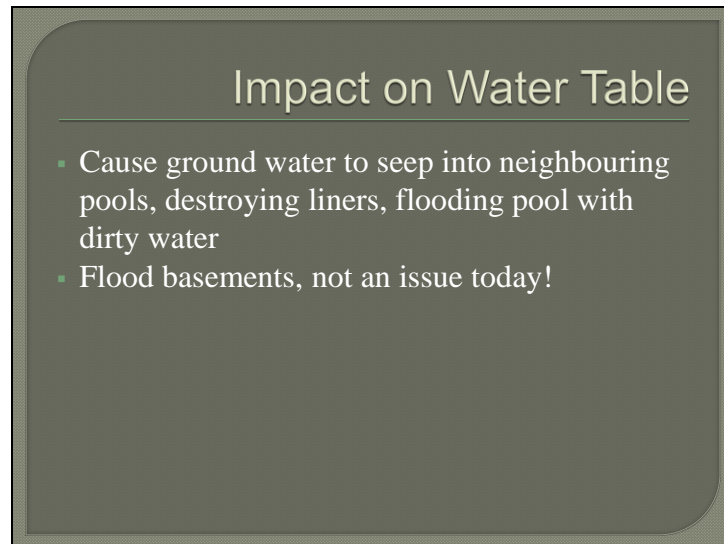


This image shows the puddling on an adjacent property 3 hours after a day of rain, and this one **[click]** shows the same location 24 hours later. As you can see most of the water has been absorbed. And as you can imagine, the property at 307 Fanshawe, has similar puddling and water absorption occurring that is contained within its own lot, managed only because it is level with adjacent properties and has extensive green space, including many mature trees, to naturally manage the storm water.

Storage of Snow Removed

- Limited space for adequate storage of snow removed from parking lot
- 22 foot space on east edge of lot is graded
 - Slopes down towards adjacent properties
- Snow piles of 3-8 feet in height will slide down to neighbouring properties
- Increase in water will impact water table, flood basements
- Salt, chemical laden melt will kill vegetation

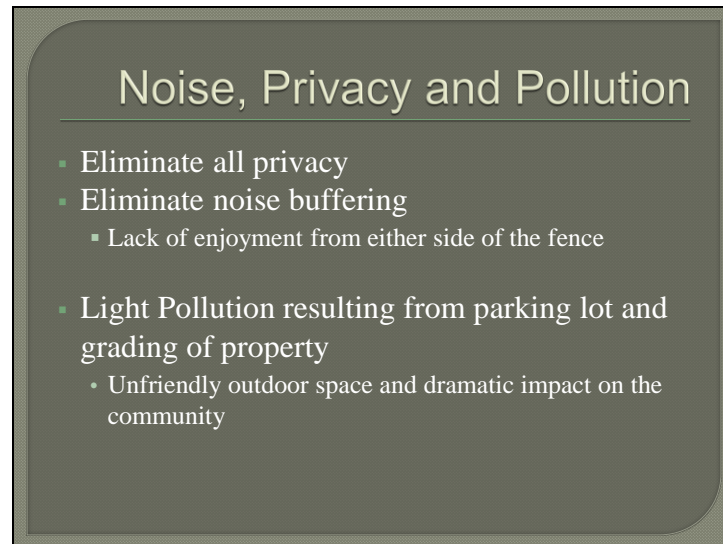
The number of parking spaces required for this zoning application, as well as limited landscaping make snow removal an issue. While Zalinka Primo has tried to address this by increasing the setback of the parking lot from the east edge of the property, creating what appears on paper to be a sufficient area for accumulation of snow removed, 22 feet of space, is in fact inappropriate. This landscape / snow removal space is actually a sloped area, going down towards the adjacent lots. Keep in mind that this is a raised plateau of 8 ½ feet! The piles of snow and salt which are likely to reach 3-8 feet in height dependent upon the winter, will pile up and quickly slide down the grading towards the fence line, where it will remain until it thaws, causing flooding, impacting the water table and potentially flood basements, not to mention the salty chemical laden melt destroying the neighbouring vegetation.



The slide is titled "Impact on Water Table" in a light-colored serif font. Below the title, there are two bullet points, each preceded by a small square icon. The background of the slide is a dark, textured grey.

- Cause ground water to seep into neighbouring pools, destroying liners, flooding pool with dirty water
- Flood basements, not an issue today!

The increase in run-off, snow melt and surge from storms will drastically increase the water table in the surrounding area, potentially causing ground water to push seep into pools, damage or even breaking the liner, and flooding the pool with dirty water. Additionally, an increased in the water table could easily rise to such a level that it floods the basements of the adjacent property's, something that today is not an issue due to the natural water management in place.



I just want to return to the removal of all of the trees for a moment, in addition to impacting the natural water management, there removal eliminate privacy and noise buffering, factors, which are key to the enjoyment of outdoor spaces on either side of the fence line.

And finally, I want to mention the light pollution that will result from parking lot, coming from a property that sits far above the surrounding properties, flooding these properties making a once lovely space for friends and familys to gather, a light polluted, unfriendly space to be in and having a drastic impact on the community.

Let me finish by saying that we are in favour of development, however we urge you to reduce the size and scale of the development to one that fits with the Old Stoneybrook Community neighbourhood and that provides increased housing as desired by the city, developer and builder, but we ask you to reject the R5-7 change in zoning.

Bylaws

Claudia Clausius

Current Recommendation

- Not a balanced or complete interpretation of Plans and Bylaws
- Uses *parts* of Bylaws to support proposal
- Ignores parts that circumscribe the proposal
- it cherry picks those areas favorable to this change of Land Use...

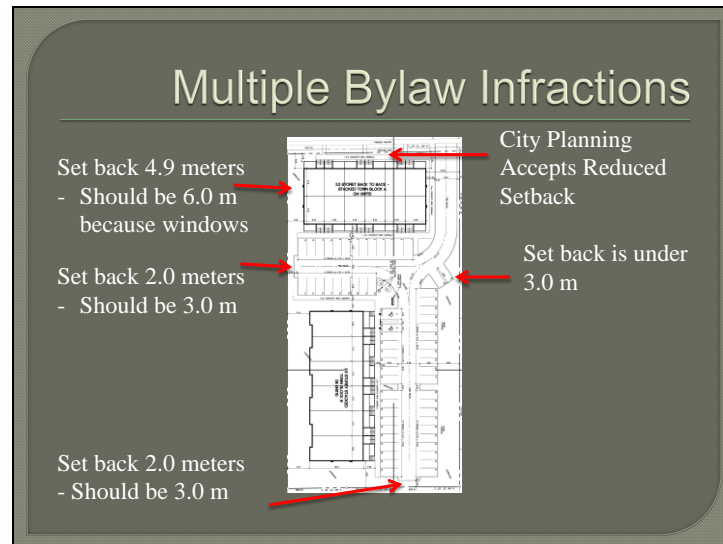
Intensification

Official Plan (1989) 3.2.3.2

- Permits density of up to 75 units/ha for range of building structures
- Section 3.2.3.8 of the same *Official Plan* states that “it is intended that an intensification project **should meet all Zoning By-law regulations.**”
- EG; Bylaw 9.2 Clustered Townhouses max 60 units/ha

Official Plan (1989) 3.2.3.8

- “there may be instances when a **minor** variance is warranted”



Why so many variances required? Density too high

Density

Bylaws Section 9

Table 9.3

- R5-7 maximum Density is 60 units/ha
 - = 33 units (not 42)
 - = 50 parking spaces (not 63)

In *London Plan* – *density is context dependent*

- Designated a “Neighborhood”, not: a Transit Corridor, Urban Centre, Shopping Area etc.
- Precedent for infill seems to be about 30 units/ha
 - = 17 units (not 42)
 - = 25 parking spaces (not 63)

Privacy and Buffering

Official Plan (3.2.2.) “development within areas designated Low Density Residential shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction **and loss of privacy.**”

London Plan (1578. 6 a, b, e, g, k, m)

Impact of traffic, noise, lighting, loss of privacy, visual impact, loss of trees etc.

Slide 23



Tree Protection Zone

307 Fanshawe is a designated Tree Protection Zone

BUT - all trees on site to be removed, including many on shared borders with neighbors affecting:

- Noise buffering
- Privacy
- Light pollution
- Water retention/absorption characteristics

Not Addressed

- Accessible parking but no accessible residences?
- Not a LEED efficient structure (Leadership in Energy and Environmental Design)
- No level landscape space for residents
- No play space for children

= lack of diversity – no aged, no families with kids, no persons with disabilities...

Conclusion

- Density is driving all other considerations
- Density not possible within the bylaws
- Bylaws not being respected

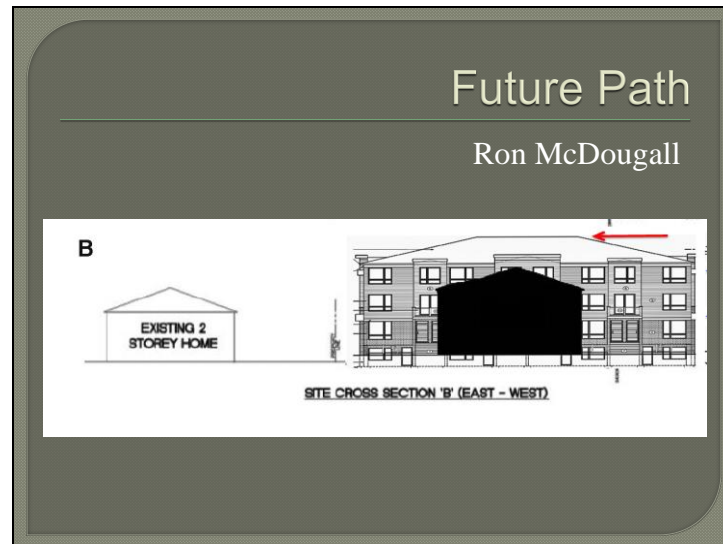
REJECT Application in Present form

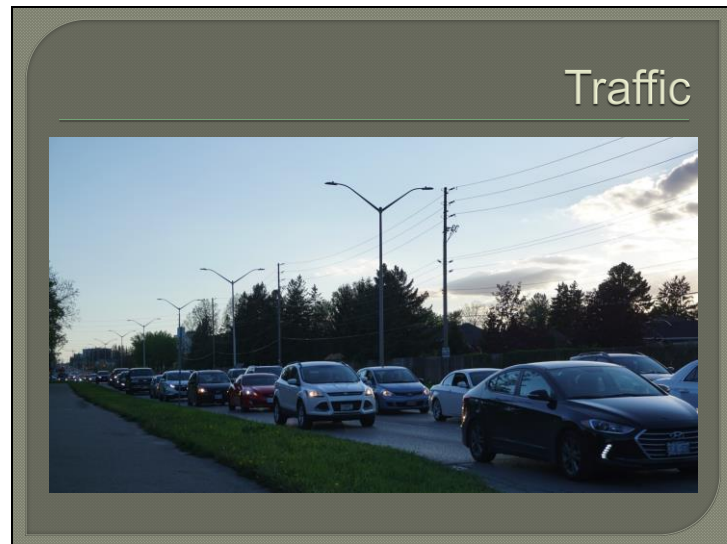
- Holding Provisions REQUIRED

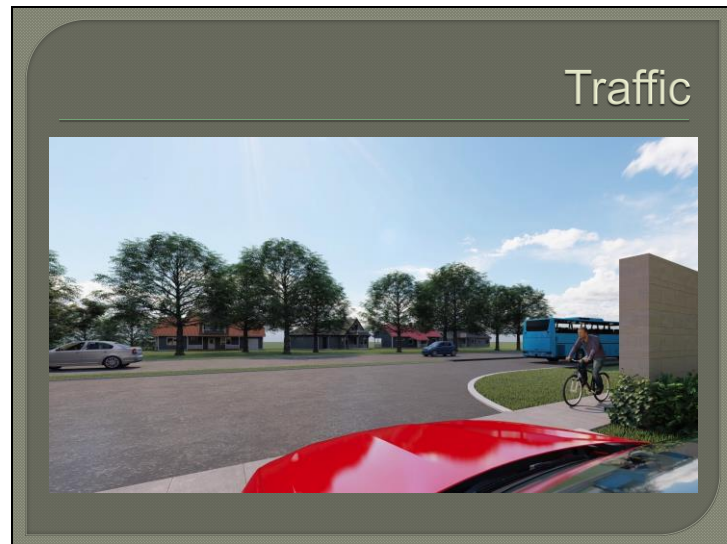
1. The proposed modifications: (h-89) To ensure the orderly development of the lands the “h-89” symbol shall not be deleted until the **grading plan, the sanitary and stormwater servicing reports** have been prepared and confirmed ensuring that all above identified services are not creating any adverse impacts or flooding conditions on the adjacent surrounding lands and are implemented all to the satisfaction of the City Engineer.

Conclusions

2. The proposed modifications: (h-5) ensure that development takes a form compatible with adjacent land uses and the Old Stoneybrook Community Association undertakes a **review of all proposed services** to ensure that no adverse impacts on the surrounding lands occur as the result of this proposed land use, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol, prior to granting the City approval under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, and prior to the removal of the "h-5"

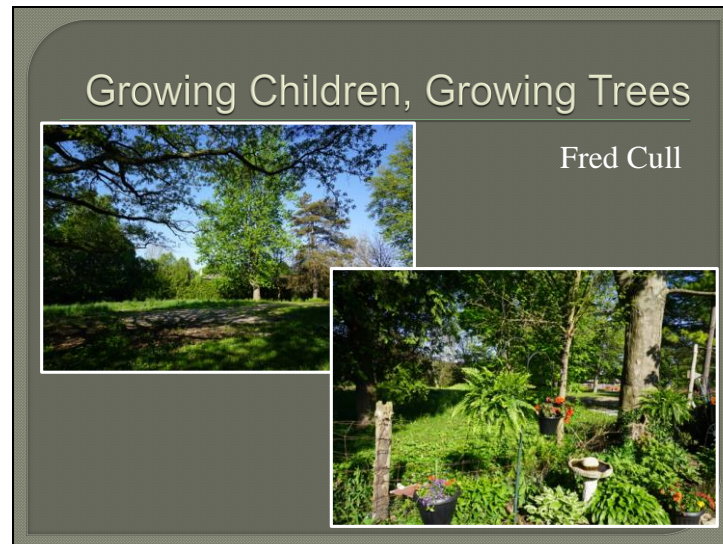


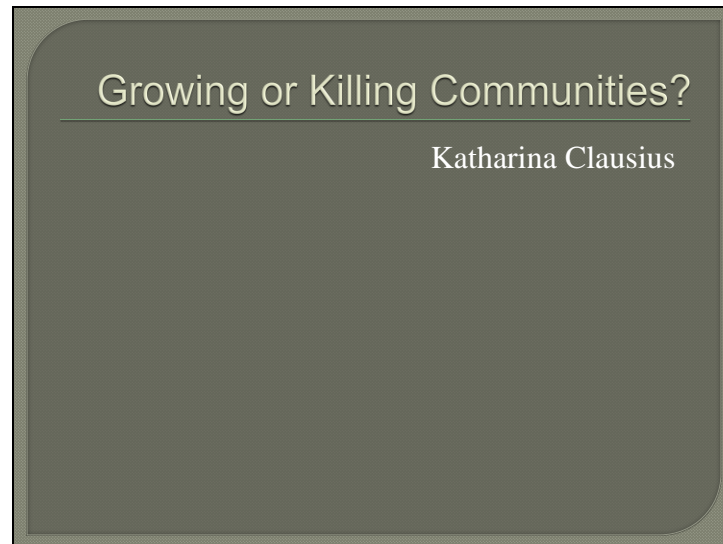




Stormwater and Snow







Planning and Environment Committee

Report

The 11th Meeting of the Planning and Environment Committee
June 4, 2019

PRESENT: Councillors A. Hopkins (Chair), M. Cassidy, P. Squire, S. Turner
ABSENT: J. Helmer, Mayor E. Holder
ALSO PRESENT: Councillor A. Kayabaga; A. Anderson, G. Barrett, M. Feldberg,
K. Gowan, P. Kokkoros, G. Kotsifas, H. Lysynski, J. MacKay, M.
Pease, L. Pompili, M. Ribera, C. Saunders, M. Tomazincic, S.
Wise and P. Yeoman

The meeting was called to order at 4:02 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: P. Squire
Seconded by: S. Turner

That Items 2.1 and 2.2, inclusive, BE APPROVED.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

2.1 5th Report of the Trees and Forests Advisory Committee

Moved by: P. Squire
Seconded by: S. Turner

That the 5th Report of the Trees and Forests Advisory Committee, from its meeting held on May 22, 2019 BE RECEIVED for information.

Motion Passed

2.2 Building Division Monthly Report for April 2019

Moved by: P. Squire
Seconded by: S. Turner

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

Motion Passed

3. Scheduled Items

3.1 Delegation - S. Levin, Chair, Environmental and Ecological Planning Advisory Committee - 6th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: M. Cassidy

Seconded by: P. Squire

That, the following actions be taken with respect to the 6th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on May 16, 2019:

a) the Working Group comments appended to the 6th Report of the Environmental and Ecological Planning Advisory Committee, relating to the Parks and Recreation Master Plan BE FORWARDED to the Civic Administration for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee has submitted the comments to the Civic Administration in order to meet their deadline;

b) the following actions be taken with respect to the property located at 905 Sarnia Road:

i) the Civic Administration BE REQUESTED to consider continuing the monitoring of the relocated wetland;

ii) the Civic Administration BE ASKED to develop a cost estimate for the above-noted proposed continued monitoring and provide it to the Chair of the Environmental and Ecological Planning Advisory Committee who will approach possible donors to pay the City the cost of the ongoing monitoring; it being noted that this would be similar to the arrangements to pay the consulting costs of the Environmental Management Guidelines; and,

iii) the Chair and members of the Environmental and Ecological Planning Advisory Committee BE AUTHORIZED to seek donations to assist in funding an on-going monitoring;

c) the revised Working Group comments appended to the 6th Report of the Environmental and Ecological Planning Advisory Committee, relating to the properties located at 1176, 1200 and 1230 Hyde Park Road and a portion of 1150 Gainsborough Road BE FORWARDED to the Civic Administration for consideration;

d) the Working Group comments appended to the 6th Report of the Environmental and Ecological Planning Advisory Committee, relating to the properties located at 1388 and 1964 Commissioners Road East and a portion of 1645 Hamilton Road (Victoria on the River subdivision Phase 6), BE FORWARDED to the Civic Administration for consideration;

e) the Civic Administration BE REQUESTED to consider including funding for a Conservation Master Plan for the East Lambeth Forest Environmentally Significant Area, as part of the Lambeth Area Community Improvement Plan (CIP), in order to create trails consistent with City guidelines; it being noted that one of the goals of the CIP is "Enhancing & Conserving Natural Heritage: Natural features and systems are a defining feature of Lambeth and are enhanced, conserved and celebrated.";

f) the following recommendations with respect to the Notice of Planning application dated May 6, 2019, relating to the property located at 9345 Elviage Drive, from L. Mottram, Senior Planner BE CONSIDERED prior to the removal of the holding provision:

i) invasive species, including phragmites, be removed from the property;

- ii) the buffer be restored with native species;
- iii) the owner be asked to ensure the buffer is demarcated and maintained in its natural state, post-restoration; and,
- iv) in addition to the requirements listed in the report from BioLogic, no refueling take place in the Tree Protection Zone;

g) the following actions be taken with respect to the communication from Ontario Nature, "Save Ontario Species":

- i) the Municipal Council BE ADVISED that Schedule 5 of Bill 108, the proposed More Homes, More Choices Act: Amendments to the Planning Act, is contrary to London's Strategic Plan and the recently declared London Climate Change Emergency; and,
- ii) the Municipal Council BE REQUESTED to express these concerns to the provincial government;

h) the following actions be taken with respect to the Working Group draft relating to "A Wetland Conservation Strategy for London – A Discussion Paper on Best Practices":

- i) the above-noted draft document BE REFERRED to the Civic Administration for review as part of the forthcoming update to the Council approved Environmental Management Guidelines; and,
- ii) the Working Group BE COMMENDED and BE CONGRATULATED for their work on this project;

i) the following actions be taken with respect to the One River Environmental Assessment River Characterization Study and Hydraulic Modelling:

- i) Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee supports the staff recommended preferred Option for the Springbank Dam; and,
- ii) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee has concerns with the impacts to the natural features and functions caused by the proposed pathway between McKillop Park and Springbank Park included in the River Management section; and,

j) clauses 1.1, 3.1 to 3.7, inclusive, 4.3, 5.2 and 6.2 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from S. Levin, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC), with respect to the 6th Report of the Environmental and Ecological Planning Advisory Committee.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

3.2 Public Participation Meeting - Application - 180 Villagewalk Boulevard - Draft Plan of Vacant Land Condominium and Zoning By-law Amendment - 39CD-19505/SPA 18-139

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Graystone Custom Homes Ltd., relating to the property located at 180 Villagewalk Boulevard:

a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium by Graystone Custom Homes Ltd., relating to lands located at 180 Villagewalk Boulevard;

b) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Site Plan Approval by Graystone Custom Homes Ltd., relating to lands located at 180 Villagewalk Boulevard; and,

c) the Approval Authority BE ADVISED that the Municipal Council has no issues with respect to the Site Plan Application and supports the Site Plan Application;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2019-D09/D07)

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

3.3 Public Participation Meeting - Application - 1170 Wellington Road (Z-9013)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by WLR Capital Inc., c/o Zelinka Priamo Ltd., relating to the property located at 1170 Wellington Road, the proposed by-law appended to the staff report dated June 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 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 Highway Service Commercial (HS1/HS4) Zone TO an Associated Shopping Area Commercial/Highway Service Commercial (ASA1/ASA2/ASA3/ASA4/ HS1/HS4) 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 2014;
- the recommended amendment conforms to the '89 Official Plan policies and the permitted uses policies of the Rapid Transit Corridor Place Type in The London Plan;
- the recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the proposed multi-use building on the rear portion of the subject lands; and,
- the existing, proposed building and on-site parking are capable of supporting the requested commercial type uses without resulting in any negative impacts on the abutting lands. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Moved by: P. Squire

Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

3.4 Public Participation Meeting - Application - 3087 White Oak Road - 39T-18505 (Z-8980)

Moved by: P. Squire

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Whiterock Village Inc., relating to the property located at 3087 White Oak Road (legally described as Adams St PL 643 London; Reserve PL 643 London; PT LT 31 CON 2 London; PT LT 5 PL 643 London; PT Reserve B PL 643 London PT 1, 2, 3, 4, 5, 6, 7, 33R3762; London:

a) the proposed by-law appended to the staff report dated June 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone and a Residential R1 (R1-10) Zone TO a holding Residential R1 Special Provision (h*h100*h-161*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*h-__*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*R1-3(**)) Zone; a holding Residential R6 Special Provision (h*h-71*h-100*h-161*h-__*R6-5(*)) Zone; a holding Residential R6 Special Provision/Residential R8 Special Provision Bonus (h*h-71*h-100*h-161*h-__*R6-5(**)/R8-4(**)*B-__) Zone; a holding Urban Reserve Special Provision (h-94*UR4(*)) Zone; and an Urban Reserve Special Provision (UR4(**)) Zone;

it being noted that the following holding provisions have also been applied:

- (h) holding provision - to ensure that there is orderly development through the execution of a subdivision agreement and the provision of adequate securities;
- (h-71) holding provision – to encourage street oriented development;
- (h-94) holding provision – to ensure there is a consistent lotting pattern, the holding provision shall not be deleted until adjacent lands have been consolidated;
- (h-100) holding provision – to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second access must be available, permitting a maximum of 80 residential units;
- (h-161) holding provision – to ensure the proposed stormwater management system is constructed and operational;
- (h-__) new holding provision – to ensure the existing sanitary forcemain traversing the site has been appropriately relocated;

the B-(__) Bonus Zone shall be implemented through one or more agreements to provide for a maximum apartment building height of 4 storeys or 16m (52.4ft) with an increased density of up to 79 units per hectare in return for the provision of the following facilities, services and matters:

i) a high quality development which substantially implements the Site Plan, Concept Landscape Plan, and Elevations as appended in the staff report dated June 4, 2019 as Schedule “1” to the amending by-law;

b) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for draft plan of subdivision of Whiterock Village Inc., relating to a property located at 3087 White Oak Road:

- i) traffic control measures to be implemented at the intersection of Southdale Road and the new cross road;
- ii) traffic measures proposed for the extension of Bateman Trail where it intersects with White Oak Road;
- iii) the potential removal of trees along the fence line;
- iv) the speed limits along White Oak Road;
- v) difficulty turning left onto White Oak Road;
- vi) turning this area into a residential neighbourhood yet continuing to provide for an arterial road like roads adjacent to the neighbourhood;
- vii) speeding cars not stopping for a stopped bus letting children off the bus;
- viii) concerns with drainage if the proposed properties are built higher than the existing properties;
- ix) requesting that any fencing be installed prior to construction commencing;
- x) concern with the size of the proposed new lots as the City of London had previously promised existing homeowners that the new lots would be equal or greater in size than the existing lots;
- xi) Canada Post advising existing homeowners that they are cancelling their mail delivery as it is dangerous to the postal workers; and,
- xii) concern with the height of the proposed apartment building;

c) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed residential plan of subdivision, submitted by Whiterock Village Inc., File No. 39T-18505, prepared by Development Engineering File No DEL16-038, October 24, 2018, as red-line amended, which shows a draft plan of subdivision consisting of 72 single detached dwelling lots, two (2) medium density residential blocks, and the extension of four (4) existing streets, SUBJECT TO the conditions contained in Appendix "B" appended to the staff report dated June 4, 2019;

d) the Approval Authority BE REQUESTED to address the issues raised at the meeting and noted in b) above;

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 draft plan and zoning amendments are consistent with the Provincial Policy Statement (PPS), 2014, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents;
- the recommended draft plan and zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, the 1989 Official Plan, the Southwest Area Secondary Plan and the North Longwoods Area Plan policies;
- the recommended Bonus Zone will allow for an increase to the height and density of a medium density block which provides for a commensurate increase in density and height in return for enhanced building and landscape design; and,

- the draft plan design is appropriate for the site, compatible with abutting land uses and makes efficient use of the existing services and infrastructure available in this area. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: P. Squire

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

3.5 Public Participation Meeting - Repeal of Building By-law B-6 and Proposed Building By-law B-7

Moved by: M. Cassidy

Seconded by: P. Squire

That on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the proposed by-law appended to the staff report dated June 4, 2019, being "A By-law to provide for the construction, demolition, change of use, occupancy permits, transfer of permit and inspection and to repeal By-law B-6, as amended." BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated May 30, 2019, from M. Wallace, Executive Director, London Development Institute, with respect to this matter;

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-C01A)

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

4. Items for Direction

4.1 M. Rivard, Stantec - Application - 123 Queens Avenue - Demolition
Request Extension

Moved by: P. Squire
Seconded by: S. Turner

That, the applicant BE ADVISED that pursuant to Section 42(4) of the *Ontario Heritage Act*, the Municipal Council approves the request for an extension until July 31, 2019, relating to the Demolition Permit application for the property located at 123 Queens Avenue to allow the Structural Engineering firm, VanBoxmeer & Stranges Engineering Limited, an opportunity to conduct a structural assessment of the subject property. (2019-P10D/R01)

Yeas: (3): A. Hopkins, P. Squire, and S. Turner

Absent: (3): J. Helmer, M. Cassidy, and E. Holder

Motion Passed (3 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: P. Squire
Seconded by: S. Turner

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

Yeas: (3): A. Hopkins, P. Squire, and S. Turner

Absent: (3): J. Helmer, M. Cassidy, and E. Holder

Motion Passed (3 to 0)

6. Adjournment

The meeting adjourned at 5:57 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

- 3.2 PUBLIC PARTICIPATION MEETING – Application – 180 Villagewalk Boulevard – Draft Plan of Vacant Land Condominium and Zoning By-law Amendment – 39CD-19505/SPA 18-139
- Casy Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant - expressing appreciation to staff, particularly, Ms. S. Wise, Senior Planner and Mr. L. Maitland, Site Development Planner, for their work on this file, the draft Plan of Condominium as well as the Site Plan Approval process; expressing agreement with the staff report as it is presented.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 1170 Wellington Road (Z-9013)

- *(Councillor S. Turner indicating that Mr. M. Tomazincic, Manager, Current Planning stated that it will result in no new development; wondering what the point it, would there not be an auxiliary building or building types because he does not think that The Keg itself is going to support all of the other uses.); Mr. M. Tomazincic, Manager, Current Planning, indicating that that point did not come out as clear as he would have liked it to; stating that the existing zoning already permits commercial development in the commercial plaza and this will just broaden the range of uses that could already go into the future commercial plaza; this will not result in any new development that you could not already get but it just broadens the range of uses that could go in that development; (Councillor A. Hopkins understanding that the broadening of the uses is for retail use.); Mr. M. Tomazincic, Manager, Current Planning, responding a wider range of commercial uses, it could include restaurants as well and personal service establishments; (Councillor S. Turner thanking Mr. M. Tomazincic, Manager, Current Planning, that does help clarify; the report states that it is consistent with the purpose of the Rapid Transit Corridor, its neighbouring uses along that, are they all very similar in nature in terms of its zoning; the better question is, does it provide usages that are inconsistent with others in the area; thinking it is generally consistent, thinks these are generally the same, but is there something that jumps out as markedly different than that corridor.); Mr. M. Tomazincic, Manager, Current Planning, responding that there is a wide range of uses in this area but there are, especially the property to the south for example, where that wide range of retail already exists shares a very similar zoning, same range of uses, the properties to the north are more akin to the existing zoning which is why you have the motel type uses on those ones; it is not inconsistent with the uses in the area; (Councillor S. Turner expressing appreciation; thinking it replaced an old hotel or motel so it would have had those uses and now it just needs to update more.)*
- Casey Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant – thanking staff for the assistance on this report and the rezoning; expressing agreement with the staff report; providing more insight, this rezoning is for marketability, just to get that property out there, to make it more marketable with the expanded retail uses; noting that they have previously had potential tenants approach the landowner and the zoning was not in place for those tenants and it is just a matter of getting a hook into the marketplace with better zoning for this property.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 3087 White Oak Road – 39T-18505 (Z-8980)

- *(Councillor A. Hopkins asking for clarification with respect to the access to this development; she sees one access is to Southdale Road and according to the maps that they have on their Agenda, she wants to understand the access to White Oak Road, is it Block 102 according to their map.);* Ms. S. Wise, Senior Planner, responding that the access to White Oak Road will be provided through the extension of Bateman Trail which is terminating just opposite of Devon Crescent to the east, the southern extent of Block 102 at the bottom would only provide a pedestrian walkway to White Oak Road, not vehicular access; *(Councillor A. Hopkins indicating that it is further down, it is not part of this development, so there is one access right now off of Southdale Road.);* Ms. S. Wise, Senior Planner, responding that there is an existing Bateman and White Oak intersection and there will be a second one proposed through this application; noting that it is not quite clearly shown on the plan but the Bateman Trail will be extended through this plan of subdivision.
- Scott Allen, MHBC Planning, on behalf of the applicant – expressing support for the recommendations and draft plan conditions set out in the planning staff report as presented by Ms. S. Wise, Senior Planner; thanking Ms. S. Wise, Senior Planner, and the Development Services Department for their attention to this application.
- Ed Richards, Resident on Biddulph Street – enquiring about traffic control measures that would be proposed for the intersection of Southdale Road and whatever the new road is called, believing it was called Petty; wondering what is happening at that intersection because it is already quite chaotic with a Tim Horton's that is there and some proposed future commercial development; wanting to know the traffic measures proposed for the extension of Bateman Trail where it intersects with White Oak Road, again, very chaotic because you have a warehouse facility across the street with transport trucks struggling to get in and out of there on a daily basis; wondering what the plan is for traffic lights or stop signs; wondering what the duration of the projects, all phases, total, from start to finish, what is the proposed duration of the various phases of construction, the entire horizon; *(Councillor A. Hopkins indicating that she has made note of those questions and they will go through the comments from the public and then the Committee will come back to answering those questions.)*
- Trevor Pierce, 3113 White Oak Road – advising that he does not have a problem with the development; expressing concern with the fence line for the houses on White Oak Road backing onto the new houses on the development, a lot of the lots, including his lot, his lot has a tree line right on the property line with a fence intertwined into it; stating that if the development fence was six inches into the development, not on the property line, he would save this tree line and there would be no damage; talking to different people on the street, on their end of things that is their main concern, there should be some details in the engineering of this fence with a little bit of feedback to the residents where they could say ok, Trevor's house on White Oak Road, he has this tree line and we are going to engineer and draw in, they will have the surveyors draw that fence in, six inches into the development that way they are not worried that they will come home one day and they will have no more trees; expressing concerns with White Oak Road is crazy, the warehouse, they put more traffic lights on Wonderland Road between Southdale Road and Exeter Road so all that heavy traffic now uses White Oak Road so there are no more transports on Wonderland Road, they all and it is a 60 km/h and 70 km/h on White Oak Road; advising that at the previous speaker's development, it turns into a 70 km/h for the entrance into the previous speakers development on White Oak Road; advising that they have transport trucks going 80 km/h, 90 km/h down their road so of course that also creates a

concern, how are people turning left out of the development onto White Oak Road; noting that he cannot make a left, he goes right, he does not cut through the previous speakers development because it is not right so he goes all the way down to Exeter Road, all the way over to Wonderland Road and all the way back up when he has to go north; believing the developer should do something to help control that; expressing concern with having one block of 70 km/h, why not have two blocks of 60 km/h, you have one block that is 70 km/h and vehicles heading south from Southdale, heading south on White Oak Road they are speeding up to 90 km/h, get rid of the 70 km/h and make it a 60 km/h and then people will go 75 km/h or something; reiterating that he does not mind the development, it looks nice; reiterating his concern is with his fence line.

- Sharon Veldstra, 3161 White Oak Road – realizing the area is going to get developed, it is to be expected; advising that it is currently an area that is inhabited by deer, rabbits, it has been a wildlife area; noting that she has been living there for fifteen years; indicating that she was there before Copperfield got built in; advising that they used to have a clear view right across to where Home Depot was a long, long time ago; stating that the area is becoming more and more developed which is to be expected but the problem is that the road is 70 km/h and then it changes to 60 km/h; believing they are turning this into a residential neighbourhood but they are treating this road like it is an artery; pointing out that traffic is getting rerouted onto their road more and more, her kids bus rarely stops for a day to pick them up without somebody speeding by it and the horn going off because people are not stopping; hoping that the Committee would consider turning it into a 50 km/h zone so that it is a residential zone like any other residential zone and it is not somewhere that there is going to constantly be as much traffic, it will become part of that neighbourhood as opposed to an artery; expressing concern with the land in behind; stating that her property, and most of the properties along White Oak Road, slope down towards the back and she is concerned what the drainage is going to be once that area is developed, if it gets built up higher, is it going to start draining back into her backyard because that is going to be an issue for her as well; talking about the noise wall that is being developed, if they are going to put up fencing can they put them up ahead of time otherwise they are looking at dust, they are looking at construction noise; pointing out that the lots are very small but it is consistent with Copperfield and with the other subdivisions and she guesses that is part of the concept of having everything very compact; indicating that the houses existing on White Oak Road the lots are a lot bigger, you can almost cram three of those in their lot and that is part of why they bought their house where they did, that was the neighbourhood and it was almost a left over part of the Old South neighbourhood where you did have the bigger lots; wondering if they are going to cram so many houses in there, can they do something that is going to alleviate the traffic and make it less of an adjustment for the existing houses that were there fifteen years ago; *(Councillor S. Turner enquiring, when she referred to turning it into a 50 km/h zone, which street was she talking about.)*; Ms. S. Veldstra responding that she was talking about White Oak Road from Southdale Road to Bradley Avenue where the residential area is because there are going to be a lot more cars coming onto it; right now she has to pull into the middle section of White Oak Road from her driveway and wait for a gap to get in if she is trying to go left.
- Frank Minifie, 3077 White Oak Road – expressing concern with the proposed plan; pointing out that the smaller lots like some of his neighbours have suggested here, when Copperfield was one of these before it was put in, they were promised by the City of London, by you people down in the gallery, that the lots adjoining their backyard would be equal or greater than the size that they have currently; stating that if this goes ahead he will have three neighbours facing his backyard instead of one; understanding that we need housing, smaller and larger, but they have been there for almost twenty years now and they have invested almost over a quarter of a million dollars on their last renovation

because of the City of London promising to make the lots behind them equal or better and the City has not done that; stating that you are tentatively putting \$350,000 house behind a \$1,000,000 property; asking that the zoning stay the same as it is right now as well as the street; advising that they have a letter from the London Post Office cancelling their mail, they deem it as too dangerous to have their mail carriers deliver the mail on their street; speaking to the apartment, he does not see the need to go through rezoning for one more floor; this has happened before, as soon as zoning is passed, like it says on the bottom of the page he has, this is a proposal instead of four floors they are going to get fourteen.

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – Appeal of Building By-law B-6 and Proposed Building By-law B-7

- *(Councillor S. Turner recognizing that the London Development Institute submitted comments and reflected what Mr. P. Kokkoros, Deputy Chief Building Official, had said with respect to the working relationship between staff and the industry, it is helpful to note and good to hear, it certainly makes the process a lot easier when it comes to this point in the process; quick question and he brought it up recently, is the Building Permit Stabilization Reserve Fund setting it to 100%, with that it says when that is not met then they would refuse a permit fees in the same place there is a provision right now, he thinks it is between 30% and 50%, since it is a singular number, that is landing on the head of a pin, how do you adjust or have some buffer for a range that is maybe within plus or minus 5% without having to review it every single year because it will be next to impossible to keep it at exactly 100% each year.); P. Kokkoros, Deputy Chief Building Official, responding that this is something that they are going to be working through via policy with their stakeholders to determine if they go between 90% and 110% obviously landing on 100% is something that, as Councillor S. Turner says, land on the head of a needle sort of thing, if it ever exceeded 100%, they would be looking at reducing the fees and this is part of an annual control that they are going to be putting in place, seeing where they are in terms of revenues and costs and what is the balance of the Permit Stabilization Reserve Fund; (Councillor S. Turner saying thanks, that makes a lot more sense.).*
- Mike Wallace, Executive Director, London Development Institute – advising that he sent a letter to the Planning and Environment Committee regarding the process of the by-law replacement and he appreciates the effort that the Deputy Building Official put forward in terms of communicating not just with the London Home Builders Association but also with the London Development Institute; stating that it is a great combination for them to work together on this, it was a very good process and he knows that in the City of London Strategic Plan that Council has approved, that they are looking at improving relationships and processes at the City to make things smoother and better and he would point to this as one of the successes of the early success for the Strategic Plan that this organization and this way of communicating went well; advising that it was not just a communication, they actually had suggestions and some of them got implemented so that is the kind of two way street that they like to see happen and is happening at the City on a number of fronts not just on this one; commenting on the 100% threshold that has been a Council decision that was made relatively recently moving from the 30% to 50% to the 100%; appreciating staff's approach that it would be phased in over time; stating that one of the issues that the City has and they have as an industry is affordability and if any changes to fees, homeowners pay, there is no mystery behind it so it adds to the costs of development and building and so anything that they can do to help with the affordability issue in terms of this phasing process he thinks is a very positive piece; reminding Council that the law is that building fees you are not supposed to make a profit on it and you are not supposed to lose money on it; stating that the fact of the matter is that when a guy like himself walks in with a building permit for a porch or a patio or something in the back, the chances that he, as a non-professional, are as prepared as possible with the appropriate wording, the appropriate drawings, the appropriate application for a building permit is often unlikely and that in actual fact, in terms of staff time, doing the smaller projects from non-professionals probably takes up more time to get a building permit than it does from the group that he represents or the London Homebuilders group who do it on a regular basis, know exactly what they need and are professional about it in terms of having the detailed work done in advance; advising that their industry is ok with that, they just want to make sure that it is a bit of a reminder

that building permit fees are for everybody not just their industry but for those that are just doing their own do it yourself projects in their backyards or to their house or adding a garage or whatever and they are supportive of the safety that is needed with this; expressing concern that eventually, if building permit fees go so high for those things, what would happen is that those who are building patios in their backyards will not bother getting permits and that is an issue that needs to be addressed; advising that, as an industry, they are very supportive of the balance that the City has struck in their Building Department and are able to have fees that they are able to absorb with this increase and particularly the change in terms of the number of schedules and making it more efficient and more effective so that they can build more affordability issues right into the process that they have here in London; reiterating that they are fully supportive of all the recommendations in front of them and the changes.

Community and Protective Services Committee

Report

6th Meeting of the Community and Protective Services
May 28, 2019

PRESENT: Councillors M. Cassidy (Chair), S. Lewis, M. Salih, E. Pelozo, S. Hillier
ABSENT: Mayor E. Holder
ALSO PRESENT: Councillors J. Helmer, A. Kayabaga, P. Squire and M. van Holst; J. Bunn, J. Burt, S. Datars Bere, O. Katolyk, L. Livingstone, K. Oldham, M. Schulthess, C. Smith, S. Spring, S. Stafford and B. Westlake-Power

The meeting was called to order at 4:00 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1, 2.3, 2.5, 2.6, 2.7 and 2.8 BE APPROVED.

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelozo, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 4th and 5th Reports of the Animal Welfare Advisory Committee

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

That the 4th and 5th Reports of the Animal Welfare Advisory Committee, from the meetings held on April 4, 2019 and May 2, 2019, respectively, BE RECEIVED.

Motion Passed

2.3 London-Middlesex Child Care and Early Years Service System Plan: 2019-2023

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

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the following actions be taken with respect to the London-Middlesex Child Care and Early Years Service System Plan for 2019-2023:

a) the proposed London-Middlesex Child Care and Early Years Service System Plan 2019-2023, as appended to the staff report dated May 28, 2019, BE APPROVED; and,

b) the Civic Administration BE DIRECTED to implement the above-noted plan. (2019-S07)

Motion Passed

- 2.5 2018-2019 Multi-Service Accountability Agreement - Dearness Home Adult Day Program and the South West Local Health Integration Network Declaration of Compliance - April 1, 2018 – March 31, 2019

Moved by: E. Pelosa

Seconded by: S. Hillier

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the Managing Director, Housing, Social Services and Dearness Home BE AUTHORIZED to execute the Declaration of Compliance, as appended to the staff report dated May 28, 2019, for the reporting period April 1, 2018 to March 31, 2019, regarding compliance with the terms of the 2018-2019 Multi-Sector Service Accountability Agreement for the Dearness Home Adult Day Program. (2019-S12)

Motion Passed

- 2.6 2018 Ontario Works Participant and Service Delivery Profile

Moved by: E. Pelosa

Seconded by: S. Hillier

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the staff report dated May 28, 2019, with respect to the 2018 Ontario Works Participant and Service Delivery Profile, BE RECEIVED. (2019-S04)

Motion Passed

- 2.7 Portable Radios for Fire Prevention Inspectors Working Alone

Moved by: E. Pelosa

Seconded by: S. Hillier

That, on the recommendation of the Fire Chief and with the concurrence of the Managing Director of Neighbourhood, Children and Fire Services the following actions be taken with respect to Portable Radios for Fire Prevention Inspectors Working Alone:

- a) the supply and delivery of portable radios and accessories by Spectrum Communications Inc. at their proposed price of \$60,036.32, HST extra, BE ACCEPTED as a single source contract as per the Procurement of Goods and Services Policy Sections 14.4(d) and 14.4(e);
- b) the funding for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated May 28, 2019;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this contract; and
- d) the approval, hereby given, BE CONDITIONAL upon The Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval. (2019-S12)

Motion Passed

2.8 Single Source 19-13 - Single Source Procurement of Dispatch Consoles for One Voice Emergency Communication System

Moved by: E. Pelosa

Seconded by: S. Hillier

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the following actions be taken with respect to the Single Source Procurement of Dispatch Consoles for the One Voice Emergency Communication System:

- a) Harris Canada Systems be established as the only acceptable provider of four additional dispatch consoles for the One Voice Emergency Communication System, and the quoted purchase value of \$231,563.99 (HST excluded) BE ACCEPTED; it being noted that this will be a single source contract as per the Procurement of Goods and Services Policy Sections 14.4 d and 14.4 e;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this contract; and,
- c) the approval, hereby given, BE CONDITIONAL upon The Corporation entering into a purchase order, or contract record relating to the subject matter of this approval. (2019-A12/P03)

Motion Passed

2.2 4th and 5th Reports of the London Housing Advisory Committee

That the following actions be taken with respect to the 4th and 5th Reports of the London Housing Advisory Committee (LHAC), from the meetings held on April 10, 2019 and May 8, 2019, respectively:

- a) the following actions be taken with respect to the 4th Report of the LHAC:
 - i) clause 2.1 of the above-noted Report and the attached presentation BE REFERRED to the Civic Administration to review the concerns set out in the presentation and report back to the Community and Protective Services Committee with responses; and,
 - ii) clauses 1.1, 2.2, 3.1 to 3.4 and 5.1, BE RECEIVED; and,
- b) the 5th Report of the LHAC BE RECEIVED.

Motion Passed

Voting Record:

Moved by: E. Pelosa

Seconded by: S. Hillier

Motion to approve part a) i).

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelosa, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: E. Pelosa

Seconded by: S. Hillier

Motion to approve that it BE NOTED that the Municipal Council, although respectful of the concerns raised in the presentation, the accusatory language contained in the presentation is not appropriate.

Yeas: (2): E. Pelozo, and S. Hillier

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

Absent: (1): E. Holder

Motion Failed (2 to 3)

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

Motion to receive the remainder of the 4th Report of the London Housing Advisory Committee.

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelozo, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

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

Motion to receive the 5th Report of the London Housing Advisory Committee.

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelozo, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.4 London Strengthening Neighbourhoods Strategy: Neighbourhood Decision Making Program

That the Civic Administration BE REQUESTED to report back at a future meeting of the Community and Protective Services Committee with respect to the following related to the London Strengthening Neighbourhoods Strategy Neighbourhood Decision Making Program:

- a) making locations ineligible for funding in consecutive years in the Neighbourhood Decision Making Program;
- b) splitting up geographic boundaries further; and,
- c) putting a cap on amounts given to each project;

it being noted that the attached revised Appendix A to the staff report dated May 28, 2019 was received with respect to this matter. (2019-S12)

Motion Passed

Voting Record:

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

Motion to approve part a).

Yeas: (4): M. Cassidy, S. Lewis, M. Salih, and S. Hillier

Nays: (1): E. Peloz

Absent: (1): E. Holder

Motion Passed (4 to 1)

Moved by: S. Lewis

Seconded by: M. Salih

Motion to approve part b).

Yeas: (4): M. Cassidy, M. Salih, E. Peloz, and S. Hillier

Nays: (1): S. Lewis

Absent: (1): E. Holder

Motion Passed (4 to 1)

Moved by: S. Lewis

Seconded by: M. Salih

Motion to approve part c).

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Peloz, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Salih

Seconded by: S. Lewis

Motion to receive the staff report dated May 28, 2019.

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Peloz, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

None.

4. Items for Direction

4.1 3rd, 4th and 5th Reports of the Accessibility Advisory Committee

Moved by: E. Peloz

Seconded by: M. Salih

That the following actions be taken with respect to the 3rd, 4th and 5th Reports of the Accessibility Advisory Committee (ACCAC), from the meetings held on March 28, 2019, April 25, 2019 and May 23, 2019, respectively:

a) that the following actions be taken with respect to the 3rd Report of the ACCAC:

- i) the revised attached document with respect to suggestions of the Accessibility Advisory Committee related to their Terms of Reference BE FORWARDED to the City Clerk for consideration as part of the Advisory Committee Review; and,
- ii) clauses 1.1, 2.1, 3.1 to 3.6 and 5.2, BE RECEIVED;
- b) that the following actions be taken with respect to the 4th Report of the ACCAC:
 - i) representatives from the current membership of the Accessibility Advisory Committee (ACCAC) BE APPROVED as delegates to present comments of the ACCAC at such time as the final draft of the Parks and Recreation Master Plan is presented to the Community and Protective Services Committee; it being noted that the attached presentation from A. Macpherson, Manager, Parks Planning and Operations, with respect to this matter, was received;
 - ii) the Civic Administration BE REQUESTED to attend a future meeting of the Accessibility Advisory Committee (ACCAC) in order to highlight the accessibility elements of the Draft Lambeth Area Community Improvement Plan to the committee; it being noted that the ACCAC received a staff report dated March 18, 2019, submitted by L. Davies Snyder, with respect to this matter; and,
 - iii) clauses 1.1, 2.1, 2.3, 3.1, 3.2, 4.1 and 5.2, BE RECEIVED; and,
- c) the 5th Report of the ACCAC, BE RECEIVED.

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelozza, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.2 2nd Report of the Childcare Advisory Committee

Moved by: S. Hillier

Seconded by: M. Salih

That the following actions be taken with respect to the 2nd Report of the Childcare Advisory Committee, from its meeting held on April 15, 2019:

- a) the attached 2019 Childcare Advisory Committee Work Plan BE APPROVED;
- b) the attached 2018 Childcare Advisory Committee Work Plan BE RECEIVED; and,
- c) clauses 1.1, 2.1, 3.1, 3.2 and 5.1 to 5.6, BE RECEIVED.

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelozza, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.3 3rd and 4th Reports of the Community Safety and Crime Prevention Advisory Committee

That the following actions be taken with respect to the 3rd and 4th Reports of the Community Safety and Crime Prevention Advisory Committee (CSCP), from the meetings held on March 28, 2019 and April 25, 2019, respectively:

- a) the 3rd Report of the CSCP BE RECEIVED; and,

b) the following actions be taken with respect to the 4th Report of the CSCP:

i) clause 5.2 of the 4th Report of the CSCP BE REFERRED to the Strategic Priorities and Policy Committee meeting, to be held on June 4, 2019, to be considered alongside the 1st Report of the Striking Committee from its meeting held on May 9, 2019; and,

ii) clauses 1.1, 2.1, 3.1, 3.2, 3.3, 4.1, 5.1 and 6.1, BE RECEIVED;

it being noted that the attached submission and a delegation from L. Steel, Community Safety and Crime Prevention Advisory Committee, was received with respect to this matter.

Voting Record:

Moved by: E. Pelosa

Seconded by: S. Lewis

Motion to approve part a) and part b) ii).

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelosa, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Salih

Seconded by: S. Hillier

Motion to approve part b) i).

Yeas: (4): M. Cassidy, M. Salih, E. Pelosa, and S. Hillier

Nays: (1): S. Lewis

Absent: (1): E. Holder

Motion Passed (4 to 1)

4.4 Councillor E. Pelosa - Garbage Collection in City of London Parks

Moved by: E. Pelosa

Seconded by: S. Lewis

That the Civic Administration BE DIRECTED to report back at the August 13, 2019 meeting of the Community and Protective Services Committee with the costing related to resuming year round garbage collection in city parks; it being noted that a communication, dated April 4, 2019, from Councillor E. Pelosa was received with respect to this matter. (2019-S12)

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelosa, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.5 Unsanctioned and Unsafe Street Parties Policy Amendments - Public Nuisance By-law: Cost Recovery

Moved by: S. Lewis

Seconded by: E. Pelosa

That the Civic Administration BE DIRECTED to prepare a further revised draft amending by-law to the Public Nuisance By-law regarding Nuisance Party cost recovery and fees and report back to the Community and Protective Services Committee meeting to be held on August 13, 2019. (2019-P01)

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelozo, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.6 Homelessness Crisis - M. Wills - REQUEST FOR DELEGATION STATUS

Moved by: S. Lewis

Seconded by: M. Salih

That the delegation request from M. Wills, with respect to a homelessness crisis, BE APPROVED for the June 17, 2019 meeting of the Community and Protective Services Committee. (2019-S14)

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelozo, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) Deferred Matters List

Moved by: E. Pelozo

Seconded by: S. Hillier

That the Deferred Matters List for the Community and Protective Services Committee, as at May 24, 2019, BE RECEIVED.

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Pelozo, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

5.2 (ADDED) Councillor S. Lewis – Neighbourhood Event Equipment Lending Policy

Moved by: S. Lewis

Seconded by: M. Salih

That the Civic Administration BE REQUESTED to consider and report back, before the beginning of the 2019-2020 school year, with respect to the viability of extending the definition of eligible groups in the current equipment lending policy (defined as groups of neighbours working to build community in their neighbourhood, this could be a neighbourhood association or an informal group of neighbours) to include home and school associations, to allow for those bodies to be eligible for equipment lending during the school calendar year. (2019-S12)

Yeas: (4): S. Lewis, M. Salih, E. Pelozo, and S. Hillier

Nays: (1): M. Cassidy

Absent: (1): E. Holder

Motion Passed (4 to 1)

6. Confidential

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

That the Community and Protective Services Committee convene In Closed Session for the purpose of considering the following:

6.1 Solicitor-Client Privilege Advice

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and giving directions or instructions to the solicitors, officers or employees of the municipality in connection with such advice relating to proposed amendments to the Public Nuisance By-law.

Yeas: (5): M. Cassidy, S. Lewis, M. Salih, E. Peloza, and S. Hillier

Motion Passed (5 to 0)

The Community and Protective Services Committee convened In Closed Session from 5:26 PM to 6:03 PM.

7. Adjournment

The meeting adjourned at 6:21 PM.




LIFE SPIN

AFFORDABLE HOUSING

A COMMUNITY PERSPECTIVE

LEGISLATIVE TOOLS

Housing Policy for Affordable Housing



LIFE SPIN

2

DEFINITION OF AFFORDABLE HOUSING

- “For **affordable rental housing projects**, the maximum rent levels for affordable rental units will be set annually at **70% or below** of the CMHC average market rent for rental housing within the City of London. The CMHC core need income thresholds are adjusted to include utilities.”

(By-law No. CPOL-75-307);
Amended June 26, 2018 (By-law No. CPOL-356-347)



LIFE SPIN

3

HOW MUCH SHOULD WE BE BUILDING?

Affordable New Residential Development

- London has a target of 25% of housing to be **affordable to Low- and Moderate-income households** as defined in this Plan and the Provincial Policy Statement may be met through **new residential development and residential intensification** through the conversion of non-residential structures, infill and redevelopment.

25%

(Clause iv) deleted and replaced by OPA 438 Dec. 17/09



LIFE SPIN

4

WHAT SHOULD WE SEE?



BONUSING

Provide density bonuses, where suitable, to proposals which have an affordable housing component **above** the 30% minimum in larger residential developments (generally greater than 5 hectares)





INCLUSIONARY ZONING

25% minimum of all additional units added when developers request additional units per hectare

To be counted as affordable, they must be 70% of market rents or lower.

INNOVATIVE DESIGN AND SERVICING STANDARDS



APPROVAL PROCESS







STAFF ASSISTANCE



LIFE SPIN

5

151

NEW AFFORDABLE HOUSING



LIFE SPIN

1

AFFORDABLE HOUSING RESERVE FUND

50% FOR TRANSITIONAL HOUSING WITH SUPPORTS



Must be a not-for-profit that can demonstrate the housing and the support services are sustainable



50% of the Affordable Housing Reserve funds to build affordable permanent housing targeted to low income individuals or families

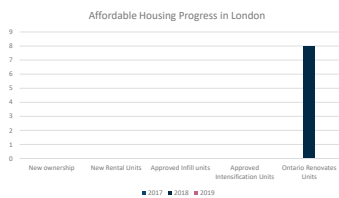


50% FOR NEW AFFORDABLE HOUSING

LIFE SPIN

2

ANNUAL HOUSING MONITORING REPORT



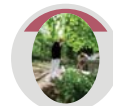
Units that meet 70% of Market Rate Criteria



LIFE SPIN

3

WHAT ELSE CAN LONDON DO?



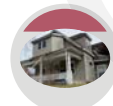
COMMUNITY LAND TRUSTS

A land trust works by buying property and removing it from the speculative market, then building or rehabilitating and maintaining the building as affordable housing.



HOME OWNERSHIP

Between 2008 and 2013, 254 low-income households received down-payment assistance to purchase a home. The Affordable Homeownership Reserve Fund already exists



ONTARIO RENOVATES

In 2013, 36 households received grants for accessibility repairs. The funding for these grants was not used again until 2018. It was depleted in two weeks and may have only helped 8 families.



REPAIR VACANT SOCIAL HOUSING

There are many vacant units of social housing, with a wait list of more than 4,400 families in desperate need.

LIFE SPIN

4

PROPERTY STANDARDS BYLAW ENFORCEMENT



LIFE SPIN

5

Absentee Landlord - Speculators

Leaking roof causes mould

Rain shingles on to Neighbouring properties



Vent for gas stove sealed

Sewer pipe burst & was not repaired



Only one tenant remains, living in unsafe conditions. The CMHC-supported tenant was also relocated. Property Standards By-law not enforced.

LIFE SPIN

6

PROPERTY STANDARDS BYLAW ENFORCEMENT FOR LAND SPECULATORS IS NEEDED TOO.



BUSINESSES, LAND AND HOMES



LIFE  SPIN

LONDON NEEDS
RIGHT'S- BASED
AFFORDABLE HOUSING
ACTION



LIFE  SPIN



LIFE  SPIN

THANK YOU

✉ LIFE@EXECULINK.COM

✳ [HTTP://WWW.LIFESPIN.ORG](http://WWW.LIFESPIN.ORG)

ORIGINAL ART BY: MYRNA PRONCHUK

**LIFE*SPIN Submission
to the London Housing Advisory Committee
April 10, 2019**

LIFE*SPIN welcomes the opportunity to place its concerns about affordable housing before the London Housing Advisory Committee.

INTRODUCING LIFE*SPIN

LIFE*SPIN is an independent agency with a wide range of programs for low-income individuals and families. These include advocacy, income-tax help, a free summer day camp, a free store, the organization of Christmas sponsorships that match donors with families in need, a free recreational program for girls, and more.

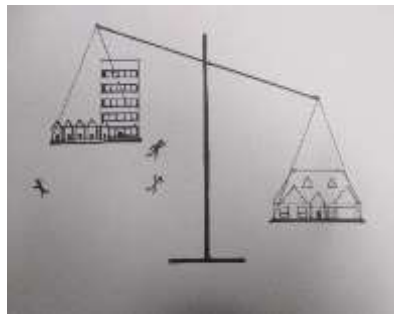
Most significantly in this context, we have 10 affordable apartments for long-term tenants in our well-maintained and lovingly restored heritage building in the Old East Village.

Working with more than 5,000 low-income families every year, including both tenants and home-owners, we witness too many low- and moderate-income Londoners forced to live in substandard housing, often having to choose between feeding their families and paying rent. Results of a survey of more than 200 LIFE*SPIN clients on housing issues will be found later in this submission.

Change is needed, and it is disheartening that despite clear visions, plans, objectives, and monitoring criteria, London is losing ground.

Low Income Family Empowerment * Sole-support Parents Information Network

“Building Community Foundations for Self-Reliance”



Myrna Pronchuk

*“Housing rights are human rights and everyone deserves a safe and affordable place to call home” –
Prime Minister Justin Trudeau, November 2017.*

By introducing a National Housing Strategy (NHS) and making a commitment to a rights-based approach to housing, the federal government is taking a significant step towards tackling Canada’s housing crisis. LIFE*SPIN is one of the many organizations, citizen groups, and concerned Londoners who welcome a national plan. Yet, we recognize that there is a long way to go to overcome the systemic issues that have led to so many homeless and under-housed Canadians. In our own community, we have not seen a substantial report on affordable housing since 2013. A staggering 1.7 million Canadian families are without housing that meets their basic needs. Over 24 percent of Canadian households spend more than a third of their income on shelter costs.

In London, the waiting list for subsidized housing is over 4,400. London’s plan for affordable housing development should be producing 25% of new developments as affordable, yet no department is seeing this through. The result is that nearly all the new housing being developed is for upper income earners. Those with moderate incomes have had to buy the less costly housing available in the east end, displacing low-income families there. The Old East is already far along the road to complete gentrification and SoHo is next in line. Meanwhile, social housing locations increasingly target those who need high levels of clinical and social supports, which are not suitable for vulnerable seniors, families, or those with disabilities. Diverse neighbourhoods are disappearing and low-income families are forgotten by this City.

We are pleased that the federal government is taking leadership to address the critical issue of housing. We are looking at ways our community can find opportunities to provide feedback that will inform the federal strategy and its implementation through our municipality. In this submission, LIFE*SPIN will present key suggestions for a rights-based approach, from the perspective of our low and moderate-income families.

RIGHT-BASED APPROACH

A rights-based approach to housing must include the following key elements.

1. Legislation

We support London’s commitment to embedding the creation of new affordable housing in our bylaws to ensure that it is an ongoing priority. This is an important step, but more is needed to protect the right to housing by ensuring the monitoring is enforced or find an accountable mechanism to deliver action.

Definition of Affordable Housing

a) London City Council's policies underwent a complete review in 2018¹

The Affordable Housing Reserve Fund has very specific criteria for it to be used, including this a clear definition of affordable housing: "For affordable rental housing projects, the maximum rent levels for affordable rental units will be set annually at 70% or below of the CMHC average market rent for rental housing within the City of London. The CMHC core need income thresholds are adjusted to include utilities."²

- Policy Name: Affordable Housing Reserve Fund Implementation
- There are currently no reports since 2013 available whether any projects have met these criteria. It may be that some churches and/or community groups have met this criteria, but no reports are available of actual built/occupied projects.

b) "The City will, within its legislative powers and policies, pursue opportunities for no less than half of the affordable housing units created through new residential development, as required in policy 12.2.1. (iv), to be affordable to the lowest 30th percentile of household incomes in the City of London".³

- Policy Name: Housing Policies
- This requires 50% of affordable housing projects to be available to residents in receipt of social assistance. Currently, they are being told they do not qualify for any housing that is not designated as a social housing, with a waiting list greater than 4,400.

Measures to Increase the Supply of Affordable Housing

- 25% of new residential developments is supposed to be affordable.
- "A target of 25% of housing to be affordable to Low- and Moderate-income households as defined in this Plan and the Provincial Policy Statement may be met through new residential development and residential intensification through the conversion of non-residential structures, infill and redevelopment."
- Policy Name: 25% Requirement⁴

¹ <https://www.london.ca/city-hall/city-council/AZ%20Documents/Affordable%20Housing%20Reserve%20Fund%20Implementation%20Policy.pdf>

² Policy Legislative History: Enacted August 22, 2017 (By-law No. CPOL.-75-307); Amended June 26, 2018 (By-law No. CPOL.-356-347)

³ www.london.ca/city-hall/by-laws/Documents/Chapter-12.pdf
Clause xi added by Ministry Mod #26 Dec. 17/09

⁴ www.london.ca/city-hall/by-laws/Documents/Chapter-12.pdf
Clause iv deleted and replaced by OPA 438 Dec. 17/09

The tools to achieve these targets are also clearly defined and achievable.⁵

The problem, again, is no monitoring, reporting, and accountability. Does the Housing Advisory Committee have to make a submission on every zoning request, or is staff required to report the tools used to meet the targets on each zoning amendment and development application? London is not meeting its obligations, so we ask that the City enforce its clear obligations in the area of affordable housing, and delineate who is responsible to report our implementation successes or failures.

- a) Existing tools available to the City to increase the supply of affordable housing
 - 1. New Areas for Intensification (Clause ii) amended by OPA 438 Dec. 17/09)
 - 2. Bonusing (Clause iii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
 - 3. Approval Processes
 - 4. Assistance
 - 5. Innovative Design and Servicing Standards (Clause vi) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23
 - 6. Surplus Municipal Lands (Clause vii) added by OPA 438 Dec. 17/09)
 - 7. Surplus Provincial and Federal (Clause viii) added by OPA 438 Dec. 17/09

This toolbox is not being utilized and we are, therefore, losing ground and the resources to meet the housing needs in our community are being depleted without consideration of the actual plans in place to ensure we can meet changing housing needs. The external forces of outside investors buying property for speculation, rising property costs, and the growth needs for housing are getting the upper hand because the official plan is being picked apart, piecemeal, without consideration for the long-term impacts on our community.

2. Monitoring

Enough visions and plans! For years we have gathered, spent hours and lots of money on deep engagement with staff to identify systemic barriers, make formal recommendations for remediation, and devise plans and legislative tools to implement the various plans, including the *Affordable Housing Task Force Report*, *Exploring Sustainable Housing Development*, *the Strategic Plan for the City of London 2015-2019*, *Homeless Prevention and Housing Plan*, *Rethink London*, *The London Plan*, and the *Official Plan* (1989).

It is not fair or reasonable to ask London to do another round of consultations that suggest staff will come up with another revised and improved plan; not until we receive

⁵ (Subsection 12.2.2 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) (Section 12.2.2. amended by OPA 438 Dec. 17/09).

the required progress and monitoring reports. There is no updated or relevant information in any written reports.

The **Community Engagement Policy**, amended on June 26, 2018 (By-law no. CPOL-279-270) states:

- 4.3 “Information and communications are easy to find, access and understand.”
- 4.5 “All processes will be open, understandable, transparent and inclusive.”
- 4.9 The City’s responsibility is to “keep the public informed by providing timely, accurate and accessible information”

Housing Monitoring Report

The City is not meeting the requirements of monitoring and reporting to the community. Every two years, “the City, through a biennial Housing Monitoring Report, shall update and assess its residential land supply; evaluate housing conditions, the supply of affordable housing, development trends and densities; analyze other housing supply and demand factors; review the recommendations of the Affordable Housing Strategy (2005); and assess the demand for Affordable Housing.”⁶

Affordable Housing Monitoring

The City will undertake **annually**, an assessment of the following:

- a) Proportion of new ownership and rental houses, by housing form, which satisfies the definition of Affordable Ownership Housing and Affordable Rental Housing of this Plan. (Clause (a) amended by OPA 438 Dec. 17/09)
- b) Proportion of resale housing forms which satisfies the definition of Affordable Ownership Housing of this Plan. (Clause (b) amended by OPA 438 Dec. 17/09)
- c) Rental vacancy rates, and the anticipated trend in vacancy rates.
- d) Vacant lands capable of providing affordable housing by housing form.
- e) Infill and Intensification projects approved and refused by Council.
- f) A review of neighbourhoods and current zoning to identify potential areas which can be pre-zoned to allow increased intensification.
- g) Supply of available rooming and boarding units.
- h) An analysis of land and building costs for new residential construction.
- i) Potential surplus municipal lands to be evaluated for the suitability for the development of affordable housing as per the requirements of policy 12.2.2. vii) of this Plan.
- j) Potential surplus Provincial and Federal government lands to be evaluated for the suitability for the development of affordable housing as per the requirements of policy 12.2.2. vii) of this Plan.

⁶ (Subsection 12.2.4 amended by OPA No. 88 -OMB Order No. 2314 -approved 99/12/23) (Section 12.2.4. amended by OPA 438 Dec. 17/09).

- k) Wait list for subsidized housing.
- l) Homelessness data.
- m) Demolition and conversion statistics. (Clauses (i) to (m) added by OPA 438 Dec. 17/09)

While law should not be seen as the only way to ensure housing rights, it is unique in its ability to both establish and define clear municipal obligations in the area of affordable housing. Moreover, it offers advocates at all levels an important tool that can be used as part of a larger movement aimed at positive and progressive change. This will also better enable our municipality to carry out the programs and directives of the National Housing Strategy. Without these details, there will simply be more wealth accumulation by dispossession of land, resources, and neighbourhoods.

POLICY FAILURES

With no clear delineation of responsibility, mistakes are being made.

1. Secondary Suites

A single detached dwelling, semi-detached dwelling or a street townhouse dwelling may be permitted to contain a secondary dwelling unit as an ancillary and subordinate use in accordance with policy 3.2.3.9 Secondary Dwelling Units of this Plan.⁷

However, The Official Plan Amendment and Zoning By-law Amendment of July 25, 2017 permits secondary dwelling units, but “affordability” of these units were not stipulated. How did this happen? How can we rectify this omission?

2. Inclusionary Zoning

We know how this mistake is being made. Council directed staff in July 2018 to implement affordable housing in an Inclusionary zoning agreement. Staff and Council deferred to a recommendation from the Housing Development Council that met none of the criteria of affordable housing. Council was given the report late at night and not one member referred to the council manual before accepting a watered down concession that provides no units of affordable housing. This makes all reports from the Housing Development Corporation suspect, except there are no actual reports.

3. ACTION

Action requires leadership. Without a dedicated Housing Leadership Team on City Council, London has made little progress on developing affordable housing.

⁷ (Section 12.2.2.1. added by OPA 438 Dec. 17/09) (section amended by OPA 645).

Housing Advisory Committee

The London Housing Advisory Committee must be equipped with the necessary tools to conduct deep interaction with the community, identify systemic barriers which are thwarting the progress promised in our bylaws. Council once had a Council Housing Leadership Committee, made up of City Council members, that stayed informed about residential development, affordable housing targets and the implementation of affordable housing. The last significant report on accomplishments in this regard was in 2013, six years ago, when there were fewer staff implementing the programs, but with outcomes we have not seen since.

The London Housing Advisory Committee has an opportunity to ensure the right to housing is again truly participatory and that concerns are responded to by City staff/corporations/Council promptly and with transparency. We believe that the community needs to be kept informed in order for the Committee to have real power to hold Council to account and make recommendations that address the systemic barriers to creating new affordable housing in our community. We hope to begin a process to identify community members who are well-resourced with understanding of social justice, to provide research and support the Committee, to ensure that you can use our experiences as a powerful tool to inform Council on the delivery and monitoring of progress to ensure accountability.

People's Forum on Housing

Community members have begun to assemble and research the policies and progress concerning affordable housing action in our community. We are setting a vision and goals to gather our resources and voices in a coalition for neighbourhood sustainability that maintains and builds affordable housing and diversity. Transparent and effective mechanisms of accountability are needed now.

Through the National Housing Strategy, the federal government is promising billions of dollars for affordable housing and social housing repairs. We welcome this much-needed investment, but we want more than simply maintaining the status quo. We want to see local decisions that benefit our local neighbourhoods. We want to see the toolbox being used and more tools added.

What is getting lost in the staff-directed "visioning" is action to deal with the fact that affordable housing already in place is being lost at a very fast rate. We see social housing being utilized for transitional housing without replacement of the affordable units being taken. We see our neighbourhoods being gentrified as rental properties are purchased by families that cannot find new-built housing within their budgets. We see intensification with no affordable housing. We see infill, sometimes even on protected areas, for single-detached housing. We see farmlands being replaced with single

detached homes; 3-car-garages with living quarters attached. We see entire communities being constructed with no diversity or affordable housing.

We are tired of consultation with no action and no accountability.

WHAT CAN LONDON DO NOW?

1. Build Supportive Housing Units

- Housing 1st has three cornerstones. The Affordable Housing Reserve Fund can help meet one, but the other two must be in place and be sustainable.
- 50% of the Affordable Housing Reserve funds to build transitional housing that will facilitate the movement of individuals and families from homelessness or the risk of homelessness to longer-term, independent housing.
- Must be a not-for-profit that can demonstrate that the housing and the support services are sustainable.

2. Home Ownership Program

- Between 2008 and 2013, 254 low-income households received down-payment assistance to purchase a home.
- The Affordable Homeownership Reserve Fund already exists.
- We can find no reports of the delivery of this program from 2014 to 2019, nor evidence of Council's decision to dismantle this affordable housing mechanism.

3. Ontario Renovates

In 2013, 36 London households received grants for accessibility repairs. The funding for these grants was not used again until 2018. There is no report on how many people applied for the grants, whether they were for seniors or disabled, and how many were granted. The program was not advertised, but the money was gone in two weeks. Clearly we are not meeting the need.

4. Community Land Trusts

A land trust works by buying property and removing it from the speculative market, then building or rehabilitating and maintaining the building as affordable housing. The largest land trust project is in Vermont (see <https://www.youtube.com/watch?v=KFZFCxdry9g>). This is not a new concept and we have "visioned" this in London before. Some Canadian cities are doing this in a big way, Vancouver, for example, (see <https://www.theglobeandmail.com/real-estate/vancouver/how-community-land-trusts-could-help-build-affordable-vancouverhousing/article34026679/>).

5. Limited Equity Co-operatives

Co-op members first obtain a "blanket" or collective mortgage. Each household purchases a share by paying a relatively small up-front fee, similar to (but much lower

than) a down payment on a conventional mortgage. They then make modest monthly payments toward the building's maintenance, mortgage, and taxes. (Research shows these payments average roughly half of market-rate rents.) When a member moves, a new member purchases their share, and the original member receives their initial down payment plus a modest appreciation. The City could utilize the Affordable Housing Reserve Fund to help build new Co-op Housing.

6. Property Standards Bylaw Enforcement

Because 25% of residential development has not provided new affordable homes for families with moderate incomes, they have moved into the housing market by purchasing homes that once provided reasonable rents for low-income families. Low-income families have no access to social housing unless they can enter the "Urgent Need" category by going into a shelter.

A survey of 205 families conducted by LIFE*SPIN in November 2018 found that:

- 33% live with a disability
- 100% have at least one child living with them
- 9% also have a senior dependent
- 37% live in subsidized housing
- 15% are on the waiting list for subsidized housing
- 5% are home-owners
- 95% pay their own water/hydro costs
- 50% pay for gas

As to property standards:

- 21% have issues with their electrical service
- 47% have issues with their plumbing services/fixtures
- 53% need flooring or walls repaired
- 56% need windows or doors replaced or repaired
- 20% live in a house that needs a new roof
- 30% share their home with bugs, pests or rodents
- 11% have missing or broken fire/carbon-monoxide detectors
- 90% notified their landlord about the repair needs

Low-income families are the hidden poor. They do not want officials to see them living in unsafe dwellings or in over-crowded conditions, because they fear having their children taken away. They are thus systemically silenced and have no voice to demand change. It is easy to spot some of the property standard violations with a quick drive around our city.

The City recently approved a \$1.25 million bylaw enforcement project to move those "living-rough" off the streets and out of parks. These people are not being moved anywhere specific (except on the Juno weekend), but chances are the safety of isolation in units available to them is less than the safety of being visible on the street. Without supportive housing options, there is no safety or security for people who make up the

high-risk population. We have seen no evidence that 50% of the affordable housing reserve fund has been utilized to build them new affordable housing with supports.

Regardless of who has to accept derelict housing, simply because it is all they can afford, these conditions should not be acceptable by our community standards. Indeed, just as the policies and bylaws for affordable housing exist, so do the property standards bylaws. Again, who is charged with the responsibility for implementing, enforcing and monitoring these in our neighbourhoods.

There is great power within our municipal government to make housing decisions that benefit our local communities. How do we get action instead of another consultation?

CONCLUSION

We urge the London Housing Advisory Committee to take an active role in holding government officials accountable for implementation of the official plan and bylaws, which include affordable housing development. We are seeking accountability to the community for the investment of our housing dollars, into building affordable housing.

In particular, we urge that the Committee and Council:

- review planning/zoning requests to ensure they meet the 25% affordability criterion, or request that Council direct planning staff to make this part of every planning application report;
- Limit development on “environmental easements” to multi-residential affordable housing or community farming initiatives (fee-simple land trusts).;
- review the structure, budgets, responsibilities, monitoring and accountability for housing in London, including, but not limited to: Housing, Social Services and Dearness Home (Social and Family Services), City of London Housing Division (Social Housing), Housing Development Corporation & London Middlesex Housing Corporation
- bearing in mind the definition of an “affordable rental housing project”, request a report from the City of London regarding the actual number of units built that fit the definition, from September 2014 to March 2019, also setting out the actual number of units in planning and under construction, with the estimated occupancy date. This report should also clearly delineate the units that apply to London and those which apply to Middlesex County.
- review the bylaws to ensure that mechanisms are in place to implement those that relate to affordable housing construction and maintenance.

Submitted by Jacqueline Thompson
Executive Director

April 10, 2019

Exercise in Accountability

(draw a line connecting the program to the management level responsible for the program)

City of London Housing Division

New Build Affordable Housing

Ontario Renovates

Housing Services

Housing Administration & Support

Middlesex London Housing Corporation

New Build Transitional Housing

Capital for Social Housing Maintenance

Rent Supplement & Tenant Selection

Housing Development Corporation

Emergency Shelter Funding

Social Housing Operations

Development & Sustainability of Social Housing

Housing, Social Services & Dearness Home

Strategic Programs & Partnerships

Home Ownership Program

APPENDIX A

2017 NDM Winning Ideas

North West London		
Idea	Amount	Status
Ninja Warrior Course in Medway	\$50,000	Complete
North East London		
Outdoor Ice Rink in Forest Hill Park	\$2,300	Complete
Cedar Hollow Park Improvements	\$30,000	Complete
Stoney Creek Nature Trails	\$17,700	Complete
Central London		
Clay Mosaics along Dundas St. in Old East Village	\$15,000	Complete
Planting Fruit Trees near Community Gardens	\$4,000	Complete
Outdoor Piano in Market Lane	\$1,000	Complete
Community Garden and Gathering Space @St. Andrew’s United Church	\$30,000	Complete
South West London		
Outdoor Education Centre at Byron Northview Public School	\$30,000	Complete
Outdoor Ice Pad in Jorgenson Park	\$6,000	Complete
Save the Bee Pollinator Garden – Byron	\$3,000	Complete
South London Canada Day	\$11,000	Complete
South East London		
Natural Landscape Playground – Kiwanis Park	\$35,000	Scheduled for 2019 in conjunction with original plan
Community Movie Theatre	\$15,000	Complete

2018 NDM Winning Ideas

North West London		
Ideas	Amount	Status
Ninja Student Drop Zone	\$15,000	In Progress
Accessible Toddler Playground in Northwest London	\$4,000	In Progress
Nature Sanctuary in Hyde Park	\$30,000	In Progress
Bat Boxes in Masonville	\$1,000	Complete
North East London		
Cedar Hollow PS Outdoor Classroom and Natural Play Space	\$50,000	In Progress
Central London		
Here Before Us: Oxford Park Neighbourhood Cultural Heritage Evaluation Report (CHER)	\$14,260	In Progress
London's Free Fruit	\$5,000	Complete
Bee Pollinator Garden	\$7,000	In Progress
Pollinator Pathways Project	\$640	In Progress
Reimagine Waste	\$8,000	Complete
Oxford Park 1901: Unique Street Sign Design for the Oxford Park Community	\$7,500	In Progress
Christmas Market on the Green	\$7,600	Complete
South West London		
Community Beehives	\$8,000	In Progress
Add a Swing Set to Grandview Park (in Byron)	\$15,000	In Progress
Outdoor Workout Equipment in Springbank Park	\$27,000	In Progress
South East London		
F.D. Roosevelt Yard Enhancements	\$17,400	In Progress
Outdoor Ice Rink in Summerside	\$32,600	In Progress

Suggestions for ACCAC terms of reference

Under “Composition—Voting Members”

- “The Committee members shall be representative of gender, ethnicity and diverse types of disabilities wherever possible” should be its own separate bullet point as it should apply to all 13 members, not just the 7 with disabilities.
- “one member (parent)” should read “(parent or legal guardian)”

Non-Voting Resource Group

- Would be good to add a resource member from the “Developmental Services Sector” as that population often has some difficulty representing themselves on a committee such as ours.
- Would be good to add a resource member from the Indigenous community

Suggestions for Advisory Committee terms of reference

The Striking committee

- one of the 5 citizens-at-large be a person with a disability

Filling vacancies/resource positions

- there needs to be some language in the policy to ensure that vacancies are filled in a timely manner and that resource positions are filled by individuals who commit to attending committee meetings
- include a statement such as, “committee members shall be representative of London’s diversity with respect to, but not limited to,: gender, ethnicity, ability, sexual orientation, etc. wherever possible
- we request that the Application for Appointment to the City of London Advisory Committees form be adjusted to include a voluntary disclosure of disability to apply to all committee applications, as per the current presentation of disability disclosure under the Accessibility Advisory Committee application. The rationale behind this is to encourage diversity across all facets of the organization's advisory committee structure.

4.8 Orientation Sessions

- should be mandatory AODA training for all new advisory committee members

4.9 Bus Tickets and Parking at City Hall

- due to difficulty booking a Paratransit ride and the unreliability of the service, should a registered Paratransit user not be able to secure a ride, the City will fund an alternate means of transportation to attend committee meetings

4.16 Attendance at Meetings

- strengthen the language concerning attendance to make it easier to remove and replace members who are not meeting the minimum standard

Remote Access

- allow for remote access to committee meetings to allow municipal participation for members who are not able to physically attend meetings due to physical or socio-economic conditions

Child Care Advisory Committee Work Plan – 2019

Project/Initiative	Background	Lead/Responsible	Proposed Timeline	Proposed Budget
“Adopt a Councillor/ Trustee 2019” preparation	<ul style="list-style-type: none"> Adopt a Councillor/ Trustee Sub-Committee to reconvene in 2019 to update the child care information binders ready for “Adopt a Councillor/ Trustee 2019-20” and to recruit child care programs as adopters. 	Adopt a Councillor/ Trustee Sub-Committee	2019-20	\$200 to cover binders and printing
Invitation to attend CCAC	<ul style="list-style-type: none"> Standing invitation for Mayor and Chair of Community and Protective Services 	Diane Gordon	Ongoing	\$0
Review of the One List	<ul style="list-style-type: none"> CCAC to meet with City Managers upon request to review the One List (Centralized Wait List), the statistics collected and their use 	CCAC/ CCAC Sub-Committee in conjunction with City Manager	TBD	\$0
Evaluation of Child Care Vacancy Data	<ul style="list-style-type: none"> Review the process of collection of vacancy data for accuracy of stats collected Clarification regarding operational versus licensed capacity 	CCAC in conjunction with City Manager	Fall 2019	\$0
Membership Review within a Terms of Reference Review	<ul style="list-style-type: none"> A review of voting/ non-voting members A review of membership Recruitment Review and Feedback to General Terms of Reference 	CCAC/CCAC Sub-Committee	Fall 2019	\$0

Child Care Advisory Committee Work Plan – 2018 Completion Summary

Project/Initiative	Completion Summary	Lead/Responsible	Completion Date	Budget
Improved Communication to Councillors	<ul style="list-style-type: none"> We are now ensuring that all reports and updates from members are submitted in written rather than verbal format and attached to all Reports of the Childcare Advisory Committee 	All members providing reports to the secretary	Implemented at November 6, 2018 meeting and ongoing	\$0
“Adopt a Councillor/ Trustee 2019” preparation	<ul style="list-style-type: none"> Adopt a Councillor/ Trustee Sub-Committee to reconvene in 2019 due to the election held in the fall of 2018. 	Adopt a Councillor/ Trustee Sub-Committee	2019-2020	\$0
Invitation to CCAC	<ul style="list-style-type: none"> Standing invitation for Mayor and Chair of Community and Protective Services 	Diane Gordon	Ongoing	\$0
Evaluation of available child care spaces	<ul style="list-style-type: none"> Diane Gordon, Chair and Julie Keens, Vice-Chair, met with City managers to discuss the One List. Further meetings for the full group to review the One List (Centralized Wait List), the statistics collected and their use are to be determined 	CCAC/ CCAC Sub-Committee in conjunction with City Manager	TBD	\$0
Be Informed on Community Initiatives and Conversations regarding Special Needs Resourcing	<ul style="list-style-type: none"> Lee-Anne Cross continues to update the committee on Services for Special Need, community initiatives and conversations taking place 	Lee-Anne Cross	Completed and Ongoing	\$0

May 28, 2019

Community Safety and Crime Prevention (CSCP) Advisory Committee

Delegation Submission to:

Community and Protective Services Committee, City of London

Thank you to the Community and Protective Services Committee for granting the delegation request from the Community Safety and Crime Prevention Advisory Committee.

The members around the CSCP table whether voting or non-voting, members-at-large or representative members are passionate about and committed to the mandate and responsibilities outlined in our Terms of Reference. We are proud of the work we have done.

Our Chair, Laila Norman, and various other CSCP Committee members provided me with a *short list* of some of the actions and initiatives that originated with CSCP, were initiated by CSCP and passed to other agencies to deliver, or were promoted, recommended, and supported by CSCP. The list is far from complete and is included in my written submission. There are 31 items on the list.

How were we able to accomplish these items? Because of the current composition of members on the committee.

2019 Community Safety Week took place from May 5th to 11th. We had 27 Community Partner Organizations contribute to the week and 59

individuals from these organizations showcasing, sharing, and promoting safety information, resources, and services available within the City of London. No other advisory committee does this type of work. And I think we did the City proud. (The list is included in my written submission.)

How were we able to bring together that many people and organizations? Because of the current composition of members on the committee.

It is my understanding you have been provided with the CSCP Terms of Reference. I am here today, on behalf of the committee, to request that you do NOT change the composition of the members, as per our Terms of Reference, for the next two years.

We have a position within the educational community (which really includes everyone) that: Fairness is not sameness. Treating everyone the same way will not help them – it is not equity – and it will not help you.

Our committee is somewhat unique. We have a collaborative mix of members-at-large and representative voting members – and non-voting members. Everyone is an equal at the table. There are no personal or group agendas. We, each, and all, share concerns, trends, and issues we are seeing and dealing with, are worried about. Then, as a group we discuss what to do next – whether it be to ask for more information

and/or then discuss a potential solution or next step for recommendation to Council. Our members-at-large contribute with their concerns and the representative members discuss how we can help – and our members-at-large give the “representative” members invaluable feedback on issues they raise as a concern. It is a wonderful balance and it has worked very well.

Demographically, we collectively encompass EVERY demographic within the City of London. If the City moves to members-at-large “only” you will be moving to narrower not broader community representation. It will be gone. You will be losing the school boards, the parent groups, the youth, the seniors, the health & safety groups, the resource groups. You will be losing all the partners around the table.

Last fall, before the new Council was elected, and well before this change in committee composition was proposed, we began our own review of our Terms of Reference. We recognized we needed more direct and inclusive representation from the demographics we encompass. We wanted to add: addiction services, LEDC, EMS, Multi-cultural, Newcomer, and Indigenous members.

It is most unfortunate that the format for Committee Agendas and Minutes changed a few years ago. They no longer capture the direction, discussions or decisions made. They only report the motions/specific recommendations to Council. So our City Council and the public have

no meaningful information on what issues we have discussed, why, or what resulted. In short, our new Council has no meaningful information on what we do or have done.

A recent example of this is the Active and Safe Routes to School Program. Not only have we been promoting the program, we have been discussing how we can engage seniors in the community to facilitate walking school busses, where any liabilities would lie, the involvement of Student Transportation Services, safety audits around schools to ensure safe travel ways, maintenance of the travel ways, local public input on safe travel plans, engaging parents to encourage walking, wheeling, and biking to schools, and to reduce traffic in school zones. We ran the Active and Safe Routes to School Contest in the elementary schools in both boards which resulted in 28 very happy young winners. The video and poster submissions will be used to raise awareness and further promote healthy active travel in London.

I must ask: What do you want from the Community Safety and Crime Prevention Advisory Committee? What is in the best interests of the Community and the City?

Please read our mandate and responsibilities. They cannot be met or accomplished by members-at-large ONLY.

Short List of CSCP Contributions:

CSCP Chair, Laila Norman, and various other Committee members provided a short list of some of the actions and initiatives that originated with CSCP, were initiated by CSCP and passed to other agencies to deliver, or were promoted, recommended, and supported by CSCP – this list is far from complete:

1. The Children's Safety Village – which provides students from Thames Valley District School Board and London District Catholic School Board with valuable safety lessons they carry with them life-long.
2. Buckle-Up-Baby – ensuring that car seats were properly installed.
3. Walking School Bus
4. Active and Safe Routes to School
5. Youth Justice Program
6. Mandatory Bicycle Helmets for youth under 18
7. Sidewalk permission for youth under 12 for bike riding
8. Swimming pool fence requirement by-law
9. Fencing around holding ponds
10. Walkway lighting
11. Safety Audits
12. Extending crossing time at cross walks and intersections to accommodate seniors and people with physical disabilities
13. Identification/mapping of high hazard and injury area for cyclists with LHSC
14. Identification of high accident intersections
15. Pedestrian cross-overs
16. Recommended lower speed zones in and around schools since the 1990's
17. Enforcement of the car seat and bumper seat legal requirements, and vehicle capacity to meet the legal requirements
18. Western University and Fanshawe College student safety
19. Engaged the youth/student voice: Matthew Wilson, Matthew Reid, Julian Paparella
20. Promotion of Community Drug and Alcohol Strategy to Council
21. Support for maintaining and continuing community police programs/services/positions annually
22. Assisted Neighbourhood Watch in the establishment of the Elizabeth Street location
23. Assisted in avoiding the dissolution of Neighbourhood Watch London

24. Organized Community Safety Weeks 2005, 2006, 2007
25. Organized Community Safety Week 2017
26. Organized Community Safety Week 2019 – in tandem with and supporting Emergency Safety Week and Education Week. Added Newcomers' Safety event, which was hugely successful.
27. Ontario Healthy Schools Coalition National Conference 2014 promotion
28. Student Safety Patrollers
29. Parkwood Hospital Treatment Centre – mental health care
30. Alternative bus stops in downtown core
31. Safe injection sites.

2019 Community Safety and Crime Prevention Week – Partners and Contributors:

TOTAL COMMUNITY PARTNERS: 27

TOTAL COMMUNITY CONTRIBUTORS: 59

1. Thames Valley District School Board:

Laura Elliot – Director of Education

Jason Rake – Poster (week-long)

Shaun Tucker – ASRTS Contest for elementary students

Riley Culhane – Associate Director – TVDSB representative for ASRTS Awards night

Kelly Appleby – Mental Health Lead – Co-facilitator “Building Resiliency in Children and Youth” (parent session)

Sheena Davis and Robin Harvey – Thames Valley Home and School Association – Registration for Parent/Student Event – social media and promotion

2. London District Catholic School Board: 5200 Wellington Road South, London, ON N6E 3X8

Linda Staudt – Director of Education

Mark Adkinson – Manager of Communications – social media and promotion

Sara Warner – ASTRS Contest Poster design and contest contact

Sandra Savage – Mental Health Lead – Co-facilitator “Building Resiliency in Children and Youth” (parent session)

Dan Howard – Principal, St Thomas Aquinas – Family Event – Host and site preparation

Shannon Seidel – LDCSB District Council and Parent Involvement Committee – social media and promotion

3. London Police Services:

John Pare – Chief – Presenter ASRTS Awards

Kathy Fountain – Presenter/Displayer – Seniors’ Safety Lunch

Carl Noel – Displayer – Seniors’ Safety Lunch – And Presenter/Displayer Newcomers’ Event

4. London Fire Department:

Al Hunt – Deputy Chief – Presenter ASRTS Awards

Julianne Weaver – Presenter/Displayer – Newcomers’ Event

Jason Poole – Presenter/Displayer – Seniors’ Safety Lunch

Tracey MacLeish – Displayer – Parent/Student Event

5. Middlesex-London Paramedic Services:

Neal Roberts – Chief – Presenter ASRTS Awards

Miranda Bothwell – Presenter/Displayer – Family Event * ALSO DONATED PRIZES

Jenn McKinley – Presenter/Displayer – Newcomers’ Event

6. YMCA:

Mike Ennis – Senior Vice-President – donated 334 free YMCA passes – Presenter ASRTS Awards

Rebecca d’Souza – Presenter/Facilitator – Youth Gambling Awareness Program – Student Event

7. City of London:

Ed Holder – Mayor – Opening Remarks – ASRTS Awards

Paul Van Meerbergen – Ward 10 Councillor – Donation of City of London “swag” for 20 ASRTS Contest Winners prize bags

Glynis Tucker – Corporate Communications – website, messaging, social media, and promotion

8. Emergency Preparedness:

Dave O’Brien – Presenter/Displayer – Seniors’ Safety Lunch – Displayer – Parent/Student Event

Dan Hill – Displayer – Seniors’ Safety Lunch

Henry Klausnitzer – Presenter/Displayer – Parent/Student Event

9. MLHU:

Linda Stobo – Displayer – Parent/Student Event

Brandon Tingley – Displayer – Parent/Student Event

Tanya Verhaeghe – Displayer – Parent/Student

Shaya Dhinsa – Displayer – Parent Student

10. Cross Cultural Learner’s Centre:

Kattie Forbes – Facilitator, communications, promotion, registration – Newcomers’ Event

Ban Abood – Community Connections – Newcomers’ Event

Mahin Ghasemiyani – Contact person - Newcomers’ Event

11. Active and Safe Routes to School:

Dr. Andrew Clark, PhD, MA, BA (Hons) Project Coordinator &, Research Associate Human Environments Analysis Laboratory, Co-Chair, ELMO Active & Safe Routes to School Steering Committee, Department of Geography, The University of Western Ontario - Speaker – ASRTS Awards

Tara MacDaniel – Co-Chair Active and Safe Routes to School Steering Committee, MLHU

12. HIV/Aids Connection:

Bruce Rankin, Director – Displayer – Safe Syringe Removal – Parent Event, Family Event, Public Input Session

13. Libro Credit Union:

Meredith Bouckley and Marie Bakker – Presenters/Displayers Seniors' Safety Lunch

Laura Husser – contact and facilitator

14. Poster VOLUNTEER:

Jennifer Rozman – 5 Event specific posters

15. Upper Thames Conservation Authority:

Karlee Flear – Family Event – Flood risk puzzle

16. CAN-bike:

Diane Szoller – Family Event - Bike Rodeo

17. Adventure Smart/London Search & Rescue:

Laurie Crouchman – Family Event – Hug-a-Tree Program

18. Yotuni:

Amanda Kennedy – Family Event – Indigenous Dance and Games

19. Health Canada:

Kimberly Liska – Family Event - Displayer

20. Southwest Health Line:

Norah Cuzzocrea – Displayer – Seniors' Safety Lunch

21. Age Friendly London:

Michelle Delorama – Displayer – Seniors' Safety Lunch

22. Middlesex-London Fall Prevention (MLHU):

Amy Mak – Displayer – Seniors' Safety Lunch

23. VON:

Shawn Master – Displayer – Seniors' Safety Lunch

24. Canadian Hearing Society:

Julia Hudson – Displayer – Seniors' Safety Lunch

25. Vision Loss Rehabilitation Ontario (CNIB):

Sheila Dinnin – Displayer – Seniors' Safety Lunch

26. London Car Seat Safety

Catherine Ramey

27. Faculty of Education, Western University, Child and Youth Development Clinic:

Dr. Colin King, Director – Keynote Speaker – Parent Event

Prizes for Student Awards Night Donated by:

London Fire: Dianne Lebold

London Police: Chris Carne

Paramedics: Miranda Bothwell

ASRTS: Tara MacDaniel

MLHU: Rhonda Britton

London HIV/Aids: Bruce Rankin

CSCP: Betty Spearman and Joyce Bennett (personal donations)

LDCSB: Linda Staudt & Linda Steel

City: Paul Van Meerbergen

YMCA: Mike Ennis

Presented by,

Linda Steel

Community Safety and Crime Prevention Advisory Committee

Voting Member – Representing Children's Safety Village Board of Directors

ENCLOSERS: CSCP Agenda May 23, 2019, CSCP Terms of Reference, 2019 CSCP Week
Poster

Corporate Services Committee

Report

13th Meeting of the Corporate Services Committee
May 28, 2019

PRESENT: Councillors J. Morgan (Chair), J. Helmer , P. Van Meerbergen,
A. Kayabaga, S. Hillier
ABSENT: Mayor E. Holder
ALSO PRESENT: Councillor S. Lehman; M. Hayward, A.L. Barbon, I. Collins, B.
Coxhead, L. Livingstone, D. Mounteer, K. Murray, S. Oldham, C.
Saunders, K. Scherr, C. Smith, S. Spring and B. Westlake-
Power.

The meeting is called to order at 12:30 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Hillier

Seconded by: A. Kayabaga

That items 2.3 to 2.5, BE APPROVED.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.3 City of London Days at the Budweiser Gardens – Canada's Walk of Fame

Moved by: S. Hillier

Seconded by: A. Kayabaga

That, on the recommendation of the City Clerk, the request from Canada Walk of Fame to hold the Hometown Star recognition ceremony for Tessa Virtue and Scott Moir on August 7, 2019, BE APPROVED as a City of London Day at the Budweiser Gardens; it being noted that two days remain for 2019, with no other requests pending.

Motion Passed

2.4 Employee Absenteeism 2018

Moved by: S. Hillier

Seconded by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the staff report dated May 28, 2019 with respect to employee absenteeism 2018 BE RECEIVED for information purposes.

Motion Passed

2.5 Reduced Hours of Operation (Holiday Closure)

Moved by: S. Hillier

Seconded by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the following actions be taken with respect to Reduced Hours of Operation:

- a) the staff report dated May 28, 2019 BE RECEIVED for information; and,
- b) the Holiday Closure Period BE APPROVED for 2019 - 2023.

Motion Passed

2.1 Provincial Budget and Recent Proposed Legislative Changes with Financial Impacts

Moved by: P. Van Meerbergen

Seconded by: S. Hillier

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 Provincial Budget and Recent Proposed Legislative Changes with Financial Impacts:

- a) the staff report dated May 28, 2019 BE RECEIVED for information; it being noted that the Civic Administration will continue to provide updates on financial impacts resulting from the provincial budget and other legislative changes through the semi-annual budget monitoring process and will evaluate, develop mitigation plans to control costs and incorporate impacts to the City of London's budget as appropriate during development of the 2020-2023 Multi-Year Budget; and
- b) the Civic Administration BE DIRECTED to continue advocacy efforts to inform the provincial government of the potential impacts of the proposed legislative changes on the City and to work with the Province of Ontario to identify innovative solutions to shared challenges including providing adequate lead time to allow municipalities to plan for changes prior to implementation.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.2 Council Policy Manual

Moved by: A. Kayabaga

Seconded by: J. Helmer

That, on the recommendation of the City Clerk, the following actions be taken with respect to the "Policy for the Establishment and Maintenance of Council Policies":

- a) the proposed by-laws appended to the staff report dated May 28, 2019 as Appendices B1 and B2 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019, to provide for the following new Council Policies:
 - i) Municipal Service and Financing Agreements Policy;

ii) Part-Lot Control Exemption Policy

b) the proposed by-laws appended to the staff report dated May 28, 2019 as Appendices C1 to C9 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019, to amend the following Council Policies:

- i) "Accessibility Policy" to be amended to provide for additional language to clarify that provision of accessible services, includes services for employees as well as the public and to include reference to The Integrated Accessibility Standards".
- ii) "Annual Retirement Dinner, 25-Year Club Dinner and Other Civic Dinners Policy" to be amended to rename the Policy "Receptions and Dinners for Retirement, 25-Year Club and other Civic Occasions" and to clarify the type of events to be held.
- iii) "City of London Community Suite Policy" to be amended to include the requirement for the user groups to provide proof of insurance.
- iv) "City of London Records Management Policy" to be amended to clarify that City records include those that have been received or created by the City, and to update the Policy to reflect current practices.
- v) "Flags at City Hall Policy" to be amended to rename the Policy "Flags at City Hall" and to add reference and provisions with respect to the flags located at the back entrance of City Hall.
- vi) "Free of Fear Services for All Policy" to be amended to provide for annual reporting and to clarify that the Policy applies to all City services.
- vii) "Review of Ward Boundaries Policy" to be amended to provide for the review to be undertaken as required.
- viii) "Special Assistance and Supplementary Aid" Policy to be amended to rename the Policy "Discretionary Benefits".
- ix) "Urban Design Awards" to be amended to provide for three specific awards categories.

c) the proposed by-laws appended to the staff report dated May 28, 2019 as Appendices D1 to D3 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019, to repeal the following Council Policies:

- i) "Public Notification Policy for Construction Projects" to be repealed and be replaced with an Administrative Procedure as directed by Municipal Council.
- ii) "Affordable Housing Reserve Fund Implementation Policy" to be repealed as the Policy is no longer required.
- iii) "Purchase Services Agreements" to be repealed as the Policy is outdated and no longer required; and,

d) the Civic Administration BE DIRECTED to report back to the Corporate Services Committee with respect to the potential of a new policy whereby the City of London would host an annual event to recognize Black History month.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

None.

4. Items for Direction

None.

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 1:00 PM.

Strategic Priorities and Policy Committee

Report

14th Special Meeting of the Strategic Priorities and Policy Committee
June 4, 2019

PRESENT: Mayor E. Holder (Chair), Councillors M. van Holst, S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloza, A. Kayabaga, S. Hillier
ABSENT: J. Helmer, S. Turner
ALSO PRESENT: M. Ribera, C. Saunders, M. Schulthess and B. Westlake-Power

The meeting is called to order at 2:05 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

None.

3. Scheduled Items

None.

4. Items for Direction

4.1 1st Report of the Striking Committee

That the following actions be taken with respect to the 1st Report of the Striking Committee from its meeting held on May 9, 2019:

a) B. Mackinnon BE ELECTED Chair and J. Hodge BE ELECTED Vice Chair of the Striking Committee;

b) the following actions be taken with respect to appointments to the Accessibility Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Guy Ashford-Smith (Person with a Disability)

Alex Bueschleb (Person with a Disability)

Edward William Eadinger (Person with a Disability)

Natalie Judges (Person with a Disability)

Gerald LaHay (Person with a Disability)

Jacqueline Madden

Jay Menard

Penny Moore (Person with a Disability)

Pamela Quesnel

Deana Ruston (Person with a Disability)

Karen Steinmann

Jeanette Wilson; and,

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Michael Dawthorne BE APPOINTED;

it being noted that the Striking Committee acknowledges that the proposed membership of the Accessibility Advisory Committee (ACCAC) will contain a number of new appointees and therefore having longer-standing members being reappointed will assist with transitioning the new ACCAC members;

c) the following actions be taken with respect to appointments to the Advisory Committee on the Environment for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Mike Bloxam

Janice Howell

Kevin May

Michael Ross

Michael D. Ross

Rose Sirois

Karim Soliman

Alvin Thompson

Allan Tipping

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Diane Szoller BE APPOINTED;

d) the following actions be taken with respect to appointments to the Agricultural Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Jim Kogelheide

Eleanor J. Rath

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Lawlor McKenna BE APPOINTED;

iii) notwithstanding section 4.4 – Eligibility for Appointment of the “General Policy for Advisory Committees”, the following non-residents BE APPOINTED:

Patrick Conlin

Larry F. McGill

Steve Twynstra

it being noted that the Agricultural Advisory Committee provides for representatives from agriculturally related organizations such as Middlesex Soil and Crop Improvement Association, Middlesex Federation of Agriculture and Christian Farmers Federation of Agriculture; and

it being further noted that Patrick Conlin and Steve Twynstra are currently members of the Agricultural Advisory Committee;

e) the following individuals BE APPOINTED to the Animal Welfare Advisory Committee for the term ending June 30, 2021:

Marie Blosh

Wendy Brown

Alexandria Hames

Ann Hayes

Shannon James

Patricia Lystar

Marg Szabo

Michelle Toplack

Sean Walters

f) the following actions be taken with respect to appointments to the Child Care Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Nicole Blanchette

Tamara Blaney

Jane Hanbuch

Barbara Jackson

Douglas MacRae

Kevin May

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Shari Carter, Diane Gordon and Julie Keens BE APPOINTED;

g) the following individuals BE APPOINTED to the Community Safety and Crime Prevention Advisory Committee for the term ending June 30, 2021:

Izabela Bielaska

James A. Campbell

Luthra Devinder

Lorraine Fay

Bessie Fragis

Brian Gibson

Zygmunt M. Gorski

Montanna Hackett

Tariq Khan

Lauren Krobisch

Douglas MacRae

Beverly Madigan

Bruce Rankin

John F. Slavin

h) the following individuals BE APPOINTED to the Cycling Advisory Committee for the term ending June 30, 2021:

Kate Brawn

Ben Cowie

Christopher DeGroot

Rebecca Henderson

Benjamin Hill

Jason Jordan

Craig Linton

Chris Pollett

Ernie L. Raftis

Jamieson Roberts

Olivia Toth

i) the following actions be taken with respect to the appointments to the Diversity, Inclusion and Anti-Oppression Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Janice Braithwaite

Michael Buzzelli

Florence Cassar

Cori DuHasky

Zeba Hashmi

Brian Hill

Decca Jama

Rasha Nasser

Mphatso Mlotha

Carolyn Szturm

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Rifat Hussain BE APPOINTED;

j) the following actions be taken with respect to the appointments to the Environmental and Ecological Planning Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Erick Arellano

Ian Arturo

Lauren Banks

Alex Bilson Darko

Andrea Boyer

Amanda Clever

Rebecca Doyle

Carol Dyck

Seun Esan

Peter Ferguson

Leanne Grieves

Susan Hall

Spencer Heuchan

Jumanah Khan

Berta B. Krichker

Issam Mohamed

Katrina A. Moser
Brendon Samuels
Suba Sivakumar
Randy Trudeau
Mike Wallace
Ian Whiteside

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Sandy Levin BE APPOINTED;

k) the following actions be taken with respect to the appointments to the London Advisory Committee on Heritage for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Stephanie Bergman
Mike Bloxam
Joshua Dent
Luke Fischer
Sarah Gibson
Tara Jenkins
Susan Joy Spindler
Joshua Monk
Eleanor J. Rath
Mike Rice
Kerby Waud
Margaret Whalley

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Derek Dudek and John Manness BE APPOINTED;

l) the following actions be taken with respect to the appointments to the London Housing Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Mohammed Abdo
Jordan Banninga
Michael Courey
Brian Harris
Mike Joudrey
Josie Lane
Wanda Latuszak
Annie Malik
Carrie O’Brien
Betsy Odegaard
John Peaire

Rachel Peaker

Margaret Richings

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Deb Peckham BE APPOINTED;

m) the following individuals BE APPOINTED to the Transportation Advisory Committee for the term ending June 30, 2021:

Ayo Abiola

George Bikas

Dan Doroshenko

Dan Foster

Brian Gibson

Zygmunt M. Gorski

Trevor Kerr

Tariq Khan

Penny Moore

Mike Rice

Michael D. Ross

Sean Wraight

Jesse Zhu

n) the following actions be taken with respect to the appointments to the Trees and Forests Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Amber Cantell

Marnie Demand

Alexandria Hames

Jim Kogelheide

Alex Morrison

Alvin Thompson

AnnaMaria Valastro

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Roberto Mannella BE APPOINTED.

Motion Passed

Voting Record:

Moved by: P. Squire

Seconded by: A. Hopkins

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a) B. Mackinnon BE ELECTED Chair and J. Hodge BE ELECTED Vice Chair of the Striking Committee;

b) the following actions be taken with respect to appointments to the Accessibility Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

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Alex Bueschleb (Person with a Disability)
Edward William Eadinger (Person with a Disability)
Natalie Judges (Person with a Disability)
Gerald LaHay (Person with a Disability)
Jacqueline Madden
Jay Menard
Penny Moore (Person with a Disability)
Pamela Quesnel
Deana Ruston (Person with a Disability)
Karen Steinmann
Jeanette Wilson; and,

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Michael Dawthorne BE APPOINTED;

it being noted that the Striking Committee acknowledges that the proposed membership of the Accessibility Advisory Committee (ACCAC) will contain a number of new appointees and therefore having longer-standing members being reappointed will assist with transitioning the new ACCAC members;

c) the following actions be taken with respect to appointments to the Advisory Committee on the Environment for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

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Janice Howell
Kevin May
Michael Ross
Michael D. Ross
Rose Sirois
Karim Soliman
Alvin Thompson
Allan Tipping

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Eleanor J. Rath

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Larry F. McGill
Steve Twynstra

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Douglas MacRae
Kevin May

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Ian Arturo
Lauren Banks
Alex Bilson Darko
Andrea Boyer
Amanda Clever
Rebecca Doyle
Carol Dyck
Seun Esan
Peter Ferguson
Leanne Grieves
Susan Hall
Spencer Heuchan

Jumanah Khan
Berta B. Krichker
Issam Mohamed
Katrina A. Moser
Brendon Samuels
Suba Sivakumar
Randy Trudeau
Mike Wallace
Ian Whiteside

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Sandy Levin BE APPOINTED;

k) the following actions be taken with respect to the appointments to the London Advisory Committee on Heritage for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Stephanie Bergman
Mike Bloxam
Joshua Dent
Luke Fischer
Sarah Gibson
Tara Jenkins
Susan Joy Spindler
Joshua Monk
Eleanor J. Rath
Mike Rice
Kerby Waud
Margaret Whalley

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Derek Dudek and John Manness BE APPOINTED;

l) the following actions be taken with respect to the appointments to the London Housing Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Mohammed Abdo
Jordan Banninga
Michael Courey
Brian Harris
Mike Joudrey
Josie Lane
Wanda Latuszak
Annie Malik
Carrie O'Brien
Betsy Odegaard
John Peaire
Rachel Peaker
Margaret Richings

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Deb Peckham BE APPOINTED;

m) the following individuals BE APPOINTED to the Transportation Advisory Committee for the term ending June 30, 2021:

Ayo Abiola
George Bikas
Dan Doroshenko
Dan Foster
Brian Gibson
Zygmunt M. Gorski
Trevor Kerr
Tariq Khan
Penny Moore
Mike Rice
Michael D. Ross
Sean Wraight
Jesse Zhu

n) the following actions be taken with respect to the appointments to the Trees and Forests Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Amber Cantell
Marnie Demand
Alexandria Hames
Jim Kogelheide
Alex Morrison
Alvin Thompson
AnnaMaria Valastro

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Roberto Mannella BE APPOINTED.

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

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

Motion Passed (13 to 0)

Moved by: P. Squire
Seconded by: S. Hillier

That the following individuals BE APPOINTED to the Community Safety and Crime Prevention Advisory Committee for the term ending June 30, 2021:

Izabela Bielaska
James A. Campbell
Luthra Devinder
Lorraine Fay
Bessie Fragis
Brian Gibson
Zygmunt M. Gorski
Montanna Hackett
Tariq Khan
Lauren Krobisch
Douglas MacRae
Beverly Madigan
Bruce Rankin
John F. Slavin

Yeas: (10): Mayor E. Holder, M. van Holst, M. Salih, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, A. Kayabaga, and S. Hillier

Nays: (3): S. Lewis, P. Van Meerbergen, and E. Pelosa

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

Motion Passed (10 to 3)

Moved by: P. Squire
Seconded by: S. Lewis

That Jamieson Roberts be included on the slate of nominees for consideration for appointment to the Cycling Advisory Committee.

Yeas: (8): S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Nays: (5): Mayor E. Holder, M. van Holst, S. Lehman, A. Hopkins, and E. Pelosa

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

Motion Passed (8 to 5)

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

That the following actions be taken with respect to the appointments to the Diversity, Inclusion and Anti-Oppression Advisory Committee for the term ending June 30, 2021:

i) the following individuals BE APPOINTED:

Janice Braithwaite
Michael Buzzelli
Florence Cassar
Cori DuHasky
Zeba Hashmi
Brian Hill
Decca Jama
Rasha Nasser
Mphatso Mlotha
Carolyn Szturm

ii) notwithstanding section 4.6 – Maximum Length of Services of the “General Policy for Advisory Committees”, Rifat Hussain BE APPOINTED;

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

Absent: (4): Mayor E. Holder, J. Helmer, P. Van Meerbergen, and S. Turner

Motion Passed (11 to 0)

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

That only ballots for the Cycling Advisory Committee nominees, that are complete with full rankings of all nominees BE COUNTED on the preferred ballot for consideration of appointments.

Yeas: (9): M. van Holst, S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, and S. Hillier

Nays: (2): E. Pelozza, and A. Kayabaga

Absent: (4): Mayor E. Holder, J. Helmer, P. Van Meerbergen, and S. Turner

Motion Passed (9 to 2)

Moved by: A. Kayabaga

Seconded by: S. Hillier

That the following individuals BE APPOINTED to the Cycling Advisory Committee for the term ending June 30, 2021:

Kate Brawn
Ben Cowie
Christopher DeGroot
Rebecca Henderson
Benjamin Hill
Jason Jordan
Craig Linton
Chris Pollett
Ernie L. Raftis
Jamieson Roberts
Olivia Toth

it being noted that the above recommendation is in accordance with the attached ranked ballot summary.

Yeas: (6): S. Lewis, P. Squire, J. Morgan, S. Lehman, A. Kayabaga, and S. Hillier

Nays: (5): M. van Holst, M. Salih, M. Cassidy, A. Hopkins, and E. Pelozza

Absent: (4): Mayor E. Holder, J. Helmer, P. Van Meerbergen, and S. Turner

Motion Passed (6 to 5)

5. Deferred Matters/Additional Business

5.1 ADDED - Community Safety and Crime Prevention Advisory Committee Referral

Moved by: S. Lewis

Seconded by: S. Hillier

That clause 5.2 of the 4th Report of the Community Safety and Crime Prevention Advisory committee, as referred by the Community and Protective Services Committee, BE RECEIVED; it being noted that the submission included a communication from L. Steel with respect to this matter.

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

Absent: (4): Mayor E. Holder, J. Helmer, P. Van Meerbergen, and S. Turner

Motion Passed (11 to 0)

6. Adjournment

The meeting adjourned at 3:47 PM.

Cycling Advisory Committee Results

11 to be elected

Ballots:

	LEWIS	SALIH	CASSIDY	SQUIRE	MORGAN	LEHMAN	HOPKINS	PELOZA	KAYABAGA	HILLIER
Kate Brawn	10	10	1	6	12	3	1	4	6	7
Ben Cowie	12	12	2	12	10	5	2	3	1	8
Christopher DeGroot	3	3	3	9	7	6	3	9	10	2
Rebecca Henderson	4	4	4	7	6	7	4	6	4	6
Benjamin Hill	5	9	5	1	8	8	5	7	5	12
Jason Jordan	2	2	6	11	3	2	6	2	3	11
Craig Linton	9	8	7	8	4	4	7	1	8	3
Chris Pollett	7	7	8	5	5	9	8	11	12	10
Ernie L. Raftis	11	6	9	4	9	10	9	5	9	5
Jamieson Roberts	1	1	12	10	11	1	12	12	2	1
Olivia Toth	8	5	10	2	2	12	10	8	7	4
April Wall	6	11	11	3	1	11	11	10	11	9

Round 1:

	LEWIS	SALIH	CASSIDY	SQUIRE	MORGAN	LEHMAN	HOPKINS	PELOZA	KAYABAGA	HILLIER	SUM
Kate Brawn	10	10	1	6	12	3	1	4	6	7	60
Ben Cowie	12	12	2	12	10	5	2	3	1	8	67
Christopher DeGroot	3	3	3	9	7	6	3	9	10	2	55
Rebecca Henderson	4	4	4	7	6	7	4	6	4	6	52
Benjamin Hill	5	9	5	1	8	8	5	7	5	12	65
Jason Jordan	2	2	6	11	3	2	6	2	3	11	48
Craig Linton	9	8	7	8	4	4	7	1	8	3	59
Chris Pollett	7	7	8	5	5	9	8	11	12	10	82
Ernie L. Raftis	11	6	9	4	9	10	9	5	9	5	77
Jamieson Roberts	1	1	12	10	11	1	12	12	2	1	63
Olivia Toth	8	5	10	2	2	12	10	8	7	4	68
April Wall	6	11	11	3	1	11	11	10	11	9	84

Sums:

Kate Brawn	Ben Cowie	Christopher DeGroot	Rebecca Henderson	Benjamin Hill	Jason Jordan	Craig Linton	Chris Pollett	Ernie L. Raftis	Jamieson Roberts	Olivia Toth	April Wall
60	67	55	52	65	48	59	82	77	63	68	84

Highest Sum: 84

Eliminated: April Wall

Final Results:

11 to be elected.

Elected:	Kate Brawn	Ben Cowie	Christopher DeGroot	Rebecca Henderson	Benjamin Hill	Jason Jordan	Craig Linton	Chris Pollett	Ernie L. Raftis	Jamieson Roberts	Olivia Toth
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Bill No. 199
2019

By-law No. A.-_____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 11th day of June,
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 June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Bill No. 200
2019

By-law No. B-_____

A by-law to provide for construction,
demolition, change of use, occupancy permits,
transfer of permits and inspections.

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 - Applicant – defined
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 - Building Code – defined
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 - Construct – defined
 - Corporation – defined
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 - Owner – defined
 - Permit – defined
 - Permit holder – defined
 - Permit Issued based on Previously Approved Permit – defined
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- 1.2 Word – term – not defined – meaning
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- 2.2 Year-End closure
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- 4.2 Information – submitted – to Chief Building Official
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CONSTRUCTION /DEMOLITION SITES

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ALTERNATIVE SOLUTIONS

- 12.1 Alternative Solutions – Submissions

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- 14.1 Offence
- 14.2 Enforcement

Part 15
REPEAL - ENACTMENT

- 15.1 By-law previous
 - 15.2 Short Title
 - 15.3 Effective Date
-
- Schedule “A” Classes of Permits and Fees
 - Schedule “B” Plans and Specifications
 - Schedule “C” Model Home-Conditional Permits Checklist
 - Schedule “D” City of London-Requirements for Drafting Port Connections

WHEREAS section 7 of the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended, empowers Council to pass certain by-laws respecting construction, demolition, change of use, transfer of permits, inspections and the setting and refunding of fees;

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

SHORT TITLE
BUILDING BY-LAW

Part 1
DEFINITIONS

1.1 Definitions

In this By-law:

Act – defined

"*Act*" means the *Building Code Act, 1992*, S.O. 1992, c.23, as amended.

Applicant – defined

"*applicant*" means the *owner* of a building or property who applies for a *permit* or any person authorized by the *owner* to apply for a *permit* on the *owner's* behalf, or any person or *corporation* empowered by statute to cause the construction or demolition of a building or buildings and anyone acting under the authority of such person or *corporation*.

Architect – defined

"*architect*" means the holder of a licence, certificate of practice or a temporary licence issued under the Architects Act as defined in the *Building Code*.

Building Code – defined

"*Building Code*" means the regulations made under section 34 of the *Act*.

Chief Building Official – defined

"*Chief Building Official*" means a *Chief Building Official* appointed by by-law by the Corporation of the City of London for the purposes of enforcement of the *Act*.

Construct – defined

"*construct*" means construct as defined in subsection 1(1) of the *Act*.

Corporation – defined

"*Corporation*" means The Corporation of the City of London.

Corporation Engineer – defined

“*Corporation engineer*” means the City Engineer for the *Corporation*.

Demolish – defined

“*demolish*” means demolish as defined in subsection 1(1) of the *Act*.

Holiday – defined

“*holiday*” means:

- (a) Any Saturday or Sunday;
- (b) Family Day;
- (c) Good Friday;
- (d) Easter Monday;
- (e) Victoria Day;
- (f) Canada Day;
- (g) Civic Holiday;
- (h) Labour Day;
- (i) Thanksgiving Day;
- (j) Christmas Day-New Year’s Day: the period generally between December 24 and December 31 each year when City Hall is closed; and
- (k) where Canada Day falls on a Saturday or Sunday, the following Monday is a Holiday.

Statistics Canada Index – defined

“Statistics Canada Index” means the December Statistics Canada Consumer Price Index (all items) Ontario- Table 18-10-0004-01, as amended.

Inspector – defined

“*inspector*” means an inspector appointed by By-law by the Corporation of the City of London for the purposes of enforcement of the *Act*.

Not Ready – defined

“*not ready*” means a work site condition identified by an *inspector* upon attendance, as a result of receipt of written notice of readiness for inspection, unless written notice of cancellation of inspection is provided no later than 10:00 a.m. (EST) on the day the inspector is to physically attend, where the inspection is not able to be conducted, and includes inspection for any item related to a prior deficiency wherein the same deficiency remains outstanding and not remedied.

Owner – defined

“*owner*” means the registered owner of the property and includes a lessee, mortgagee in possession, and the authorized agent in lawful control of the property.

Permit – defined

“*permit*” means permission or authorization given in writing from the *Chief Building Official* to perform work , to change the use of a building or part thereof, or to occupy a building or part thereof, as regulated by the *Act* and *Building Code*.

Permit holder – defined

“*permit holder*” means the *owner* to whom a *permit* has been issued or where a *permit* has been transferred, the new *owner* to whom the *permit* has been transferred.

Permit Issued based on Previously Approved Permit-defined

“*permit issued based on previously approved permit*” means a building *permit* that has been issued based on a previous building *permit* issued, for the construction of an exact same building, including exact same drawings or other related documentation, under the provisions of the same *Building Code*. This type of *permit* is strictly limited to the construction of new single detached and semi-detached dwelling unit buildings classified under Part 9 of the *Building Code*.

Professional Engineer – defined

“*professional engineer*” or “*engineer*” means a person who holds a licence or temporary licence under the Professional Engineers *Act*, R.S.O. 1990, c. P.28, as defined in the *Building Code*.

Registered Code Agency – defined

“*registered code agency*” means a registered code agency as defined in subsection 1(1) of the *Act*.

Sewage system – defined

“*sewage system*” means a sewage system as defined in subsection 1(1) of the *Act*.

Temporary building – defined

“*temporary building*” means a building or structure that is intended to be occupied or otherwise used for a duration of not more than one continuous calendar year.

Three day permit – defined

“*three day permit*” means a *permit* issued within three (3) business days from the date of submission of a complete application, for the construction, addition or alteration of a residential, commercial, industrial or institutional building not requiring site plan control approval or a zero lot line housing with an approved site plan. *Permits* issued in association with an online application shall not be issued as a *three day permit*.

Work – defined

“*work*” means construction, alteration, addition, or demolition of a building or part thereof, as the case may be.

1.2 Word – term – not defined – meaning

Any word or term not defined in this By-law, that is defined in the *Act* or *Building Code* shall have the meaning ascribed to it in the *Act* or the *Building Code*. Should a word or term not be defined in the *Act* or the *Building Code*, it shall have the meaning that is commonly assigned to it in the context in which it is used, taking into account the specialized use of terms by the various trades and professions to which the terminology applies.

1.3 Words – italicized

Any word italicized in this By-law may refer to a definition as per subsection 1.1.

Part 2 COMPUTATION OF TIME

2.1 Computation of Time – clarification

In the computation of time under this By-law,

- (a) where there is a reference to a number of days between two events, they shall be counted by excluding the day on which the first event happens and including the day on which the second event happens;
- (b) where a period of seven days or less is prescribed, holidays shall not be counted;
- (c) where the time for doing something expires on a Holiday, the act may be done on the next day that is not a Holiday;
- (d) service of a document, including an application made after 4:30 p.m. (EST) or at any time on a Holiday shall be deemed to have been made the next day that is not a Holiday.

2.2 Year-End closure

Where a building *permit* application is submitted to the *Chief Building Official* after the close of business prior to the holiday break being the period generally between December 24 and December 31 each year, then the *permit* application shall be deemed to be received in the new year.

2.3 Unsafe or emergency conditions

Nothing in 2.1 or 2.2 above shall prevent the *Chief Building Official* from providing notice and requiring action during a Holiday if the action is to address an unsafe or emergency condition.

Part 3
CLASSES OF PERMITS

3.1 Classes of Permits Set out – Schedule “A”

The classes of permits set out in Schedule “A” of this By-law are hereby established.

Part 4
PERMITS

4.1 File application – on forms – prescribed

To obtain a *permit*, the *owner* or an agent authorized in writing by the *owner* shall file an application in writing, or where applicable, electronically in the case of an online application, by completing the Provincially-prescribed form, as amended, available from the *Chief Building Official* or from the Ministry of Municipal Affairs website www.mah.gov.on.ca and supply any other information as required by the *Chief Building Official* related to the permit application.

4.2 Information – submitted – to *Chief Building Official*

Every application for a *permit* shall be submitted to the *Chief Building Official*, and shall contain the following information, in accordance with Part 5 of this By-law, in order for said application to be considered as complete:

- (1) Where application is made for a *construction permit* under subsection 8(1) the Act, the *applicant* shall:
 - (a) use the Provincially-prescribed form, as amended, “Application for a Permit to Construct or Demolish”, available from the *Chief Building Official* or from the Ministry of Municipal Affairs website www.mah.gov.on.ca;
 - (b) include complete plans and specifications, documents and other information as required by Article 1.3.1.3(5)-Division C of the *Building Code* and as described in this By-law for the *work* to be covered by the *permit*;
 - (c) for new single detached, duplex or semi-detached dwellings submit:
 - (i) in the case of land in respect of which an accepted area or subdivision grading plan has been filed with the *Corporation engineer*, a lot grading plan bearing the signature and seal of the subdivider’s *Professional Engineer* who is responsible for the overall subdivision grading certifying thereon that the lot grading plan conforms with the accepted area or subdivision grading plan filed with the *Corporation engineer*;
 - (ii) in the case of land in respect of which no accepted area or subdivision grading plan has been filed with the *Corporation engineer*, a lot grading plan bearing the signature and seal of a *Professional Engineer*, or a Landscape Architect (a member of the Ontario Association of Landscape Architects) or an Ontario Land Surveyor who certifies thereon that the drainage scheme depicted by the plan will be compatible with the existing drainage patterns; or,
 - (iii) in the case of land to be developed and where Section 51 of the Planning Act applies, or where Site Plan Control approval would otherwise be required, a geotechnical report, signed and sealed by a *Professional Engineer*, confirming areas of imported (non-native) soils and the presence of methane, if any;
 - (d) for single detached, duplex, triplex, semi-detached, or row townhouse buildings intended to be continuously occupied during the winter season, include a completed Energy Efficiency Design Summary form available from the *Chief Building Official*;
 - (e) include plans and specifications in compliance with the requirements as set out in Schedule “B” when the work involves water provisions for firefighting purposes where a municipal supply of water is not available on site; and

- (f) include any supporting documentation or approvals as may be required under applicable law as defined in the *Building Code*.
- (2) Where application is made for a *demolition permit* under subsection 8(1) of the Act, the *applicant* shall:
- (a) use the Provincially-prescribed form, as amended, "Application for a Permit to Construct or Demolish", available from the *Chief Building Official* or from the Ministry of Municipal Affairs *Building Code* website www.mah.gov.on.ca;
 - (b) include complete plans and specifications, documents and other information as required by Articles 1.3.1.3(5) and 1.3.1.1.(3) - Division C of the *Building Code* and as described in this By-law for the *work* to be covered by the *permit*;
 - (c) include a completed Commitment to General Reviews By Architect And Engineer form available from the *Chief Building Official*, when Subsection 1.2.2. -Division C of the *Building Code* applies;
 - (d) submit a copy of the "Required Clearances for Demolition Permit" form available from the *Chief Building Official*, completed by the *applicant*, Heritage Planner, and utility representatives for any applicable utilities servicing the building to be demolished;
 - (e) when applying as an authorized agent of the *owner* for a demolition *permit*, submit the "Authorization to Demolish" form.
 - (f) at the discretion of the *Chief Building Official*, in situations where adjacent structures or property may be compromised, submit a demolition control plan, prepared by a professional engineer, for the demolition work where existing conditions, including proximity to adjacent property or buildings, justify such a requirement; and
 - (g) include any supporting documentation or approvals as may be required under applicable law as defined in the *Building Code*.
- (3) Where a request is received for a *conditional permit* under subsection 8(3) of the Act, the *applicant* shall:
- (a) include complete plans and specifications, documents and other information as required by Article 1.3.1.3(5)-Division C of the *Building Code* and as described in this By-law for the *work* to be covered by the *permit*;
 - (b) state, in writing to the *Chief Building Official*, or to the *Registered Code Agency* where one is appointed, the reasons why the *applicant* believes that unreasonable delays in construction would occur if a conditional *permit* is not granted;
 - (c) state the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;
 - (d) state the time in which plans and specifications of the complete building will be filed with the *Chief Building Official*, if a complete *permit* application has not already been made;
 - (e) shall enter into a conditional *permit* agreement with the *Corporation* utilizing the agreement available from the *Chief Building Official*. In the event that the conditions are not satisfied in accordance with the agreement, a *permit holder* may request an extension of time for completion of conditions, prior to the expiry of the compliance date as stipulated in the agreement.
- In the event that an extension is required, the conditional fee shall be paid at the time the extension request is made. No building inspections shall be conducted if there are outstanding conditional *permit* fees;
- (f) pay the Conditional *Permit* fee as provided in Schedule "A", in addition to any other fees;

- (g) in the case of conditional *permit* issuance for a Single Detached Dwelling unit, Semi-Detached Dwelling Unit, Duplex, or Row Townhouse, provide a \$10,000.00 security deposit in form of a certified cheque, money order, or letter of credit. The security shall be used in the event the building may need to be removed and the site restored to its original condition. The security amount shall be refunded upon the issuance of a full *permit*;
 - (h) shall ensure that the documentation and items as listed on the “Model Home-Conditional *Permits*” checklist as provided in Schedule “C” have been submitted to the *Chief Building Official* , or a *Registered Code Agency* where one is appointed, prior to the issuance of a conditional *permit* request as per clause (g); and
 - (i) note the *Chief Building Official* is authorized to execute, on behalf of The Corporation of the City of London, conditional *permits* as provided for in the *Building Code Act*. The issuance of conditional *permits* is at the sole discretion of the *Chief Building Official*.
- (4) Where application is made for a *change of use permit* issued under subsection 10(1) of the Act, the *applicant* shall:
- (a) submit the form “change of use, transfer of permits and partial occupancy permits” available from the *Chief Building Official*;
 - (b) identify and describe in detail the current and proposed occupancies of the building or part of a building for which the application is made; and
 - (c) include complete plans and specifications showing the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the *Building Code*, including: floor plans; details of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing elements, and details of the existing *sewage system*, if any.
- (5) Where application is made for a *sewage permit* issued under subsection 8(1) of the Act, the *applicant* shall:
- (a) use the Provincially-prescribed form, as amended, “Application for a Permit to Construct or Demolish”, and the “Schedule 2: Sewage System Designer Information Form”, available from the *Chief Building Official* or from the Ministry of Municipal Affairs *Building Code* website www.mah.gov.on.ca;
 - (b) include complete plans and specifications, documents and other information as required under Article 1.3.1.3(5)-Division C of the *Building Code* and as described in this By-law for the *work* to be covered by the *permit*; and
 - (c) include a site evaluation report , prepared by a qualified person as identified in Section 3.3 -Division C of the *Building Code*, which shall include all of the following items, unless otherwise specified by the *Chief Building Official*:
 - (i) the date the evaluation was done;
 - (ii) the name, address, telephone number and signature of the person who prepared the evaluation; and
 - (iii) a scaled map of the site showing:
 - (I) the legal description, lot size, property dimensions, existing rights-of-way, easements or municipal / utility corridors;
 - (II) dimensional clearances of items listed in 8.2.1.5 and 8.2.1.6 Division B of the *Building Code*;
 - (III) the location of the proposed *sewage system*;
 - (IV) the location of any unsuitable, disturbed or compacted areas;
 - (V) proposed access routes for system maintenance;

- (VI) depth to bedrock;
 - (VII) depth to zones of soil saturation;
 - (VIII) soil properties, including soil permeability; and
 - (IX) soil conditions, including the potential for flooding.
- (6) Where application is made for a *transfer of permit* because of a change of ownership of the land, as permitted under clause 7.(1) (h) of the Act, the *applicant* shall:
- (a) submit the application form for “change of use, transfer of permits and partial occupancy permits” available from the *Chief Building Official*;
 - (b) provide the names and addresses of the previous and new *owner*;
 - (c) provide the date that the ownership change took place;
 - (d) provide a description of the *permit* that is being transferred ; and
 - (e) submit legal documentation confirming proof of new ownership, to the satisfaction of the *Chief Building Official*.
- (7) Where application is made for *occupancy of an unfinished building* as provided for in Subsection 1.3.3 -Division C of the *Building Code*, the *applicant* shall:
- (a) submit the application form for “change of use, transfer of permits and partial occupancy permits” available from the *Chief Building Official*;
 - (b) provide a description of the part of the building for which occupancy is requested ; and
 - (c) submit plans showing portion(s) of the floor area(s) to be occupied complete with location(s) of temporary exits as applicable.

4.3 Incomplete application

The *Chief Building Official* may, in their discretion and at the request of the *applicant*, begin to process an application prior to it being deemed complete, however, incomplete applications shall not subject to the processing timeframes as prescribed in 1.3.1.3-Division C of the *Building Code*.

4.4 Partial permit – requirements

When, in order to expedite *work*, approval of a portion of the building or project is desired prior to the issuance of a *permit* for the complete building or project, a partial *permit* may be requested and the *applicant* shall:

- (a) pay all applicable fees for the complete project; and
- (b) file with the *Chief Building Official* complete plans and specifications covering the portion of the *work* for which immediate approval is desired.
- (c) file with the *Chief Building Official* professional consultants’ field review letters pertaining to the portion of the *work* for which immediate approval is desired

Where a partial *permit* is requested, the application is deemed to be incomplete as described in Section 4.3 of this By-law. Partial *permits* shall not be issued for single detached, semi-detached dwelling units, duplexes, triplexes, or row townhouses.

4.5 Partial permit - limitations

Where a *permit* is issued for part of a building or project this shall not be construed to authorize construction beyond the plans for which approval was given nor shall this indicate that approval will necessarily be granted for the entire building or project. Construction beyond the partial *permit* limitations shall be considered commencement of construction without a *permit* and an additional fee, in accordance with Section 7.5 of this By-law shall be due.

4.6 Inactive Permit Application

Where, at the discretion of the *Chief Building Official*, any of the following conditions apply, an application is deemed to be abandoned, notice of same will be provided by

the Corporation to the *applicant*, and any further construction/demolition will require the filing of a new application:

- six (6) months have elapsed from the time an application was received and the application remains incomplete; or,
- six (6) months have elapsed from the time of notification that additional information is required to be provided by the *applicant*, and such information has not been provided.

Prior notice may be served to the permit applicant advising of abandonment, and following a 30 day period from the prior notice, the permit application will be deemed to be abandoned, without any further notice.

4.7 Inactive Permit Application to occupy unfinished building

Notwithstanding section 4.6 above, where an application for a *permit* to occupy an unfinished building remains incomplete or inactive for twenty business days after it is made, the application, at the discretion of the *Chief Building Official*, may be deemed to have been abandoned and notice thereof shall be given to the *applicant*. If an application is deemed to be abandoned, a new application must be filed to occupy an unfinished building. An inactive *permit* application may also include an application where information required to be submitted by the *applicant* is outstanding, twenty business days or more after it is made, in such a manner that the *permit* cannot be issued.

4.8 Request to cancel *Permit* Application

Where an *applicant* wishes to cancel a *Permit* Application, said request shall be made in writing, by the *applicant*, to the attention of the Chief Building Official, and acknowledgment of request to cancel shall be provided by the Corporation to the *applicant*. Notwithstanding the above, nothing in this section shall prevent the Chief Building Official from issuing or enforcing any orders in accordance with the Building Code Act.

Part 5 PLANS AND SPECIFICATIONS

5.1 Information – sufficient – to determine conformity

Sufficient information shall be submitted with each application for a *permit* to enable the *Chief Building Official* to determine whether or not the proposed construction, demolition, change of use or transfer of *permit*, will conform with the *Act*, the *Building Code*, and any other applicable law.

5.2 Two complete sets – required – unless specified

Each application shall, unless otherwise specified by the *Chief Building Official*, be accompanied by two complete sets of the plans and specifications as described in this By-law and Schedule “B” of this By-law in order for an application to be deemed as complete.

5.3 Plans – drawn to scale – on durable material – legible

Plans shall be drawn to a scale on paper (max. 24”x36”; D size), electronic media approved by the *Corporation*, or other durable material approved by the *Corporation*, and shall be legible. Free hand drawings are not permitted to be submitted.

5.4 Site plans – referenced to plan of survey

Site plans shall be referenced to an up-to-date survey and, when required to demonstrate compliance with the *Act*, the *Building Code* or other applicable law, a copy of the survey shall be submitted to the *Chief Building Official*. Site plans shall show:

- (a) lot size and the dimensions of property lines and setbacks to any existing or proposed buildings;
- (b) existing and finished ground levels or grades; and
- (c) existing rights-of-way, easements and municipal services.

5.5 As-constructed plans

On completion of the construction of a building, the *Chief Building Official* may require a set of as-constructed plans, including a plan of survey showing the location of the building(s).

5.6 Plans property of Corporation

Plans and specifications furnished according to this By-law or otherwise required by the Act, become the property of the *Corporation* and will be disposed of or retained in accordance with the *Corporation's* Record Retention By-law, or other applicable legislation.

5.7 Revisions on plans, documents

Revisions submitted to the *Chief Building Official*, either before or after a *permit* has been issued, shall be clearly delineated on all documents submitted.

**Part 6
REGISTERED CODE AGENCIES**

6.1 Registered Code Agency – hired – by Chief Building Official

Where the *Corporation* enters into an agreement with a Registered Code Agency, the *Chief Building Official* is authorized to appoint Registered Code Agencies to perform specified functions in respect of the construction of a building or a class of buildings from time to time in order to maintain the prescribed time periods for *permit* issuance as prescribed in Article 1.3.1.3-Division C of the *Building Code*.

6.2 Functions of Registered Code Agency

The *Registered Code Agency* may be appointed to perform one or more of the specified functions described in section 15.15 of the *Act*.

**Part 7
FEES AND REFUNDS**

7.1 Due – payable – Schedule “A”

The *Chief Building Official* shall determine the required fees for the *work* proposed calculated in accordance with Schedule “A” of this By-law, and the *applicant* shall pay such fees upon submission of an application for a *permit*, except for applications submitted electronically through the *Corporation's* e- services at www.london.ca for online applications to erect single detached, semi-detached dwellings and townhouse dwellings for which the required *permit* fee must be paid within 5 business days from the date the *applicant* is notified by the *Chief Building Official* by way of email that the *permit* application has been accepted, failing which the electronically submitted application shall be cancelled without further notice.

In the event where fees are due as a result of revisions, after a *permit* has been issued, no building inspections associated with said revisions shall be carried out until such time the outstanding fees have been paid in full.

Any fees applicable in accordance with this or other Municipal By-laws, related to the work proposed, must be paid prior to the issuance of the building permit.

7.2 Fees – indexing

On March 1, 2020 and the first day of March in each year thereafter, the fees indicated in Schedule ‘A’ and anywhere in this By-law, shall be adjusted in accordance with the the following formula:

$$A \times (1 + C) = D$$

Where:

A = the fees in effect for the preceding year;

C = the *Statistics Canada Index* percentage change expressed as an exact decimal, between the preceding year’s index, and the index for the year before the preceding year; and

D = the fees for the subject year, effective March 1.

In the event the percentage change mentioned above is negative, the permit fees for the subject year will remain unchanged.

Notwithstanding the above, the Chief Building Official may at any time, change the fees in accordance with the prescribed requirements in the *Act*, if the costs to administer and enforce the *Act* exceed fees charged.

7.3 *Three day permits*

Any person or *corporation* proposing to *construct*, add to or alter a residential, commercial, industrial or institutional building not requiring site plan control approval or a zero lot line housing with an approved site plan, may request a three-day fast track permit. Any such request must be accompanied by full and complete submission of all requirements for *permit* applications in accordance with Parts 4 and 5 of this By-law, and payment in full must be made of the *permit* fee as set out in Schedule “A” plus an additional fee of 50% of the regular *permit* fee, or the flat fee in Schedule “A”, whichever is higher. Requests for three-day fast track permits will be granted at the sole discretion of the *Chief Building Official* and take into account available staff resources.

7.4 *Permit Issued based on Previously Approved Permit-Revisions*

Should design revisions be submitted with respect to a *permit* issued based on a previously approved *permit*, additional *permit* fees, shall be due as follows:

- (a) fees based on a fee rate applicable to a regular *permit* (not the reduced rate for a *permit* to be issued based on a previously approved *permit*), for any additional floor area(s), in addition to,
- (b) fees as set out in 4 (a)(i) of Schedule “A”, unless the design revisions entail a model change or changes to over 50% of the original floor areas, in the case of single detached dwellings, duplexes, semi-detached dwellings, or row townhouses, whereas in such case the additional fee shall be assessed based on the regular *permit* fee rate (not the reduced rate for a *permit* to be issued based on a previously approved *permit*) for the entire revised floor area.

Pursuant to subsection 7.1, no building inspections associated with these revisions shall be carried out if outstanding fees are due.

7.5 *Work without permit*

Any person or *corporation* who commences construction, demolition or changes the use of a building before submitting an application for a *permit* or commences any *work* that would otherwise require a building *permit* in accordance with the *Act* unless the *permit* has already been issued, shall in addition to any other penalty imposed by a court of competent jurisdiction under the *Act*, *Building Code*, this By-law , or any other applicable legislation, pay an additional fee equal to 100% of the amount calculated as the regular *permit* fee but in no case shall the additional fee exceed the amount shown in Schedule “A”, in order to compensate the *Corporation* for the additional expenses incurred by such early start of *work*.

7.6 *Refunds*

In the case of withdrawal of an application or the abandonment of all or a portion of the *work*, or refusal of a *permit*, or the non-commencement of any project, the *Chief Building Official* shall determine the amount of paid *permit* fees that may be refunded to the *applicant*, if any, in accordance with Schedule “A” of this By-law.

- (a) At the discretion of the *Chief Building Official*, no refund shall be issued in the case where a request to cancel a *permit* application is made more than one year after the date it was received.
- (b) No refund shall be issued when an application for *occupancy of an unfinished building*, as provided for in Subsection 1.3.3 -Division C of the *Building Code*, is cancelled.
- (c) No refund shall be issued for any fees associated with the issuance of Orders under the *Act*.

7.7 Not Ready - fee

In the event that upon attendance by an *inspector* pursuant to Part 10 of this By-law, the *inspector* deems that an inspection is not able to be conducted due to a *not ready* condition, a fee as prescribed in Schedule 'A' shall be payable prior to the last mandatory inspection required, or the issuance of an occupancy permit, where applicable.

The fee, where applicable, shall not be imposed until 60 calendar days from the day this By-law comes into force and effect.

Part 8 TRANSFER OF PERMITS

8.1 Application – completed – by new owner

A *permit* may be transferred in the name of a new *owner*, if the new *owner* completes the *permit* application form in accordance with the requirements of Part 4 of this By-law.

8.2 Fee – Schedule “A”

A fee shall be payable on an application for a transfer of *permit* as set out in Schedule “A” of this By-law.

8.3 New owner – permit holder – upon transfer

The new *owner* shall, upon a transfer of a *permit*, be the *permit holder* for the purpose of the *Act* and the *Building Code*.

Part 9 REVOCATION OF PERMITS

9.1 Revocation- Powers of Chief Building Official

Pursuant to subsection 8(10) of the *Act*, the *Chief Building Official* may revoke a *permit* if after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the *Chief Building Official*, been seriously commenced. The *Chief Building Official* may also revoke a *permit* due to additional reasons as stipulated in subsection 8(10) of the *Act*.

9.2 Notice of Revocation

Prior to revoking a *permit* under subsection 8(10) of the *Act*, the *Chief Building Official* may serve a notice by personal service or registered mail at the last known address to the *permit holder*, and, following a 30 day period from the date of service, the *Chief Building Official* may revoke the *permit* if grounds to revoke still exist, without any further notice.

9.3 Deferral of Revocation

A *permit holder* may within 30 days from the date of service of a notice under this Part, request in writing that the *Chief Building Official* defer the revocation by stating reasons why the *permit* should not be revoked. The *Chief Building Official* having regard to any changes to the *Act*, *Building Code* or other applicable law may allow the one-time deferral, applicable to a period of no later than twelve (12) months from the date the *permit* was issued, in writing. In the event where a *permit* was issued as a result of an Order issued under the *Building Code Act*, no deferral of revocation shall be granted.

9.4 Fee for Deferral

A request for deferral shall be accompanied by the non-refundable fee set out in Schedule “A” of this By-law.

Part 10 NOTICE REQUIREMENTS FOR INSPECTIONS

10.1 Notice prior – each stage – to Chief Building Official

The *permit holder* shall notify the *Chief Building Official* or a *Registered Code Agency* where one is appointed, of each stage of construction for which a mandatory notice is required under Article 1.3.5.1 -Division C of the *Building Code*. In addition to the notice of completion as prescribed by Section 11 of the *Act*, the *permit holder* shall provide

another mandatory notice after the completion of demolition *work* to ensure the completion of site grading and other *works* described in Section 4.2 (2)(d) of this By-law.

10.1a Notice prior – occupancy permit request – to Chief Building Official

The *permit holder* shall notify the *Chief Building Official* or a *Registered Code Agency* where one is appointed, requesting an occupancy *permit* be issued, for certain buildings in accordance with Articles 1.3.3.4 and 1.3.3.5 -Division C of the *Building Code*.

10.2 Effective – when received – by Chief Building Official

A notice pursuant to this Part of the By-law is not effective until notice is actually received by the *Chief Building Official* or the *Registered Code Agency* and the *permit holder* receives a confirmation number issued by the *Corporation* or the *Registered Code Agency*.

10.3 Time Periods – Inspection

Upon receipt of proper notice, the *inspector* or a *Registered Code Agency*, if one is appointed, shall, no later than two days as per article 1.3.5.3-Division C of the *Building Code*, after receipt of the notice, undertake a site inspection for notices to which articles 1.3.5.1. and 1.3.5.2. – Division C of the *Building Code* apply, except where the notice relates to matters described in clauses 1.3.5.1.(2)(k) or (l), the site inspection shall be conducted no later than 5 days after the receipt of notice.

10.4 Grading Certificates

For new single detached, duplex or semi-detached dwellings, the *permit holder* shall:

- (a) prior to giving notice to inspect the construction of the foundations, provide to the *Chief Building Official*, or a *Registered Code Agency* where one is appointed, an interim grading certificate bearing the signature and seal of a *Professional Engineer*, or a *Landscape Architect* (a member of the Ontario Association of *Landscape Architects*) or an Ontario Land Surveyor certifying that the elevation of the top of the foundations will conform with the lot grading plan specified in clauses 4.2 (1) (c) (i) and (ii) of this By-law ; and
- (b) provide to the *Chief Building Official*, or a *Registered Code Agency* where one is appointed, within seven (7) months from the date an occupancy *permit* has been issued, a final grading certificate:
 - (i) bearing the signature and seal of the subdivider's *Professional Engineer* certifying that the finished elevations and grading of the land generally conforms with the accepted area or subdivision grading plans and the lot grading plan specified in clauses 4.2 (1) (c) (i) and (ii) of this By-law; or
 - (ii) where no accepted area or subdivision grading plan exists, bearing the signature and seal of a *Professional Engineer*, or a *Landscape Architect* (a member of the Ontario Association of *Landscape Architects*), or an Ontario Land Surveyor certifying that the finished elevations and grading of the land generally conforms to the lot grading plan specified in clauses 4.2 (1) (c) (i) and (ii) of this By-law.

**Part 11
CONSTRUCTION/DEMOLITION SITES**

11.1 Fencing of Construction or Demolition Sites

- (a) Where, at the discretionary opinion of the *Chief Building Official*, a construction or demolition site presents a hazard to the public, the *Chief Building Official* may require the *owner* to erect such fence types as the *Chief Building Official* deems appropriate to the circumstances to prevent unauthorized entry to the site.
- (b) When required by the *Chief Building Official*, a fence shall be erected and maintained enclosing the construction/demolition in accordance with the provisions of this By-law until the hazards are eliminated to the satisfaction of the *Chief Building Official*.

- (c) Every fence required under this section shall be located on the perimeter of the construction/demolition site as determined by the *Chief Building Official* and shall be constructed as follows:
 - (i) have a minimum height of 1.2 m and a maximum height of 2.4 m, measured from grade along any point along the fence's perimeter, unless directed otherwise by the *Chief Building Official*;
 - (ii) if the fence is of chain link construction, the chain link shall be securely fastened to a 25mm diameter metal bar which is securely fastened to metal posts spaced no more than 3.0 m on centre and embedded into the ground in such a manner as to provide a rigid support;
 - (iii) if the fence is of wood construction, the sheathing surface facing away from the construction or demolition shall be constructed of 16mm exterior grade plywood, particle board or equivalent material that will not provide footholds for climbing. The sheathing shall be supported by 89mm x 89mm wood posts spaced no more than 2.4 m on centre and embedded into the ground in such a manner as to provide a rigid support;
 - (iv) if the fence is of the snow fence or plastic mesh type, the fencing shall be securely fastened to metal T-bar posts spaced no more than 1.8 m on center and embedded into the ground in such a manner as to provide a rigid support.
 - (v) if the fence is constructed of any material other than that prescribed in sentences (i) through to (iv), it shall meet the intent of this section and may be approved at the discretion of the *Chief Building Official*.
 - (vi) the fence may provide for openings sufficient to accommodate construction vehicles, machines and any other equipment providing services to the construction or demolition site provided that these openings are closed when the site is unattended.
- (d) Where the *Chief Building Official* has requested a fence be erected under this section, the *owner* shall request a site inspection for the confirmation of fence erection, within 24 hours from the time the fence installation request has been made; and
- (e) When the fence is erected on public lands, it shall be done so in accordance with the *Corporation's* Streets By-law.

11.2 Containment of Construction or Demolition Debris

Debris, such as but not limited to solid airborne particles resulting from construction or demolition work shall be contained within the limits of the property to which the building permit has been issued for.

Part 12 ALTERNATIVE SOLUTIONS

12.1 Alternative Solutions – Submissions

Where application is made for a *permit* that contains materials, systems or building designs which authorization is required under Section 2.1-Division C of the Building Code, the *applicant* shall:

- (a) use the form prescribed by the *Chief Building Official*;
- (b) submit supporting documentation demonstrating that the proposed materials, systems or building designs will provide the required level of performance according to Article 1.2.1.1. -Division A of the *Building Code*;
- (c) submit supporting documentation and test methods providing information according to Section 2.1 –Division C of the Building Code;

- (d) note that the *Chief Building Official* or *Registered Code Agency* may accept or reject any proposed equivalents or may impose conditions or limitations on their use; and
- (e) note that any equivalents which are accepted under this Section shall be applicable only to the location to which the approval is given and are not transferable to any other construction *permit*.
- (f) submit a separate form described in (a), for each item whereupon conformance with Division B of the *Building Code* cannot be achieved; and
- (g) note that the fee paid for alternative solution review shall not be refundable.

Part 13 VALIDITY

13.1 Severability

In the event that any provision of this By-law is declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remaining provisions of this By-law.

Part 14 CONTRAVENTION OF BY-LAW – ENFORCEMENT

14.1 Offence

Every person who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to a fine as provided in section 36 of the *Building Code Act, 1992*, S.O. 1992, c.23, as amended.

14.2 Enforcement

Where any person is directed or required by this By-law to do any matter or thing, such matter or thing may be done in default of its being done by the person directed or required to do it, at that person's expense, and such expense may be recovered by action or as municipal taxes in the manner prescribed by the Municipal Act and the *Building Code Act*.

Part 15 REPEAL – ENACTMENT

15.1 By-law previous

By-law B-6 and all of its amendments are hereby repealed.

15.2 Short Title

This By-law may be referred to as the Building By-law.

15.3 Effective date

This By-law comes into force and effect on August 1, 2019.

Passed in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading -
Second Reading -
Third Reading -

**SCHEDULE “A”
BY-LAW B-__**

CLASSES OF PERMITS AND FEES

1. CALCULATION OF PERMIT FEES

Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule:

Permit Fee (rounded to the nearest dollar) = SI x A

Where:

SI = Service Index for Classification of the *work* proposed and,

A = floor area in m² of *work* involved

In all cases, more than one fee category may apply unless noted otherwise.

2. MINIMUM PERMIT FEE

A minimum fee of \$175.00, unless otherwise indicated, shall be charged for any work in buildings classified under the *Building Code* as a Part 9 building. For Part 3 buildings, under the Building Code, a minimum fee of \$375.00 shall be charged, unless otherwise indicated herein or listed as a flat fee.

3. CLASSES OF PERMITS AND FEES

3.1 CONSTRUCTION (new finished floor area unless noted otherwise)

BUILDING CLASSIFICATION (per <i>Building Code</i>)	SERVICE INDEX (SI)
	\$/m ² , unless otherwise indicated

Group A [Assembly Occupancies]	
All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants (Finished), Theatres, Arenas, Gymnasiums, Indoor Pools	18.75
Restaurants (Shell)	14.20
Outdoor Public Swimming Pools or Public Spas	10.00
All other Group A Buildings	21.00

Group B [Institutional Occupancies]	
Institutional, Hospitals, Nursing Homes, and other Group B Buildings	24.30

Group C [Residential Occupancies]	
Single Detached Dwellings, Semis, Duplexes	11.50
• with private septic system (additional fee)	900.00 flat fee
• with geothermal system (additional fee)	420.00 flat fee
Live/Work Units, Previously approved (single detached, semis), Townhouses	9.40
• with private septic system (additional fee)	900.00 flat fee
• with geothermal system (additional fee)	420.00 flat fee
Apartment Buildings	7.50
• with geothermal system (additional fee)	\$540.00 flat fee
Motels (greater than 2 stories) and Hotels	18.00
All other residential Occupancies	14.00

Group D [Business and Personal Service Occupancies]	
Group D Buildings (Shell)	14.00
Group D Buildings (Finished)	17.00

Group E [Mercantile Occupancies]	
Group E Mercantile Occupancies (Shell)	8.80
Group E Mercantile Occupancies (Finished)	12.00

Group F [Industrial Occupancies]	
Industrial Buildings, Warehouses(Shell)	7.00
Industrial Buildings, Warehouses(Finished)	8.50
Gas Stations, Car Washes	8.60
Parking Garages (Underground, Open Air)	4.60
All Other Group F Buildings including self storage buildings	9.10

3.2 ALTERATIONS, RENOVATIONS, and REPAIRS (to existing floor areas)

Group C - Dwelling units (excluding Apartment Building units)	3.00
Group A and B occupancies	5.75
All other Occupancies	5.00
Balcony Repairs or Guard Replacement	\$17.00/\$1,000 construction value
Parking Garage Repairs	\$17.00/\$1,000 construction value
Fire alarms	\$375.00 flat fee
Fire alarm annunciator panel replacement (stand alone)	\$300.00 flat fee
Electromagnetic Locks	\$35.00 each (max. fee \$420.00)
Sprinklers (based on sprinkler coverage area)	0.50

3.3 DEMOLITION

Single Detached Dwellings, Semis, Duplexes	\$350.00 flat fee
All other buildings:	
• with gross floor area equal to or less than 600 m ²	0.45
• with gross floor area greater than 600 m ²	1.00

3.4 DESIGNATED STRUCTURES (OBC Div. A-1.3.1.1)

Communication Tower supported by a building,	\$380.00/Tower
Crane Runway	\$380.00 flat fee
Exterior Tank and Support (not on slab on grade)	\$380.00 /Tank
Pedestrian Bridge (when applied as a separate <i>permit</i>)	\$380.00 /Structure
Retaining Wall	\$11.20/linear m.
Stand alone structure supporting a wind turbine generator having a rated output of more than 3kW	\$380.00 flat fee

3.5 STAND ALONE AND MISCELLANEOUS WORK

Air Supported Structures	4.75
Canopy (with no signage/lettering)	\$175.00/canopy
Farm Buildings, Agricultural Greenhouses	3.50
Manure storage facility	\$450 flat fee
Portable Classrooms	\$200.00 each
Residential Decks, Porches,	
• uncovered	\$175.00 each
• covered (supporting roof loads)	\$300.00 each
Shoring of excavations (stand alone <i>permit</i> application)	\$ 11.00/lineal m.
Single Detached Dwelling Garages, Carports, Accessory structures:	
• equal to or less than 55 sq.m.	\$175.00 each
• over 55 sq.m.	\$275.00 each
• additional fee of \$175.00 if plumbing is involved	
Temporary Structures	
Tents (individual or each group)	
• from 60 sq.m to 225 sq.m.	\$175.00 each
• exceeding 225 sq.m.	\$250.00 each

<i>Temporary buildings</i>	\$175.00 each
Underpinning (stand alone permit)	\$15.00/lineal m.

Solar Panels installed on:

- Single detached/semi-detached buildings \$180.00 per building
- All other buildings \$17.00 /\$1,000 of construction value of works excluding solar panel costs

Underground structures (excluding fuel tanks)	\$400.00/ structure
Rack storage systems	2.50 (minimum \$500.00)

3.6 STAND ALONE MECHANICAL WORK (HVAC & PLUMBING)

More than one fee category may apply per building/work proposed.

3.6.1 Heating, Ventilating and Air Conditioning (HVAC)

Group A, B, D, E, F	2.00
Group C – single/detached/semi-detached dwelling units	\$175.00 flat fee
– other Group C Buildings	2.00

Plus an additional flat fee of \$175.00 if work proposed includes Make-up Air Units, or Rooftop Units.

Commercial Kitchen Exhausts, Spray Booths, \$350.00 flat fee
Dust Collectors, etc. (applies to installations on existing buildings when no other mechanical/plumbing work is proposed)

3.6.2 Plumbing and Drainage Systems-Fixtures-Equipment-Systems

Piping Single Detached or Semi Detached Dwellings: \$175.00 flat fee

- Water services, Sanitary and Storm buried piping, repairs, replacements and additions of buried plumbing and drainage piping, pool drains

Piping (All Other Buildings) \$3.00 /lineal m.

- Inside Sanitary and Storm Piping, Outside Water Services, Sanitary and Storm Piping

Manholes, Catchbasins, Interceptors, and Sumps complete with pumps, roof drains	\$ 12.10 each
Backflow prevention devices (requiring testing)	\$175.00 each
Backwater valves (sanitary) including weeping tile disconnection	\$175.00 each

Private *Sewage system* (new or replace):

- Holding Tank \$620.00 flat fee
- Septic System (complete) \$850.00 flat fee
- Septic Bed \$620.00 flat fee
- Septic System Tank only \$360.00 flat fee

Geothermal system for single/semi-detached/duplex	\$420.00 flat fee
Geothermal system for all other buildings	\$620.00 flat fee

4. ADMINISTRATIVE FEES

a) Additional Plan review fees (in addition to *permit* fees charged due to any increase in floor area) as a result of changes made to the original *permit* application submission.

- (i) After all reviews have been completed prior to *permit* issuance or after the *permit* has been issued (excludes new model submission for single
- \$130.00 per hour
(min. fee \$175.00)

detached dwellings, duplexes, semi-detached dwellings, or row townhouses, review of proprietary products/systems/equipment/components)

- (ii) New Model submission 50% of the original permit fee
(single detached dwellings, semi-detached dwellings, duplexes, or row townhouses) made more than five business days after original *permit* application was submitted or post *permit* issuance
- b) Partial Occupancy *permit* \$560.00 flat fee
- c) Conditional *Permit* (as per Section 8.(3) of *Building Code Act*)
in addition to fee in section 3 above,
 - (i) single detached dwellings, duplexes, \$275.00 per *permit*
semi-detached dwellings, or row townhouses
 - (ii) all other uses \$600.00 per *permit*
- d) Inspection to Clear Deficient *Permit* \$500.00 flat fee
- e) Inspection conducted after Order issued under the *Building Code Act* where Order has not been complied with \$175.00 per visit
- f) Permission to defer permit revocation \$300.00 per *permit*
- g) *Permit* for Change of Use (no construction) \$175.00 flat fee
- h) Special Inspection, excluding fire protection inspection \$400.00 flat fee
(outside office hours-max. 3 hours-upon request-based on staff availability)
- i) Special inspection for fire protection items (outside \$500.00 flat fee
hours-max. 3 hours-upon request-based on staff availability)
- j) Special inspection on holidays and weekends Special inspection
(max. 3 hours-upon request-based on staff availability) fee plus 50% of
the special
inspection fee
- k) Transfer of *Permit* (Ownership) \$175.00 flat fee
- l) Special Research Requests \$175.00 per hour or part
of Building Division thereof
- m) Certification of an additional set of drawings \$175.00 per set
on the basis of which a *permit* was issued
by the *Chief Building Official*
- n) Spatial separation (Limiting distance) agreements \$400.00 per
agreement
- o) Alternative solutions review \$400.00 per alternative solution
form submission
- p) *Three day permit*
 - Residential use additional fee equal to 50% of the
(excluding apartment buildings) original *permit* fee (min. \$275.00)
 - All other uses additional fee equal to 50% of the
original *permit* fee (min. \$550.00)

- | | | |
|----|--|--|
| q) | Occupancy <i>permit</i> (in accordance with Ontario <i>Building Code</i> Div. C -1.3.3.4 & 1.3.3.5)
• Additional copy of occupancy <i>permit</i> | (included in <i>permit</i> fee)
\$150.00 flat fee |
| r) | Liquor Licence Clearance Letter
• Not Associated with a Building <i>Permit</i> or Business License
• Associated with a Building <i>Permit</i> or Business License | \$480.00 flat fee
\$275.00 flat fee |
| s) | Review of proprietary systems/equipment/ components for Ontario <i>Building Code</i> conformance (including Compliance letter issuance) | \$300.00 flat fee per item reviewed |
| t) | Review of proprietary systems/equipment/ components for Ontario <i>Building Code</i> conformance associated with a specific building permit or permit application | \$200.00 flat fee per item reviewed |
| u) | 'Not Ready' re-inspection | \$175.00 flat fee |
| v) | Construction Fence inspection | \$175.00 flat fee per inspection |
| w) | Order issued pursuant to the <i>Act</i> , except for Stop Work Order
(Payment of these fees does not relieve any person or corporation from complying with the <i>Act</i> , the Building Code or any applicable law.) | \$200.00 flat fee |
| x) | Stop Work Order issued pursuant to section 14 of the <i>Act</i> .
(Payment of these fees does not relieve any person or corporation from complying with the <i>Act</i> , the Building Code or any applicable law.) | \$275.00 flat fee |
| y) | Work without permit | 100% of original permit fee (max. \$7,500.00) |

5. **MISCELLANEOUS - CHARGES**

For classes of *permits* not described or included in this schedule, a reasonable *permit* fee shall be determined by the *Chief Building Official*.

6. **REFUNDS**

Pursuant to Part 7 of this By-law, the fees that may be refunded shall be a percentage of the fees payable under this By-law, calculated by the *Chief Building Official* as follows:

- (a) 90 percent if administrative functions only have commenced;
- (b) 80 percent if administrative and zoning functions only have commenced;
- (c) 60 percent if administrative, zoning and plan examination functions have commenced;
- (d) 50 percent if the *permit* has been issued and no field inspections have been conducted subsequent to *permit* issuance;
- (e) a \$175.00 fee for each field inspection that has been conducted after the *permit* has been issued will be deducted from all refunds.
- (f) If the calculated refund is equal to or less than the minimum fee applicable to the *work*, no refund shall be made of the fees paid.
- (g) The additional 50% fee paid in the case of a *permit* application for a *three day permit* shall not be refunded in any case.
- (h) The additional fee equal to 100% of the amount calculated as the regular *permit* fee but not more than \$7,500 paid in the case of *work* without a *permit* pursuant to Section 6.4 of this By-law, shall not be refundable in any case.

- (i) no refund shall be payable in the case where a *permit* has been revoked.
- (j) any fee paid for alternative solution review shall not be refundable.

7. NOTES

The following explanatory notes are to be observed in the calculation of *permit* fees:

- The Building Classification above shall be the classification for the use as determined by the *Building Code* and Appendix A of the *Building Code*.
- Floor area of the proposed *work* is to be measured to the outer face of exterior walls and to the centre line of party walls or demising walls (excluding attached residential garages).
- In the case of interior alterations or renovations, area of proposed *work* is the actual space receiving the *work* (i.e. tenant space).
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and interior balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deductions are made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc.).
- Unfinished basements for single detached dwellings (including semis, duplexes, and townhouses) are not included in the floor area.
- Attached garages are included in the *permit* fee for single detached dwellings and semi-detached dwellings.
- Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable.
- Where new construction or extensive interior alterations also include the addition of items identified under Stand Alone Mechanical Work (HVAC & Plumbing) the *permit* fee shall be solely based on the service index applicable to the building's classification.
- Where demolition of partitions or alteration to existing ceilings is a part of an alteration or renovation *permit*, no additional *permit* fee is applicable.
- Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located.
- The occupancy categories in the Schedule correspond with the major occupancy classifications in the Ontario *Building Code*. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.
- Fees and charges imposed by the Corporation constitute a debt to the municipality and may be added to the tax roll in accordance with s. 398 of the Municipal Act.

**SCHEDULE “B”
BY-LAW B-__**

PLANS AND SPECIFICATIONS

<u>Type of Building</u>	<u>*Required Plans and Specifications</u>
Detached house, semi detached house, townhouse or row house containing not more than two dwelling units in each house and the building systems, works, fixtures and service systems appurtenant to these buildings including ancillary buildings that serve the main building.	Architectural, structural, HVAC, site services and electrical as determined by the scope of the work involved, noting that for alterations or repairs the Chief Building Official may accept less.
All other buildings including their ancillary buildings.	Architectural, structural, mechanical (including HVAC and plumbing), site services and electrical as determined by the scope of the work involved noting that for alterations and repairs the Chief Building Official may accept less.
*This required information is in addition to any information specified in Parts 4 and 5 of this By-law.	

SCHEDULE “C”
BY-LAW B-__

Model Home-Conditional Permits Checklist

MODEL HOME CONDITIONAL PERMITS

SUBDIVISION: _____ Lot(s): _____

<u>Items Required to Comply with Council Policy</u>	<u>Date Rec'd.</u>
1. Copy of the executed subdivision agreement by owner.	_____
2. Letter from owner acknowledging items in agreement they are responsible for, example: <ul style="list-style-type: none">a. Grading Engineer for subdivision;b. Pollution Plant Capacity restriction in agreement;c. Model Home No Occupancy;d. Plan indicating the lots model homes request is for and proposed lot numbers;e. Security;f. Roads are to be maintained;g. Street signs are installed.	_____
3. Letter from subdivision engineer confirming all prior to construction and “prior to” building permit items in subdivision agreement, if they affect requested lots, are complied with.	_____
4. Letter from subdivision engineer concerning: <ul style="list-style-type: none">a) Water supply for firefighting within 300’ of each requested lot;b) Services are available for each lot;c) Access roads for firefighting to each lot at least granular ”B” condition;d) Estimate of construct of works remaining to completion for these lots (paving, sodding, etc.);e) Tree preservation requirements if applicable/noise vibration.f) Sediment and erosion control measures	_____
5. Geotechnical report for building foundations from soils and methane consultant.	_____
6. Owner to provide security in amount indicted in 4d above (letter of credit or certified cheque).	_____
7. Conditional permit agreement by owner.	_____
8. Conditional permit agreement by contractor.	_____
9. \$10,000 security for each dwelling unit (letter of credit or certified cheque) by owner or contractor.	_____
10. Conditional permit fee paid for each permit application.	
11. Applicant to indicate on application under ‘Description’ : “Model Home”.	

**SCHEDULE “D”
BY-LAW B-___**

City of London

Requirements for Drafting Port Connections

The information provided is for buildings without sprinkler or standpipe systems, unless other provisions have been designed.

- 1) An engineer registered with the Professional Engineers Ontario (PEO) shall design and certify all drafting systems used for water supply in areas where municipal water is not available.
- 2) Drafting systems, as described in Section 1 above, shall:
 - a) for Firefighter safety, ideally locate drafting port(s) on north or northwest side of structure, if possible, to account for the prevailing winds;
 - b) be designed so that drafting ports are a minimum of 120 feet (36.5 m) and a maximum of 300 feet (91.5 m) away from the structure on the property (see Appendix A);
 - c) include a number of drafting ports to meet the flow rates as required by Division B, Part 3, Article 3.2.5.7* of the Ontario Building Code (OBC);

Note: The OBC required on site water supply may only be sufficient enough to allow for evacuation and be inadequate to extinguish the fire.
 - d) where more than one (1) drafting outlet/port is required to achieve the required flow, provide an individual drafting pipe for each outlet/port (not on a manifold system);
 - e) be designed and constructed so that each individual drafting port can maintain a minimum draft flow of 1,000 imp. gpm (4,546 lpm); and

Note: Consider the impact of the design of strainers installed on the intake(s) as they can significantly reduce the flow
 - f) where more than one (1) drafting port is required to achieve the OBC required flow rates, provide a minimum of spacing between the drafting ports of 60 feet (18.3 m) to allow fire engines sufficient space to hook up to the other drafting connection (see Appendix A).
- 3) Each drafting port area (see Figure 4) provided shall:
 - a) because of varying ground conditions associated seasonal changes, include a hard all-weather surface, preferably asphalt or concrete, immediately beside the drafting port from which the fire engine will draft, noting that the fire trucks that will operate from this location are two (2) axle vehicles weighing 40,000 lbs (18,143 kg) or three (3) axle vehicles weighing 60,000 lbs (27,216 kgs);
 - b) be demarcated with a sign with reflective material indicating the location;
 - c) incorporate bollards to protect the drafting port and vent assembly;
 - d) noting that each London Fire Department's drafting hoses are 10 feet (3 m) long, be so located such that the drafting port is not more than 10 feet (3 m) from location where fire engine will be positioned during drafting operations; and
 - e) designed such that the grade of the asphalt or concrete surface on which the fire engine is positioned (on a fire access route as defined by Division B, Article 3.2.5.6 of the OBC) is at same height as the point where drafting port piping comes out of ground.
 - f) Consider the drafting port design as follows (see Figures 1 through Figure 4 for examples):
 - i) the drafting piping from the water source shall:
 - (1) be a minimum of 6 inches (152 mm) in diameter;
 - (2) use a piping sized to provide the required OBC flow and account for friction losses and/or flow losses attributable to the pipe size, pipe fittings, strainers, etc.; and
 - (3) piping shall meet OBC Division C, Part 7 requirements (Article 7.2.11.) for water service pipes and fire service mains.
 - ii) the design of the drafting pipe assembly (including the elbow) shall be as follows:
 - (1) the distance from the end of the intake pickup to the centreline of the drafting port outlet shall be ideally 10 feet (3 m) to a maximum of 12 feet (3.7 m); and
 - (2) the centreline of the outlet shall be approximately 24 inches (0.6 m) above grade.

- iii) the drafting pipe outlet design shall be as follows:
 - (1) the pipe coming from the ground shall have a 90 degree elbow attached to the end (see Figure 1);

Figure 1: Drafting Port Side View - 90 Deg Elbow



- (2) the terminating end of the 90 degree elbow shall be equipped with a 5 inch (127 mm) NH female swivel (see Figure 2);

Figure 2: Swivel Fitting w/ 5" NH Female Swivel



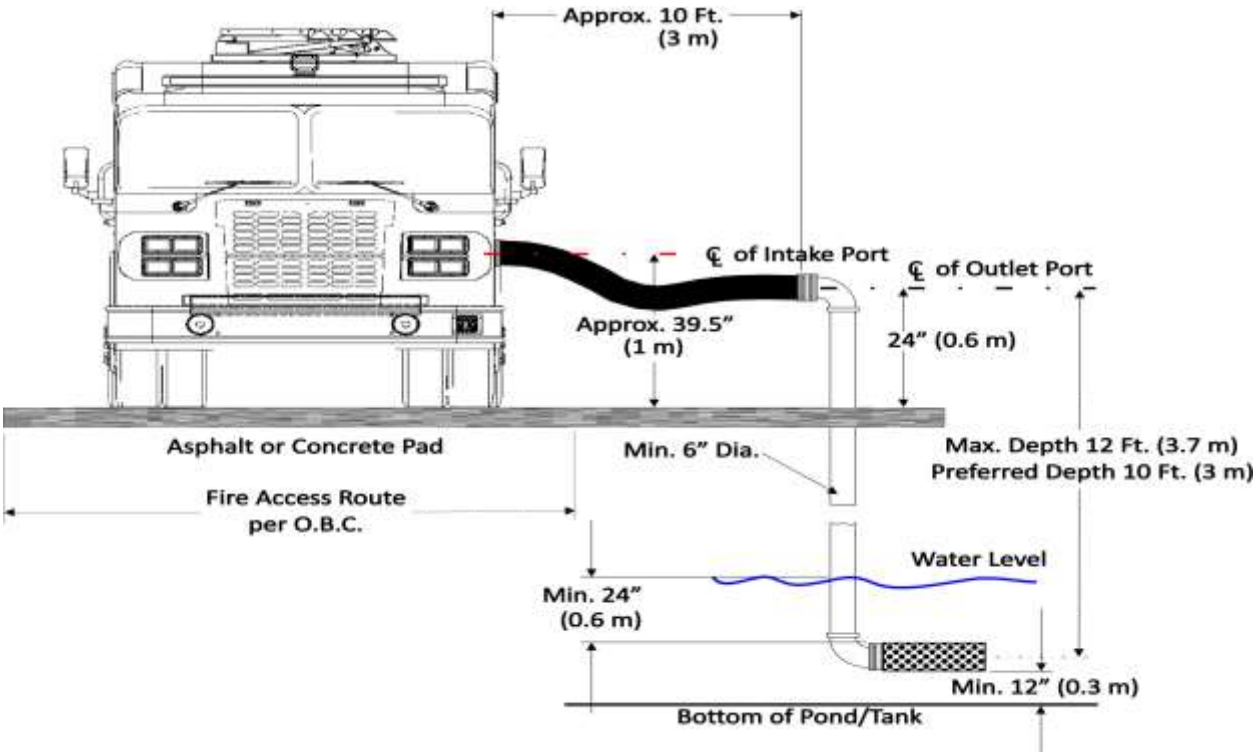
- (3) to prevent debris being thrown into the drafting port, the 5 inch (127mm)NH female swivel shall be closed with a 5 inch(127 mm) NH thread male cap or plug (see Figure 3); and

Figure 3: 5" NH Male Cap



- (4) the aforementioned threaded connection must be perpendicular to the side of the fire truck when positioned (see Figure 4).

Figure 4: Drafting Port Setup



- g) 4 inch (100 mm) STORZ connections are only designed for high pressure connections by the London Fire Department, like connecting to a hydrant, etc. and are not to be used for drafting ports, etc.
- h) 5 inch (127 mm) NH female connections are used for ALL drafting connections by the London Fire Department, like drafting port connections, etc.

- 4) The provided water supply(ies) shall:
 - a) include an easily identifiable mechanism to confirm minimum water level (the total volume required by OBC);
 - b) be designed so that freezing temperatures or the 50 year anticipated lowest water level will not affect total OBC required volume or ability to draft from the connections provided;
 - c) be designed based on *OBC water supply requirements and Ontario Fire Marshal Guidelines (OFM-TG-03-1999) for rural water supply;
 - d) If underground tanks are used, include vent pipes and internal access for maintenance (see Figure 5);

Note: permanent water storage containers should be the preferred water supply since ponds and streams are subject to environmental conditions such as freezing and drought.

Figure 5: Underground Tank with Vent and Access



- e) where the water supply is an external pond, ensure the following is incorporated into the design:
 - i) the intake should NOT be located closer than 12 inches (0.3 m) from the bottom of the pond to prevent sediment being drawn into the intake; and
 - ii) for OBC* requirements, the overall volume of the same shall take into consideration that the lowest level cannot drop below 24 inches (0.6 m) during the drafting operation (see Figure 4) or a vortex may result in pump cavitation;

Example: An asphalt or concrete pad enabling water trucks to backup and dump directly into the pond or into the underground tanks (may require a chute).

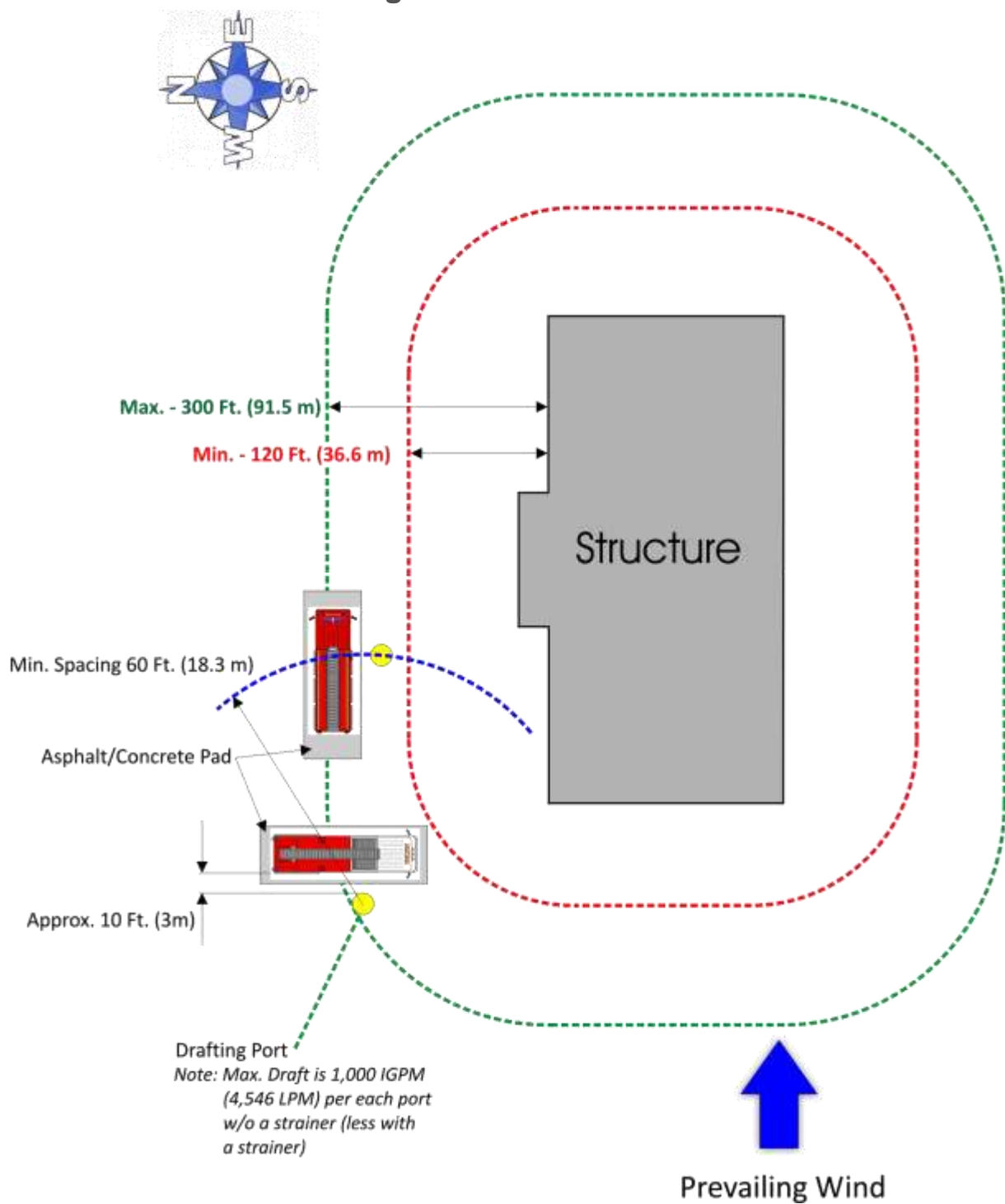
- f) Establish a means to replenish required water supply by way of contracted supplier, keeping in mind off loading capabilities;
 - g) A permanent water level marker, which indicates the minimum water level per design, is to be installed adjacent to the intake.
- 5) Prior to obtaining final approval from the Chief Building Official, an engineer registered with the Professional Engineers Ontario shall certify the drafting pipe assembly showing:
 - a) the drafting pipe assembly(ies) is free of vacuum leaks; and
 - b) the actual water flow achieved at each drafting port meets or exceeds the *OBC design requirements.
 - 6) An approved (by the Fire Department) fire safety plan will be required for any occupancy that has a private water supply and beyond the standard requirements shall include the following:
 - a) detailed information concerning the water supply design;
 - b) documented process describing general maintenance;
 - c) where the water supply is a pond, what actions will be taken to prevent sludge from clogging the intake, as well as the prevention of the growth of seaweed like growth that may clog the intake;
 - d) where the water supply is a pond that is not fed by a water source, outline the contingency plan describing actions to be taken should the water supply fall below *OBC required levels. Variable environmental condition such as drought shall be taken into consideration;
 - e) The approved plan shall be readily available on site; and
 - f) Access to the drafting ports shall be maintained at all times.

* An "adequate water supply" as reference in Division B, Part 3, Article 3.2.5.7 of the Ontario Building Code (OBC) shall be determined by good engineering practice. (See OBC Volume 2, Appendix A, A-3.2.5.7 and NFPA 1142- *Standard on Water Supply for Suburban and Rural Firefighting*)

References:

- NFPA 1142 – *Standard on Water Supply for Suburban and Rural Firefighting*
- NFPA 22 – *Standard for Water Tanks for Private Fire Protection*
- OFM TG-03-1999 – *Fire Protection Supply Guideline for Part 3 in the Ontario Building Code*

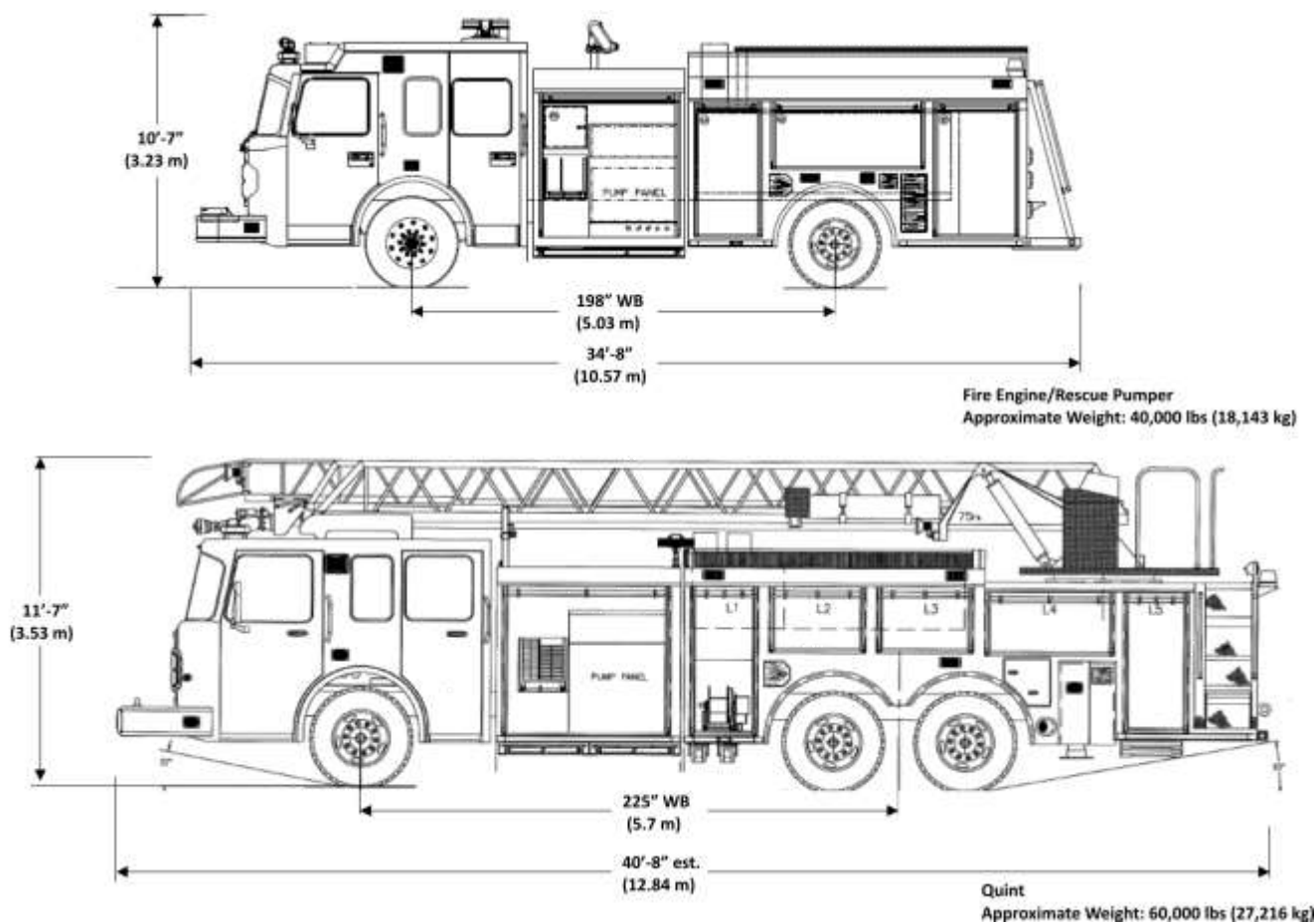
APPENDIX "A"
Drafting Ports Standards



APPENDIX “B”

2012 London Fire Department

Vehicle Configuration (Drafting Only)



Bill No. 201
2019

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

A by-law to amend the Official Plan for the City
of London, 1989 relating to 146 Exeter 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 June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

AMENDMENT NO. #

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change Schedule “A” - Land Use from “Multi-Family, Medium Density Residential” designation, to “Low Density Residential” and “Open Space” designation; and to change Section 20.5 (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), from “Medium Density Residential” to “Low Density Residential and “Open Space”, and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), from “Medium Density Residential” to “Low Density Residential” and “Open Space”.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 146 Exeter Road in the City of London.

C. BASIS OF THE AMENDMENT

This amendment will correct land uses and facilitate the protection of a natural heritage feature, as well as facilitate additional residential development.

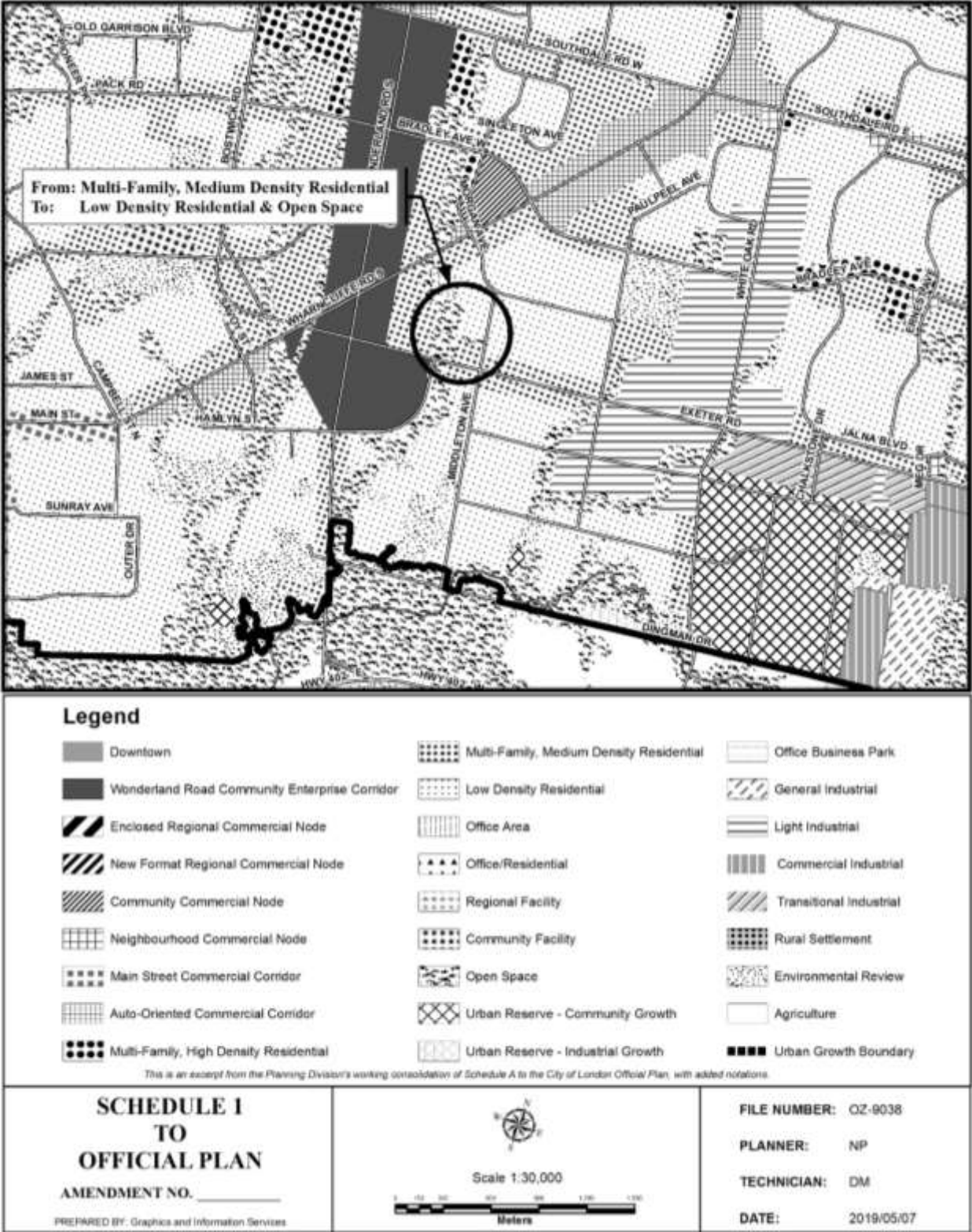
D. THE AMENDMENT

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

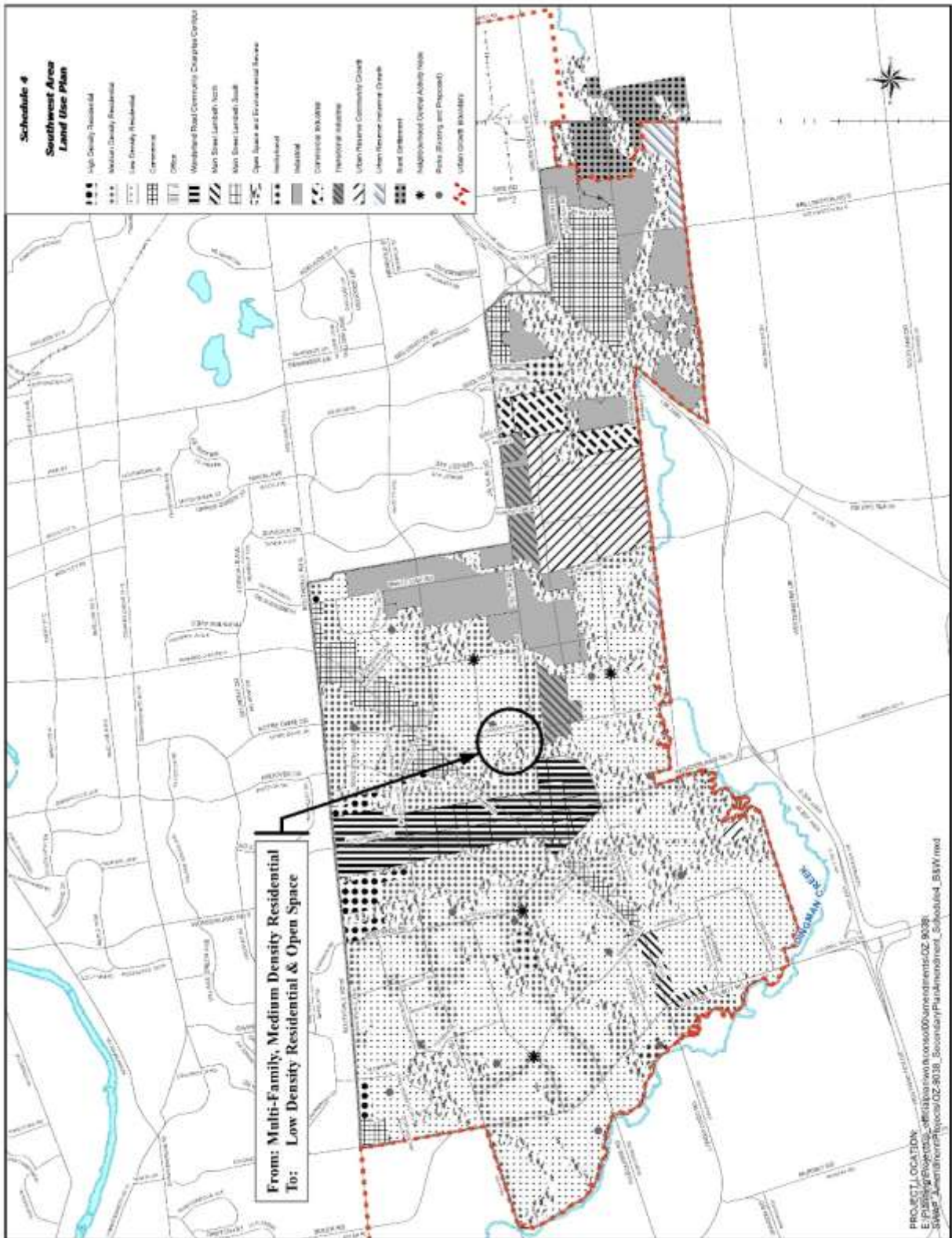
1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by redesignating those lands located at 146 Exeter Road in the City of London, as indicated on “Schedule 1” attached hereto from Multi-Family Medium Density Residential to Low Density Residential and Open Space.
2. The Southwest Area Secondary Plan for the City of London Planning Area is amended by redesignating those lands located at 146 Exeter Road in the City of London, as indicated on “Schedule 4”, and “Schedule 10” attached hereto from Medium Density Residential to Low Density Residential and Open Space.

SCHEDULE “1”

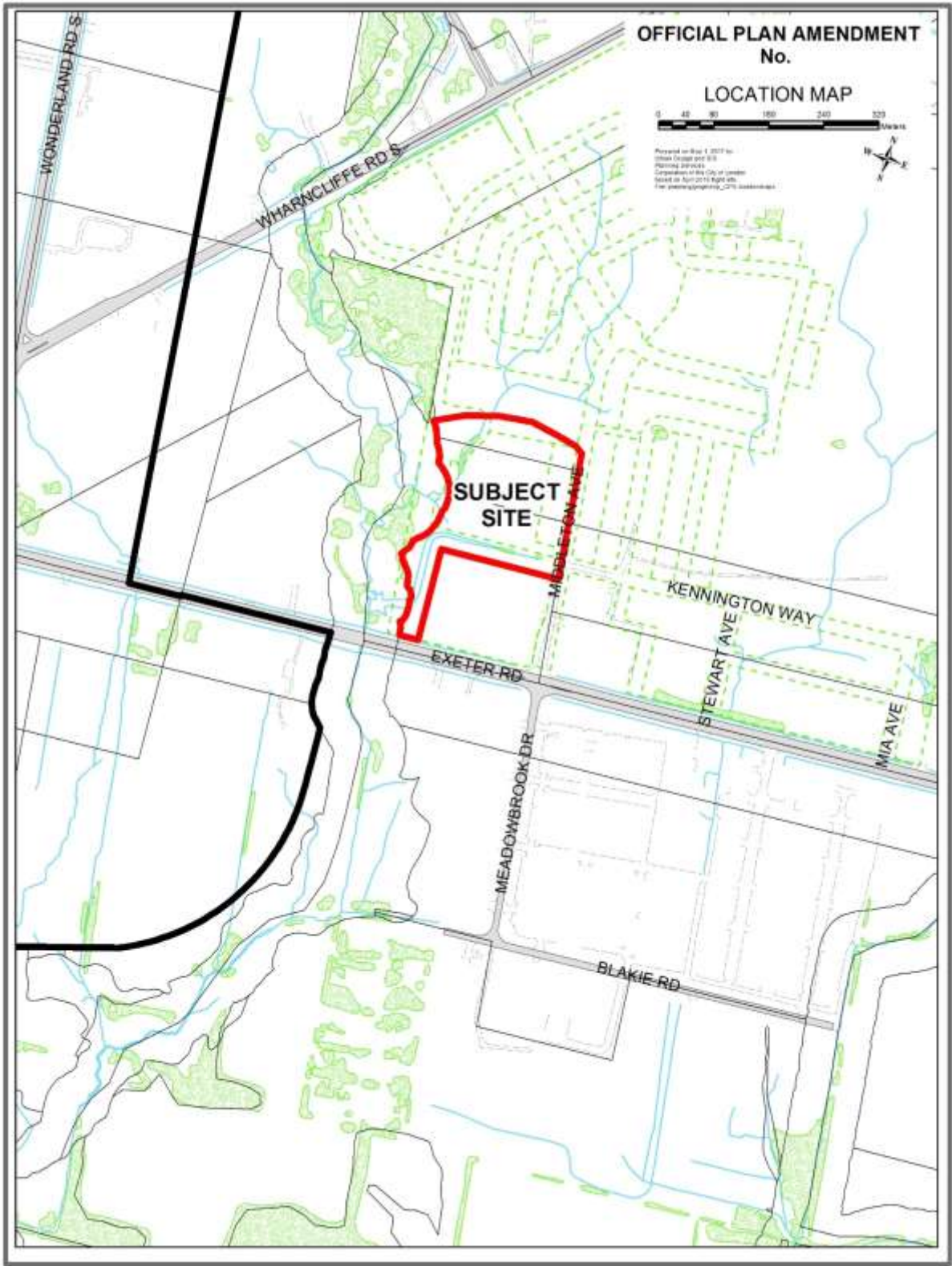
AMENDMENT NO:

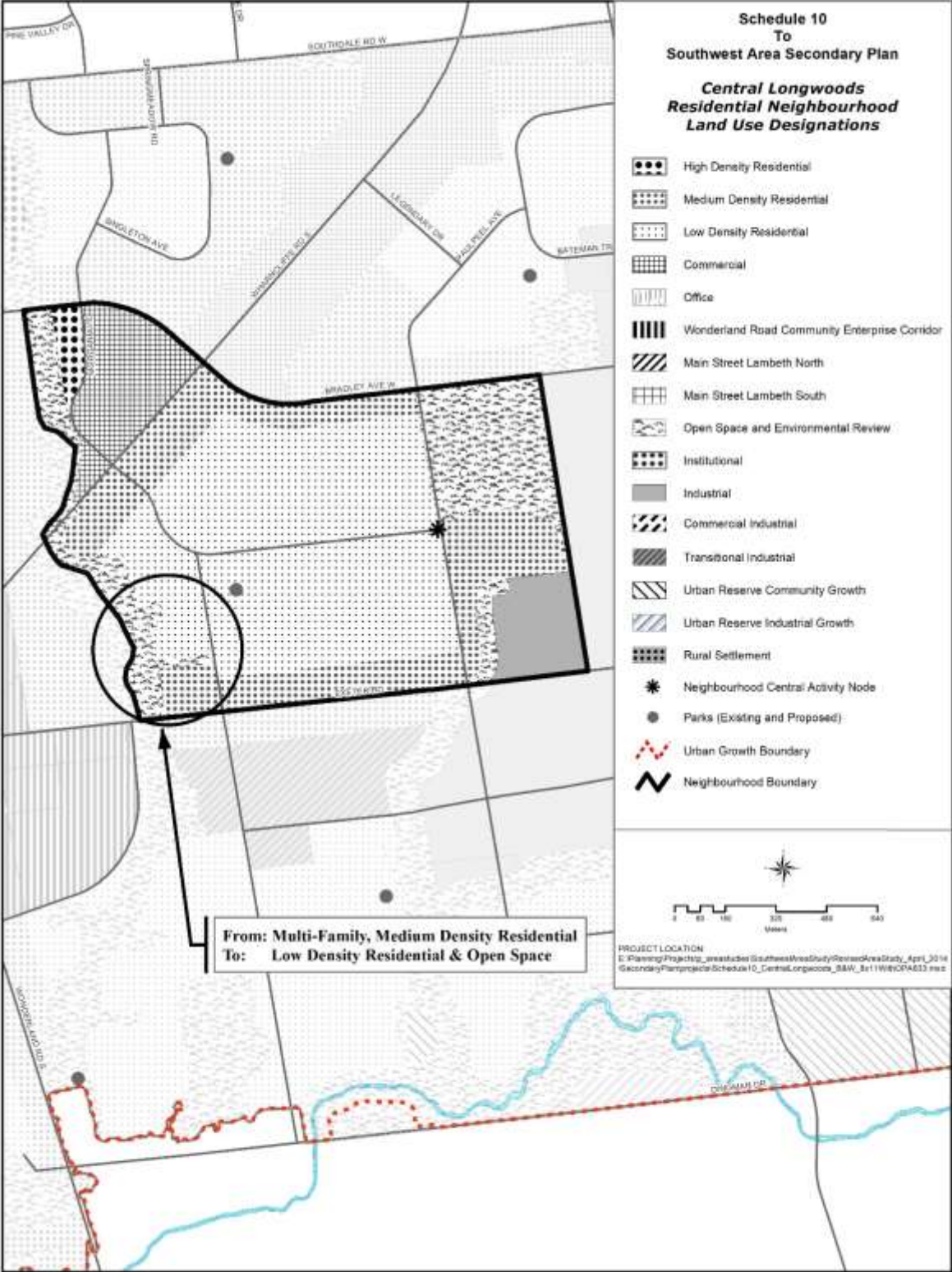


SCHEDULE “4”



SCHEDULE “10”





Bill No. 202
2019

By-law No. C.P.-1512(____)-____

A by-law to amend The London Plan for the
City of London, 2016 relating to 146 Exeter
Road.

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

1. Amendment No. # to The London Plan for the City of London Planning
Area – 2016, as contained in the text attached hereto and forming part of this by-law, is
adopted.
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 June 11, 2019

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Amendment No. #
to
The London Plan for The City Of London

A. Purpose of This Amendment

The purpose of this Amendment is to amend Policy 1565_5. Southwest Area Secondary Plan by changing Schedule 4 (Southwest Area Land Use Plan), from “Medium Density Residential” to “Low Density Residential” and “Open Space”, and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), from “Medium Density Residential” to “Low Density Residential” and “Open Space”.

B. Location of This Amendment

This Amendment applies to lands located at 146 Exeter Road in the City of London.

C. Basis of The Amendment

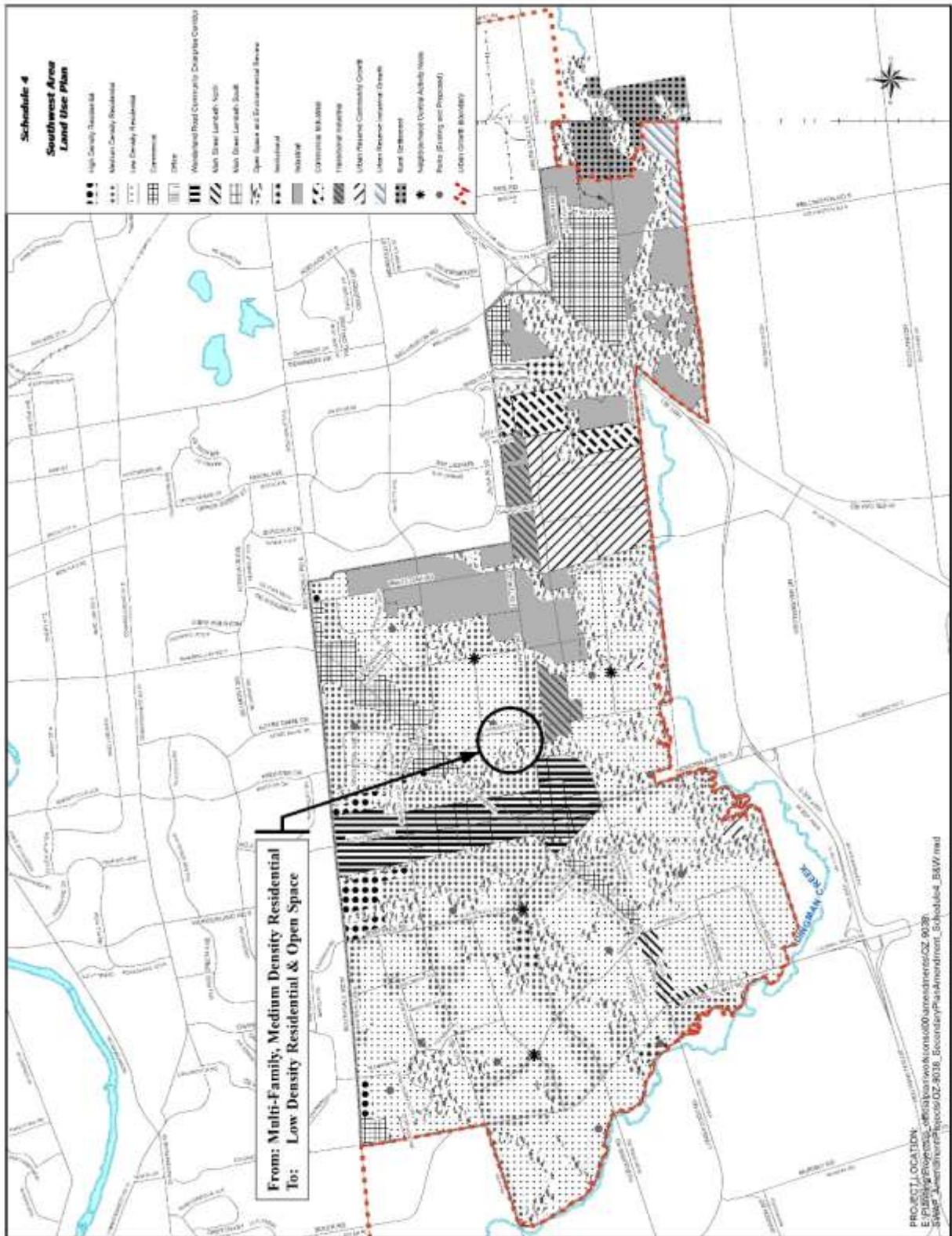
This amendment will correct land uses and facilitate the protection of a natural heritage feature, as well as facilitate additional residential development.

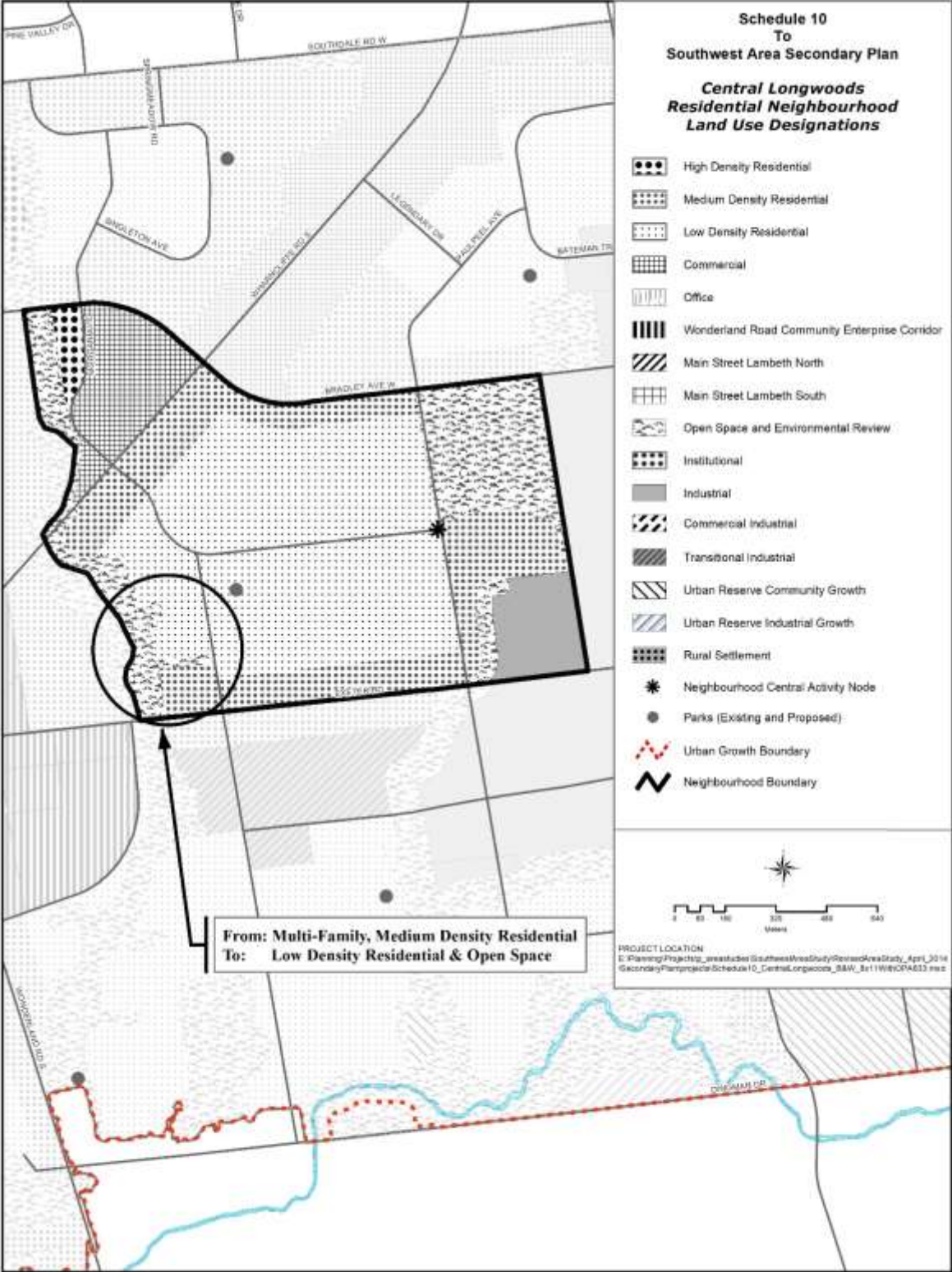
D. The Amendment

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

1. Policy 1565_5. Southwest Area Secondary Plan of The London Plan for the City of London, those lands located at 146 Exeter Road in the City of London, as indicated on “Schedule 1” attached hereto by changing Schedule 4 (Southwest Area Land Use Plan), from “Medium Density Residential” to “Low Density Residential and “Open Space”, and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), from “Medium Density Residential” to “Low Density Residential” and “Open Space”.

Schedule “1”





Bill No. 203
2019

By-law No. CPOL.-_____ - ____

A by-law to enact a new Council policy entitled
“Municipal Service and Financing
Agreements”.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Council of The Corporation of the City of London wishes to enact a new Council Policy entitled “Municipal Service and Financing Agreements Policy”;

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

1. The policy entitled “Municipal Service and Financing Agreements Policy”, attached hereto as Schedule “A” is hereby adopted.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

Policy Name: Municipal Service and Financing Agreements Policy

Legislative History: Enacted _____ (By-law No. CPOL.-_____ -_____)

Last Review Date: May 9, 2019

Service Area Lead: Director, Development Finance

1. Policy Statement

In order to achieve a logical, affordable and fiscally sustainable installation of infrastructure to service growth and development, the City of London utilizes the Growth Management Implementation Strategy (“GMIS”), which is updated on a yearly basis. There may be circumstances, however, where the annual GMIS process cannot address a pressing need for infrastructure construction and where Municipal Council desires to advance a project ahead of its scheduled GMIS construction date. The Municipal Service and Financing Agreements Policy applies to applications for agreements between the City and a proponent to accelerate the construction an infrastructure project outside of the regular GMIS process.

2. Definitions

- 2.1 **20 Year Servicing Boundary** - means the extent of lands within the Urban Growth Area that are deemed to be required to meet projected 20 year unit and non-residential space demand as identified through the Development Charges Study growth allocations (also known as the “GMIS Boundary”).
- 2.2 **Agreement(s)** - means a form of Municipal Service and Financing Agreements as described in Section 1.3 of this Policy.
- 2.3 **the Act** - means the *Development Charges Act*, S.O. 1997, c.27, as amended.
- 2.4 **the City** - means the Corporation of the City of London.
- 2.5 **Capital Budget** - means the financial plan adopted by Council. In the context of this policy, the capital budget provides the funding for the capital projects reflected in the adopted GMIS, and is subject to separate Council approval.
- 2.6 **Carrying costs** - means the financial costs associated with funding an accelerated infrastructure project (e.g., interest costs, opportunity costs, application and administration costs), from the time of design to the time of repayment (i.e., “non-reimbursable costs”).
- 2.7 **CSRF** - means the City Services Reserve Fund.
- 2.8 **DC** - means Development Charge or Development Charges.
- 2.9 **DC Study** - means the Development Charges Background Study as prepared to meet the requirements of the Act.
- 2.10 **FEA** - means Front-Ending Agreement.
- 2.11 **GMIS** - means the Growth Management Implementation Strategy, as described in the City’s Official Plan and adopted by Municipal Council on June 23, 2008, as amended from time-to-time.
- 2.12 **IPR** - means Initial Proposal Review, submitted by a proponent developer prior to submitting a formal subdivision application.
- 2.13 **MSFA** - means Municipal Service and Financing Agreements.
- 2.14 **Staff** - means an employee of the Corporation of the City of London.
- 2.15 **Urban Growth Area** - means the extent of permitted urban development for the City of London, as described in the City’s Official Plan.

3. Applicability

This policy applies to all requests by private landowners for front-ending Development Charges-funded infrastructure.

Although the Act provides for several types of MSFAs, there are two types of Part III (“Front-Ending”) Agreements addressed by this Policy:

- i) Single Front-Ending Owner Front-Ending Agreement: where the agreement to accelerate infrastructure under this policy is between the City and a single front-ending owner/consortium; and,
- ii) Future Benefiting Landowners Front-Ending Agreement: where the agreement to accelerate infrastructure under this policy is initially between the City and a single front-ending owner/consortium, with the addition of future front-ending owners that become party to the agreement as their land within the benefiting area develops.

4. The Policy

4.1 Guiding Principles

The City’s use of MSFA agreements is guided by key principles that inform requests for MSFAs, evaluation of MSFA proposals and agreements prepared to implement this Policy. The MSFA principles are as follows:

- a) The Growth Management Implementation Strategy serves as the City’s development staging strategy for growth infrastructure. The adopted GMIS serves as the basis for the corporate Capital Budget. The GMIS and timing of infrastructure in the DC rate study are intended to provide an adequate supply of serviceable, developable land to meet the growth forecasts.
- b) Municipal Service and Financing Agreements are tools to be used to advance project timing from planned GMIS and Capital Budget construction schedules. Given the opportunity for developers to request adjustments to the timing of infrastructure through the annual GMIS process, MSFAs are not anticipated to be required on a frequent basis.
- c) It is critical that the integrity of the Development Charge reserve funds be maintained at all times when using MSFA tools. In order to maintain the integrity of the reserve funds and to avoid undue debt risk, the City will cap the total value of MSFAs that will be undertaken. Development advanced through an MSFA benefits the proponent developer in their attempts to capture a perceived market demand; therefore, the risk and costs associated with an MSFA are to be borne by the proponent developer and not the City.
- d) Market choice for new housing is beneficial to Londoners, but the timely build-out of existing serviced lands is also essential to capture revenues to pay for past investments in infrastructure.
- e) Opportunities to positively affect the cash flow of development charges reserve funds are valued by the City.
- f) All growth opportunities must be assessed based on the debt risk associated with the proposal and the existing DC debt profile.

4.2 MSFA Parameters

4.2.1 General

- a) The total value of all obligations under executed MSFA agreements at any point in time from the inception date of this policy to July 31, 2019 shall not exceed ten million dollars (\$10,000,000) (i.e., “the cap”).
- b) MSFAs shall generally only be used to advance one infrastructure project per development. The City may consider the use of an MSFA to accelerate multiple projects where the secondary projects represent minor extensions of projects that are eligible for DC funding. In addition to the maximum value of MSFA agreements outlined in Section 2.1.i), no infrastructure project accelerated through an MSFA shall exceed three million dollars (\$3,000,000) for any one service component as defined in the DC By-law.

- c) Municipal Service and Financing Agreements will not be used to accelerate development located outside of the 20 Year Servicing Boundary as indicated in the Development Charges Background Study.
- d) Only works included in the most recent Development Charges Background Study will be eligible for acceleration through the use of an MSFA. Additionally, only works within the current 5 year GMIS and Capital Budget time periods will be considered for acceleration.
- e) As part of an application for an MSFA, the development proponent shall be provided the opportunity to describe the benefits of accelerating a project from the existing GMIS and Capital Budget timeline, consistent with Section 2.1 iv).
- f) Lands accelerated for development through an MSFA shall be contiguous to existing developing lands.
- g) Infrastructure projects proposed for acceleration through an MSFA shall meet the criteria outlined in this policy (Section 4) to the satisfaction of the City. The development proponent will have the opportunity to address the criteria in applying for MSFA approval.
- h) Costs associated with the preparation and administration of an MSFA (e.g., staff time and consulting fees) shall be recovered from the proponent developer.
- i) The proponent developer shall pay for the full costs associated with the non-growth share of the accelerated work. The cost of the non-growth share shall be repaid to the proponent developer, unless the developer and the City agree to have the developer pay a portion or all of the non-growth cost without reimbursement as part of the acceleration of the project. Repayment of the non-growth share shall be exclusive of interest and shall be based on the actual non-growth amount for the project, rather than the estimate contained in the Development Charges Background Study. Reimbursement of the non-growth share will occur at the same time as reimbursement of the growth share.
- j) Agreements shall contain provisions for the City to recover cost overruns should the actual cost of an accelerated project exceed the estimated cost identified in an Agreement. Conversely, should the accelerated project produce cost efficiencies resulting in the project being below the anticipated cost identified in an agreement with the City, the agreement shall provide that any excess of the front-end funding that exceeds the revised actual cost of the works be returned to the proponent, without interest.

4.2.2 Front-Ending (Part III) Agreements – s. 44

Section 44 of the Act provides for the costs of constructing DC eligible works where the initial financing is to be provided by one or more of the parties to the Agreement. The Agreement may also provide for persons who, in the future, develop land within the area defined in the Agreement to pay an amount to reimburse the initial front-ending developer(s) for some part of the upfront costs of the work.

The Agreement is viewed as a loan arrangement between a developer(s) and the City. The loan to the City facilitates the financing and advancement of construction of infrastructure until it would otherwise have been constructed according to the timing specified in the GMIS.

This form of Agreement will generally be used to accelerate major works such as stormwater management facilities, trunk sanitary and storm sewers and arterial road improvements.

Under such an arrangement, the following minimum provisions will be included in the Agreement:

- a) A description of the work to be done, a definition of the area of the municipality that will benefit from the work and the estimated cost of the work.
- b) If necessary, the proportion of the cost of the work that will be borne by each party to the Agreement, and the method and timing for depositing the amount with the City.
- c) If necessary, the method for determining the part of the costs of the work that will be reimbursed by the persons who, in the future, develop land within the area defined in the Agreement; and a description of the way in which amounts collected from persons to reimburse the costs of the work will be allocated.
- d) If necessary, the method for determining the amount, and the amount of the non-reimbursable share of the costs of the work for the parties and for persons who reimburse parts of the costs of the work.
- e) The applicant(s) will finance all carrying costs associated with the Agreement. Carrying costs will not be eligible for reimbursement.
- f) The developer will provide the City with cash or an irrevocable indexed Letter of Credit, to the satisfaction of the City Treasurer (or designate), to finance the costs of the works. A Letter of Credit provided in relation to an Agreement will be drawn upon as design and construction of the work proceeds.
- g) The Agreement will contain provisions related to the repayment for the works. Repayment will be in the form of cash. The City will make repayment, using the appropriate service component, from the City Services Reserve Fund. The repayment may be financed from cash in the City Services Reserve Fund, or through a debenture, at the discretion of the City Treasurer (or designate).
- h) Redistribution of proportionate share of funding may be accomplished by financial contributions by parties named in the agreement who benefit from the works completed under the Agreement (See subsection 2.2 iii) above).
- i) Repayment by way of cash reimbursement of funding for front-ended works will commence on the date originally identified in the GMIS for the construction of the work at the time in which an Agreement is entered into. Adverse revenue conditions experienced by the City after entering into an Agreement may result in the deferral of other projects through the annual GMIS process. This may adversely affect the timing of projects not being accelerated.
- j) The entering of an MSFA Agreement will not alter the times at which DC's are collected from the developments which ensue from the construction of infrastructure facilitated by an Agreement.
- k) The Agreement will provide that the City will recover a sum estimated to be the reasonable cost of preparing and administering the Agreement, including staff time and expected consulting costs.
- l) The FEA will be subject to notification and appeal processes described in sections 46 through 49 of the Act.

4.3 Application for a Municipal Service and Financing Agreement

4.3.1 Application Required

A request for an Agreement with the City shall require the completion of an application form by the proponent developer(s). The application form will provide the applicant opportunities to demonstrate how the proposed acceleration meets the criteria outlined in Section 4. Consideration of a request for an MSFA will not commence until a completed application has been received by the City and acknowledged in writing by the City Treasurer (or designate) as complete.

4.3.2 Commissioner Certification

All applicants submitting MSFA applications shall be required to swear an oath before a Commissioner for the Taking of Affidavits that the contents of the application are true and complete, to the best of their knowledge. A Commissioner's stamped and signed verification of this oath shall be required prior to the commencement of an administrative review of an MSFA application.

4.4 Criteria for Evaluation of Municipal Service and Financing Agreement Applications

The following is a list of the criteria that will be applied to an application for consideration of an MSFA:

- a) Is the project proposed for acceleration included in the most recent Development Charges Background Study?
- b) Is the project proposed for acceleration within the current 5 year period of GMIS and the Capital Budget?
- c) Is the estimated cost of the project within the available MSFA cap room and the available service component MSFA cap room?
- d) Does the project for proposed acceleration have a minor non-growth share?
- e) Is there a single DC-eligible infrastructure project required to permit the development of the subject lands?
- f) Are there DC-eligible minor extensions of other non-local services required to permit the development of the subject lands?
- g) If acceleration of the project produces pressure on timelines for lifecycle renewal projects on previously constructed infrastructure that would be impacted by the proposed development, is there a means of mitigating the pressure through the proponent contributing to the cost of prematurely upgrading previously built infrastructure?
- h) Are the benefiting lands contiguous to existing developing lands?
- i) Have all environmental assessments required for the proposed accelerated work been completed and approved?
- j) Will the project require the expropriation of land, and if so, what are the implications of the proposed expropriation?
- k) Are there any concerns related to the MSFA's impact on the City's debt ceiling?
- l) Does the financial analysis completed by Staff demonstrate that the acceleration of the project will not have negative impacts on DC cash flow projections and have minimal impact on tax and water/sewer rates funding for non-growth share portions?
- m) Are the proposed project and the information contained in the application consistent with the MSFA principles, and parameters as stated herein?

4.5 MSFA Request Review Process

4.5.1 Initial Assessment

Proponent submits development proposal through an Initial Proposal Report. If the IPR meeting identifies a DC-funded infrastructure project required for the development that has a construction date within the five year capital budget period, but with a construction timeline currently limiting the subject lands from being developed, the developer may submit an application for acceleration of the capital work.

4.5.2 Application

Although the application is pre-mature, based on the timing of infrastructure in the GMIS, the proponent desires to proceed by providing the financing necessary

to facilitate the construction of the needed infrastructure. This will entail entering into a form of MSFA with the City. The proponent completes an MSFA application and submits the application to Development Finance Staff for review. The application will require the proponent to demonstrate the need for the development and why it would be advantageous for the City to advance the construction timing of the needed infrastructure.

Staff review the completed application based on Council-endorsed MSFA policies and criteria and prepare a report for Council consideration (including an engineering and financial analysis of the implications of the proposal and its effects on the DC reserve funds). The report will be submitted to Corporate Services Committee and will provide a recommendation by the City Treasurer and City Engineer, regarding the City's review of the proponent's application for an MSFA.

4.5.3 Recommendation to Committee re: Application

If the Staff review deems the application to be in the City's interest based on the criteria and financial analysis, the recommendation to Corporate Services Committee will be to approve the application in principle, with direction to Civic Administration to work out the Agreement details in accordance with the staff report, MSFA policy elements affecting agreements and any further direction arising from Council's consideration of the report.

If the Staff review deems the application to be not in the City's interest based on the criteria and financial analysis, the recommendation will be to refuse the application, with reasons for the recommended refusal. In either case, the results of the staff review will be placed before the Corporate Services Committee of Council for their deliberation.

4.5.4 Negotiation/Preparation of Agreement

Pending a Council resolution that favours the pursuit of the MSFA agreement, Staff will initiate the preparation of the Agreement and a report for the Corporate Services Committee providing the Agreement for Council approval.

Upon Council approval of the Agreement, both parties affix signatures and the Agreement comes into force. Based on the terms of the executed Agreement construction of the developer front-end financed work can proceed.

4.5.5 Repayment under a Front-Ending Agreement

The initiating proponent(s) provides funds to the City to pay for the full costs associated with the construction of an infrastructure project, in accordance with the executed Agreement. The money received is deposited in a dedicated account and is used to pay for the costs of constructing the project. Under the Act provisions, as lands within the benefiting area are developed, the owners of the developing land may become party to the FEA and may be required to contribute funds to provide a proportional share with the proponent and previous developers, all as set out in the Agreement. Repayment of the funds provided to accelerate the work will be in accordance with MSFA policy and the terms of the FEA. Each year, the City Treasurer will report the amount of outstanding liabilities and credits associated with front-ending agreements in accordance with the Act provisions and regulations governing the annual report of the Treasurer. As outlined in the Act, Part III agreements are subject to notice requirements and are appealable.

Bill No. 204
2019

By-law No. CPOL.-_____

A by-law to enact a new Council policy entitled “Part-Lot Control Policy” to guide the consideration of request for exemption to Part-Lot Control.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Council of The Corporation of the City of London wishes to enact a new Council Policy entitled “Part-Lot Control Policy” to guide the consideration of requests for exemption to Part-Lot Control;

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

1. The policy entitled “Part-Lot Control Policy”, attached hereto as Schedule “A” is hereby adopted.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

Part-Lot Control Exemption Policy

Policy Name: Part-Lot Control Exemption Policy

Legislative History: Enacted _____ (By-law No. CPOL.- _____ - ____)

Last Review Date: May 9, 2019

Service Area Lead: Director, Development Services

1. Policy Statement

The Part-Lot Control Exemption Policy is established to guide the consideration of requests for exemption to Part-Lot Control. In Ontario, the subdivision of land is governed by the *Planning Act*. Under this legislation, lot creation is permitted through the approval of a plan of subdivision, the granting of a Consent (commonly described as a “severance”) or, for lots within a registered plan of subdivision, through a by-law exemption from Part-Lot Control.

2. Definitions

Not applicable.

3. Applicability

This policy applies to all applications for exemption from Part-Lot Control. Exemption from part-lot control is appropriate when a number of land transactions are involved and the resulting changes will not affect the nature or character of the subdivision.

4. The Policy

4.1 Objective

The primary objective of the policy is to ensure that any by-law passed by the Municipality to exempt all, or parts of registered plans of subdivision from part-lot control is in accordance with the provisions of the *Planning Act*, Section 50(28) of the *Planning Act*, R.S.O. 1990, c.P13, includes provisions to ensure that part of a lot or block within a registered plan of subdivision cannot be transferred without the approval of the municipality. The part-lot control provisions of the Planning Act allows a municipality to pass by-laws to remove part-lot control from all or any part of a registered plan of subdivision. Such a by-law has the effect of allowing the conveyance of a portion of a lot or block.

4.2 Exemption requests

Requests for exemption to Part-Lot Control will be considered as follows:

- a) appropriately zoned lots and blocks of registered plans of subdivision may be exempted from part-lot control for the purpose of establishing individual properties for conveyance or other purposes where municipal services or agreements for extension of services are in place;
- b) exemption from part-lot control is used to implement the intended lotting of a portion of a registered plan where the complete division of land was not practical at the time of subdivision approval and registration;
- c) the nature and character of the subdivision are not to be changed by part-lot control exemption from that which was established by the subdivision plan and zoning by-law;
- d) the removal of part-lot control is appropriate when a series of land divisions is necessary to allow sale of the constructed buildings and associated part-lots;
- e) references will be made to the land severance guidelines, guidelines for private streets, and other pertinent policies when considering the appropriateness of exemption; and
- f) the registration costs of by-laws passed at the request of the developer or subdivider, to exempt lands from part-lot control, will be borne by the applicant.

Bill No. 205
2019

By-law No. CPOL.-_____-____

A by-law to amend By-law No. CPOL.-122-374, as amended, being “Accessibility Policy” to provide additional language to clarify that provision of accessible services includes services for employees, as well as the public, and to include reference to The Integrated Accessibility Standards.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-122-374, as amended, being “Accessibility Policy”, to provide for additional language to clarify that provision of accessible services includes services for employees, as well as the public, and to include reference to The Integrated Accessibility Standards”.

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

1. By-law No. CPOL.-122-374, as amended, being “Accessibility Policy”, is hereby amended by deleting Schedule “A” of the by-law and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

Accessibility Policy

Policy Name: Accessibility Policy

Legislative History: Enacted September 19, 2017 (By-law No. CPOL.-122-374); Amended July 24, 2018 (By-law No. CPOL.-122(a)-377); Amended _____ (By-law No. CPOL.- _____ - _____)

Last Review Date: April 16, 2019

Service Area Lead: Manager, Human Resources and Corporate Services

1. Policy Statement

This policy outlines The Corporation of the City of London’s (“Corporation”) commitment to providing quality goods, services, and facilities that are accessible to all persons the Corporation serves.

2. Definitions

2.1 Corporation – refers to The Corporation of the City of London

3. Applicability

This policy applies to all employees of the Corporation, Council Members, Standing and Advisory Committee members, volunteers and all other persons who provide goods, services or facilities on behalf of the Corporation.

4. The Policy

The Corporation of the City of London is committed to providing quality goods, services, and facilities that are accessible to all persons the Corporation serves. The Corporation understands that the provision of accessible services also means providing an accessible workplace for all employees and is therefore committed to providing an accessible workplace for all.

The Corporation will continue to work with the community and will allocate appropriate resources toward the elimination of accessibility barriers in customer service, information and communication, employment, transportation and the design of public spaces.

The Corporation is committed to meeting the requirements of applicable legislation, including the *Accessibility for Ontarians with Disabilities Act*, *The Integrated Accessibility Standards Regulation*, and Ontario’s *Human Rights Code*.

Bill No. 206
2019

By-law No. CPOL.-_____-_____

A by-law to amend By-law No. CPOL.-19-215, as amended, being “Annual Retirement Dinner, 25-Year Club Dinner and Other Civic Dinners Policy” by renaming the Council Policy to “Receptions and Dinners for Retirement, 25-Year Club and Other Civic Occasions” and to clarify the type of events to be held.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-19-215, as amended, being “Annual Retirement Dinner, 25-Year Club Dinner and Other Civic Dinners Policy” by renaming it the Council Policy to “Receptions and Dinners for Retirement, 25-Year Club and Other Civic Occasions” and to clarify the type of events to be held.

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

1. By-law No. CPOL.-19-215, as amended, is hereby amended by deleting Schedule “A” to the by-law in its entirety and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

Receptions and Dinners for Retirement, 25-Year Club and Other Civic Occasions

Policy Name: Receptions and Dinners for Retirement, 25-Year Club and Other Civic Occasions

Legislative History: Adopted June 13, 2017 (By-law No. CPOL.-19-215); Amended July 24, 2018 (By-law No. CPOL.-19(a)-391); Amended _____ (By-law No. CPOL.-_____-____)

Last Review Date: February 26, 2019

Service Area Lead: City Clerk

1. Policy Statement

- 1.1 This policy permits the holding of annual receptions or dinners to recognize retirement, 25 years of service, and other civic occasions.

2. Definitions

For the purposes of this policy,

- 2.1 **Retirement Dinner** – shall mean a dinner held to recognize City of London staff and London Police Service staff who have retired, or will retire, in the calendar year during which the dinner is held.
- 2.2 **25-Year Club Reception**– shall mean a reception held for City of London staff and London Police Service staff who have, or will have, achieved 25 years of service with the City of London or the London Police Service, in the calendar year in which the reception is held.
- 2.3 **Civic Dinner** – shall mean a dinner hosted by the City of London for a special occasion.

3. Applicability

- 3.1 This Council policy applies to all employees of the City of London and the London Police Service

4. The Policy

- 4.1 Subject to the annual budget approval process, an annual City of London Retirement Dinner for employees retiring in the calendar year, and one guest, shall be hosted by the City of London.
- 4.2 Subject to the annual budget approval process, an annual Council reception shall be held for those employees achieving 25 years of service in the calendar year, including one guest.
- 4.3 The City of London, on its own initiative and on the recommendation of the Mayor and the City Clerk, may host a civic dinner for special occasions which may arise from time to time, on the understanding that such dinners will be held solely on the City's initiative and not as a result of an application or request from an outside source. Civic dinners shall be subject to budget availability.

Bill No. 207
2019

By-law No. CPOL.-_____ - ____

A by-law to amend By-law No. CPOL.-193-445, as amended, being “City of London Community Suite Policy” to include the requirement for user groups to provide proof of insurance.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-193-445, as amended, being “City of London Community Suite Policy” to include the requirement for user groups to provide proof of insurance.

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

1. By-law No. CPOL.-193-445, as amended, being “City of London Community Suite Policy” is hereby amended by deleting Schedule “A” to the by-law and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

City of London Community Suite Policy

Policy Name: City of London Community Suite Policy

Legislative History: Adopted September 19, 2017 (By-law No. CPOL.-193-445); Amended July 24, 2018 (By-law No. CPOL.-193(a)-426); Amended _____ (By-law No. CPOL.- _____ - _____)

Last Review Date: February 26, 2019

Service Area Lead: City Clerk

1. Policy Statement

- 1.1 This policy outlines the requirements associated with use of the City of London Community Suite at Budweiser Gardens.

2. Definitions

- 2.1 Not applicable.

3. Applicability

- 3.1 This policy shall apply to The Corporation of the City of London and local charitable volunteer groups for corporate use and community promotion for all events, except east end stage events (small concert mode) to be held in Budweiser Gardens.

4. The Policy

4.1 Tickets

The Suite includes ten tickets for all London Knights regular season games. Tickets for other events are purchased on an event basis.

4.2 Eligible Community Groups

Access to the Community Suite is limited to registered charities, incorporated non-profits, minor sports associations' administration, neighbourhood associations that are involved in fundraising for projects that are related to the repair, enhancement, construction or preservation of a City-owned or operated facility or the development and operation of a City-operated or supported program activity, and service clubs that are based in the City of London. Groups applying to use the Suite must provide a description of the group or organization, the legal name of the group, a contact and name of the person responsible for all costs associated with the use of the Suite, and the details on the proposed use of the Suite (e.g. fundraising, reward program for volunteers, etc.) Each group will be limited to one application. City schools are eligible for fundraising purposes only. A School may use the Suite only once. It is not the intent to draw individual classes within a School to utilize the Suite.

4.3 Allocation of Dates

- a) A list of events will be prepared, identifying community use event dates and City event dates in four month intervals.
- b) The standing committee whose mandate includes such matters, and the City Manager, will identify those dates that the Suite will be used for City business.
- c) The City Manager shall be authorized to approve use of the Community Suite in those circumstances where an international or national event requires the use of the Community Suite as a bid condition in order to secure the event, and the City Manager shall be required to advise the

Municipal Council of any such approval upon his/her notification that the subject bid was successful.

- d) The dates not being utilized for City purposes will be allocated by way of a draw or random lottery. A group submitting an application will list its priority for available events. The selected group will confirm its selection within five business days of being notified of an available date. In allocating event dates, those groups requesting only hockey will be distinguished from those groups requesting non-hockey events.
- e) Any eligible group refusing a date, once selected, shall remain eligible for future draws.
- f) All eligible groups not selected shall remain eligible for future draws.
- g) Once a group has used the Suite, they will not be eligible for re-use of the Suite until all other eligible groups have been offered use of the Suite.

4.4 Requirements of the User Group

- a) The user groups will be responsible for the behaviour of their users and will be required to abide by the same rules as other Suite holders.
- b) Each group will be responsible for all food and beverage costs, ticket costs (except regular season London Knights hockey games) and damages associated with the use of the Suite.
- c) Each group will be required to pay a \$250 refundable cheque to be used as security for the use of the Suite, provide proof of insurance, and must sign a waiver form for liability.
- d) Where tickets are required to be purchased for an event, groups will be required to purchase those tickets 10 business days prior to the event.

4.5 City Use of the Suite

- a) The City's use of the Suite will be governed by Municipal Council based on the recommendation of the standing committee whose mandate it is to deal with such matters, excluding those uses authorized by the City Manager for international or national events requiring the use of the Community Suite as a bid condition in order to secure those events.
- b) The City's use of the Suite is intended for community promotion, industrial and tourism promotion, and to recognize groups which may include persons serving on City committees and recipients of special recognition awards etc.
- c) The Suite will be available to affiliated Boards and Commissions for similar purposes as the City. Affiliated Boards and Commissions will not be considered an eligible community group for the use of the Suite, but under the policies that govern City use of the Suite.
- d) The cost of using the Suite by the City will be borne by the City and budgeted by the City Clerk and in the case of affiliated Boards and Commissions, or others that use the Suite, the cost will be borne by the user.

4.6 Administration of the Suite

The City Clerk is the primary contact for user groups and is delegated responsibility to administer this policy.

Bill No. 208
2019

By-law No. CPOL.-128()-____

A by-law to amend By-Law No. CPOL.-128-380, as amended, being “City of London Records Management Policy” to clarify that City records include those that have been received or created by the City and to update the Policy to reflect current practices.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-128-380, as amended, being “City of London Records Management Policy” to clarify that City records include those that have been received or created by the City and to update the Policy to reflect current practices;

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

1. By-law No. CPOL.-128-380, as amended, being “City of London Records Management Policy” is hereby amended by deleting Schedule “A” to the by-law and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

City of London Records Management Policy

Policy Name: City of London Records Management Policy

Legislative History: Adopted September 19, 2017 (By-law No. CPOL.-128-380); Amended July 24, 2018 (By-law No. CPOL.-128(a)-423), Amended _____ (By-Law No. CPOL.- _____ - _____)

Last Review Date: May 1, 2019

Service Area Lead: City Clerk

1. Policy Statement

- 1.1 The records and information holdings of The Corporation of the City of London (the “City”) are valuable corporate assets needed to support effective decision making, meet operational requirements, protect legal, fiscal and other interests of the City, and to adhere to the requirements of the *Municipal Act, 2001* as amended and the *Municipal Freedom of Information and Protection of Privacy Act, 1990* as amended.

The City manages its information holdings by a records management program that is administered by the Office of the City Clerk.

All City records deemed corporate records that have been received or created by any City employee fall into the custody and control of the Corporation and are the property of The Corporation of the City of London.

The retention of records is usually dependent on the subject matter of the records, and not the format in which the records are stored. The Records Management By-law, including the Records Retention Schedule and the Records Retention Policy will be applied to all records in the custody and control of the City – including electronic records (i.e. e-mails, files saved on staff computers and networks, files saved external drives, text messages, voice mails, etc.).

2. Definitions

- 2.1 For the purposes of this policy, the following definitions shall apply:

Active Record	A record that is referred to and used on a regular basis.
Archival Record	A record or item that has been appraised for permanent retention because of its historical, fiscal, legal (including evidential), operational, or administrative value. The long term value of the record justifies its preservation.
Archives	A repository for archival records.
Classification System	A systematic method of coding and categorizing records for ease of use, retrieval, and disposal.
Corporate Records	Any record created, received, deposited or held by any City employee in the course of business and used to support a City function or to conduct City business. Does not include Councillor constituency records.
Disposition	The final phase of the records life cycle, meaning the disposal of records that have no further value, or the transfer of archival records to permanent storage.
Disposition Authority	The individual responsible for the records under the care and control of a particular departmental business unit. Typically the “Disposition Authority” is a Service Area Manager or Director with signing authority.
Document	The smallest unit of filing.

File / Folder	A group of related documents.
File Plan	A logical systematic method for the description and classification of records.
Inactive Record	A record that is referred to infrequently. Physical inactive records are usually kept in a storage facility until final disposition.
Life Cycle	The life span of a record from its creation or receipt throughout its active and inactive stage to final disposition.
Metadata	Data that provides information about a record's content, making it easier to retrieve, use, or manage. Metadata includes, but is not limited to: means of creation of the data, purpose of the data, time and date of creation, creator or author of data.
<i>Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)</i>	Ontario legislation which, with some limitations, provides the public with a right of access to records held by the City and protects the privacy of personal and third party information held by an institution.
Record	Information, however recorded or stored, whether in printed form, on film, by electronic means, or otherwise, that can include: correspondence, a memorandum, a book, a plan, a map, a drawing, a diagram, a pictorial or graphic work, a photograph, a film, a microfilm, a sound recording, a videotape, a machine readable record, any other documentary material, regardless of physical form or characteristics, and any copy thereof; and subject to the regulations, any record that is capable of being produced from a machine readable record under the control of an institution by means of computer hardware and software or any other information storage equipment and technical expertise normally used by the institution.
Record Series	A group of related records that are normally used and filed together.
Records Centre	A storage facility to house inactive records until their final disposition.
Records Classification System	A system to promote the effective use of City information by providing a consistent standard for the description and management of corporate records and improving control and accessibility.
Records Coordinator	An employee within each business unit who acts as records management liaison and representative for the business unit, administers and supports the business unit's records management program and participates in all necessary training for the performance of this role.
Records Management	The process of planning, organizing, directing, and controlling all the steps involved in the life cycle of records.
Retention Schedule	A Council-approved timetable that prescribes a life span to recorded information from its creation to final disposition.
Transitory Records	Records that have temporary usefulness and are only required for the completion of a routine action, or the preparation of another record. They are not an integral part of a records series and are not filed regularly with standard

records or filing systems. They are not required to meet statutory obligations or to sustain administrative or operational functions.

Vital Records

Records that are essential to resume or continue the operations of an organization after an emergency; those necessary to recreate the corporation's legal and financial position; and/or those necessary to preserve the rights of the corporation, its employees, customers, and ratepayers.

3. Applicability

3.1 This policy shall apply to all records of The Corporation of the City of London.

4. The Policy

4.1 Purpose

The purposes of this policy are:

- a) To ensure that the records of The Corporation of the City of London are retained and preserved in a secure and accessible manner.
- b) To foster government accountability and transparency by promoting and facilitating good recordkeeping.

4.2 Objectives

A records management program applies systematic controls and standards to the creation, security, use, retention, conversion, disposition and preservation of recorded information. A standardized records management program allocates sufficient resources to:

- a) manage the information life cycle to meet all legislated requirements for record keeping, including those of the *Municipal Act, 2001* and the *Municipal Freedom of Information and Protection of Privacy Act, 1990*;
- b) manage information holdings, making them readily available for decision making and to meet information access requests, including those made under the *Municipal Freedom of Information and Protection of Privacy Act, 1990*;
- c) protect the integrity and authenticity of records so that they may be relied upon as evidence of organizational activity and administrative decisions and thereby meet legal, evidential and accountability requirements;
- d) ensure that records are protected and are not destroyed or removed from the custody and control of The Corporation of the City of London unless authorized by the City's Records Retention Schedule, or through contractual agreement;
- e) ensure the identification and preservation of permanently valuable records and the destruction of records that have surpassed their retention, in a timely, secure, and environmentally sound manner;
- f) promote organizational efficiency and economy through sound record keeping practices, including reducing storage costs through the use of records storage centres and appropriate technology; and,
- g) establish and define accountability, responsibility and roles, as appropriate to level of involvement with records management.

4.3 General Directives

- a) All records created or received by an employee of The Corporation of the City of London in the course of official business are subject to City records management practices and procedures.

- b) It is the responsibility of every City employee holding or maintaining City records to deliver all such records to his or her successors or to the City Clerk upon leaving office or employment.
- c) Transfer of original City records into the possession of private organizations or individuals is prohibited except for the purposes of microfilming, imaging, duplication, format conversion, binding, conservation, or other records management and preservation procedures or where authorized by bylaw, legislation or contractual agreement.

4.4 Ownership of Records and Information

- a) Records created or accumulated by City Councillors acting in their political or constituency capacity are not corporate records where these records are stored and managed separately from City records.
- b) Records in the custody of consultants, contractors, and private service providers performing work for the City may be under the control of the City and subject to the *Municipal Freedom of Information and Protection of Privacy Act, 1990*.
- c) Records created by volunteers or part time workers performing work under the direction of a City employee are corporate records subject to this policy and to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, 1990*.

4.5 Changes of Custody, Control or Ownership

- a) When physical custody of original corporate records is transferred to another institution not covered by this policy, a protocol agreement must be in place. The agreement must identify the records in question, define the rights retained by the City and ensure that the records will be managed in accordance with government legislation, by-laws, regulations, policies, standards and records schedules. Protocol agreements may contain the following provisions:
 - i) the City may restrict access to or the disposition of records transferred or those created after the transfer;
 - ii) new records created or documentation added to existing records may become City property;
 - iii) records must be returned to the City once they are no longer required or if the information is requested by the City; and,
 - iv) intellectual property rights (such as patents, copyright, etc.) must be retained by the City.

4.6 Information Security

- a) Security measures must be implemented to ensure that records are created, acquired, updated, handled, used, transmitted, transported, filed stored and destroyed in a manner appropriate to their sensitivity. These security measures must ensure the integrity of the records, protect sensitive information and personal information from unauthorized access or disclosure and protect vital records from damage or loss.

4.7 Records Classification System

- a) The Ontario Municipal Records Management System (TOMRMS), as amended, is used as the City's records classification system and retention schedule as per Records Retention By-law - A.-7323-299.

4.8 Retention and Disposition of Corporate Records

- a) All corporate records will be retained and disposed of according to the Council-approved Corporate records schedule.

- b) In order to reduce the use of office space and file equipment, inactive physical records will be stored in records centres coordinated by the City Clerk's Office.
- c) Employees will use the Corporate approved CityHub/SharePoint electronic documents and records management system to store and manage electronic records not already stored in other approved database applications.
- d) In accordance with the approved retention schedule, final disposition action will take place in a timely manner at the end of the retention period for each record series.

4.9 Preservation of Archival Records

- a) Archival records will be managed for preservation throughout the information life cycle.
- b) Archival records will be stored in formats that ensure the longest possible life of records or of the information contained in them. They will be handled and stored in a manner that minimizes damage and deterioration while in use.
- c) Archival records will be preserved in formats appropriate to their retention periods and final disposition. Information of enduring value must be preserved using durable storage media.

4.10 Transitory Records

- a) After a final record has been produced and incorporated into the regular filing system, the working materials involved may become superseded or obsolete transitory records and may be destroyed unless otherwise legislated or specified in the records retention schedule.
- b) Working materials which are required for ongoing legal, fiscal, audit, administrative or operational purposes are not transitory records.
- c) Transitory records that are the subject of ongoing legal proceedings or a request under the *Municipal Freedom of Information and Protection of Privacy Act* must not be destroyed until after the legal proceeding or request has been completed and all possible appeals have been resolved.

4.11 Records Management Training

- a) The objective of staff training is to enable City staff to implement, use and maintain standardized systems for managing their record holdings.
- b) Training must be appropriate to the level of involvement with recordkeeping systems. This involves basic training for all employees and specialized training for business unit records coordinators.
- c) Business unit records coordinators will receive training in the following areas:
 - i) principles of recordkeeping;
 - ii) information management terminology and processes;
 - iii) security of information holdings;
 - iv) access rights and privacy protection;
 - v) management of special types of records (e.g. transitory records, special media, etc.)
 - vi) classification of records;
 - viii) records search and retrieval
 - ix) records retention and disposition schedules; and,

- x) file operations and records storage.

4.12 Destruction of Records

- a) Destruction of records may occur at the end of a record's life cycle as described in the approved records retention schedule. Destruction includes deletion, garbage, shredding, and paper recycling.
- b) Records shall be destroyed using a method appropriate to their medium and to their content. Records containing confidential and/or personal information shall be destroyed through a process that achieves definitive obliteration of information.
- c) Destruction operations must maintain the confidentiality of information and protect the privacy of individuals whose personal information may be contained in the records.
- d) Records must be destroyed promptly following the expiration of approved retention periods. Exceptions to this planned destruction process include records still required for the ongoing functions of a municipal program and records that are the subject of a request under the *Municipal Freedom of Information and Protection of Privacy Act* and records required for ongoing legal purposes.

4.13 Authority and Responsibility

- a) The Senior Leadership Team will:
 - i) provide corporate leadership and support for the records management program.
- b) The City Clerk will:
 - i) provide leadership for records management with respect to vision, mission, policy, standards, strategic planning, training, quality assurance, and facilitate the development, maintenance and improvement of records keeping solutions, tools and systems; and,
 - ii) make recommendations to the Senior Leadership Team and Council regarding policy requirements and records retention and disposal schedules, as required.
- c) The Manager of Records and Information Services and the Manager of Corporate Records will:
 - i) coordinate the corporate wide program for records management;
 - ii) recommend and implement policies;
 - iii) provide direction, training and technical advisory services;
 - iv) provide storage and retrieval services for inactive physical records;
 - v) identify the tools, facilities and staff necessary for service delivery;
 - vi) create and maintain procedure manuals and supporting documentation; and,
 - vii) ensure the currency of the records retention schedule.
- d) The Director of Information Technology Services will:
 - i) provide technical support for the installation, maintenance and upgrading of records management software and related programs to ensure compliance and access within the City's networked systems; and,
 - ii) ensure the security and integrity of electronic records systems.

- e) Service Area Managers/Directors will:
 - i) recommend retention schedules relating to records in their business unit's custody and control to ensure the schedule meets the business unit's operational requirements;
 - ii) use the records storage and retrieval services coordinated by the City Clerk's Office for storage of inactive physical records;
 - iii) ensure business unit staff is fully trained and carrying out their records management obligations;
 - iv) as the Disposition Authority, review and sign off the destruction of records that have reached their scheduled disposition date. If destruction sign-off is not provided, the Disposition Authority shall provide written justification for the request to extend destruction dates;
 - v) when a business function is being transferred to another business unit as a result of a reorganization, transfer to the business unit all records needed to carry out the function, or, when the business unit ceases to carry out a function and the function is not transferred to another business unit, transfer all records relating to that function to the City Clerk;
 - vi) inform the City Clerk of breaches of records management policy (e.g. damage, theft, misuse, privacy complaints or unauthorized disposition of records); and,
 - vii) designate an employee in each business unit to act as the records coordinator.
- f) Business Unit Records Coordinators will:
 - i) oversee and be responsible for preparing inactive records for transfer to the City Clerk's Records Unit for storage;
 - ii) be aware of the location all current records and information stored in his/her business unit, regardless of format;
 - iii) assist employees in their business unit to understand the corporate records management program and procedures and act as "champion" for the program within their business unit; and,
 - iv) assist the Manager of Records and Information Services/Manager of Corporate Records to deliver and to audit the records management program within their business unit.
- g) All City Employees will:
 - i) ensure that all the records they create or receive that are used to support a City function or to conduct City business will be maintained and preserved as required by this policy and the Records Management By-law.

Bill No. 209
2019

By-law No. CPOL.-114(____)-____

A by-law to amend By-law No. CPOL.-114-366, as amended, being “Flags at City Hall Policy” by renaming the Policy “Flags at City Hall” and to add reference and provisions with respect to the flags located at the back entrance of City Hall.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-114-366, as amended, being “Flags at City Hall Policy” to rename the Policy to “Flags at City Hall” and to add reference and provisions with respect to the flags located at the back entrance of City Hall;

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

1. By-law No. CPOL.-114-366, as amended, being “Flags at City Hall” is hereby amended by deleting Schedule “A” of the by-law and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

Flags at City Hall

Policy Name: Flags at City Hall

Legislative History: Adopted September 19, 2017 (By-law No. CPOL.-114-366); Amended July 24, 2018 (By-law No. CPOL.-114(b)-417), Amended _____ (By-law No. CPOL.-____-____)

Last Review Date: April 24, 2019

Service Area Lead: City Clerk

1. Policy Statement

- 1.1 This policy sets out the requirements for the flying of flags at City Hall.

2. Definitions

- 2.1 Not applicable.

3. Applicability

- 3.1 This policy shall apply to any person or organization seeking to fly a flag at City Hall.

4. The Policy

4.1 Flags at Front Entrance of City Hall

- a) The following flags shall be permitted to be flown at City Hall on the flag poles over the front entrance of City Hall:
 - i) flags deemed by the City Clerk to be in accordance with the flag etiquette of Canada as established by Heritage Canada (restricted to the flag of the City of London, Canadian provinces, the Canadian flag, the personal flags and standards of the Royal Family and the Governor General and the Lieutenant Governors throughout Canada, the Royal Union flag, and the flags of the United Nations, the North Atlantic Treaty Organization and the Commonwealth); and,
 - ii) an appropriate flag on the occasion of a visiting dignitary, on the day of the dignitary's visit to London City Hall, as a gesture of respect and friendship.

4.2 Flags in City Hall

- a) As an annual observance to recognize the anniversary of the London Township Treaty, the five signatory First Nations (Chippewas of the Thames First Nation, Chippewas of Kettle and Stoney Point First Nation, Walpole Island First Nation, Aamjiwnaang First Nation and Caldwell First Nation) shall be invited to have their flags displayed on September 7th of each year, in City Hall. In the event that September 7 falls on a day on which City Hall is closed, the flags shall be displayed on the first day prior to September 7 that City Hall is open for business.

4.3 Community Flag Pole

- a) The following flags shall be permitted to be flown at City Hall on the Community Flag Pole installed at the northwest corner of City Hall, facing Wellington Street:
 - i) the Canadian flag at such times as there is no flag of a charitable or non-profit organization to be flown as provided for in 4.3a)ii), or at such times as the half-masting of a flag is in order, as provided for under 4.4c), below; and,

- ii) to celebrate achievement, the flag of a charitable or non-profit organization to help increase public awareness of their programs and activities; an organization that has achieved national or international distinction or made a significant contribution to the community, or an organization that has helped to enhance the City of London in a positive manner.
- b) The following guidelines shall be observed for the flying of flags permitted under 4.3a)ii), above:
 - i) the organization's flag will fly in connection with a particular event by an organization;
 - ii) no flags of commercial, religious or political organizations shall be permitted;
 - iii) no flags of a group or organization whose undertakings or philosophy are contrary to City of London policies or by-laws, or espouse hatred, violence or racism shall be permitted;
 - iv) an organization's flag shall be flown no more than once per calendar year;
 - v) organizations shall be required to submit requests for their organization's flag to fly on an annual basis;
 - vi) a flag shall be flown for a period of up to one week, or for the duration of the associated event, whichever is less; and,
 - vii) flags shall only be raised and lowered on those business days that City Hall is open.

4.4 Flags at Back Entrance of City Hall

- a) The following flags shall be permitted to be flown at City Hall on the flag poles over the back entrance of City Hall facing Reginald Cooper Square:
 - i) The flags of all the provinces and territories and the Canadian Flag are hung, in order of confederation, over the back entrance facing Reginald Cooper Square. The Canadian Flag is hung as per the standards outlined in the National Flag of Canada Etiquette issued from the Federal Government.
- b) The precedence for flag order (from left to right) as per the Position of Honour is as follows:
 - i) the National Flag of Canada;
 - ii) the flags of other sovereign nations in alphabetical order (if applicable);
 - iii) the flags of the provinces of Canada (in the order in which they joined Confederation); and,
 - iv) the flags of the territories of Canada (in the order in which they joined Confederation)
- c) The flags are raised in the spring, and lowered before winter.

4.5 General

- a) The City Clerk will administer the policy for the flying of flags at City Hall.
- b) The following guidelines shall apply to resolving conflicts arising from this policy:
 - i) conflicts between the flying of flags in accordance with 4.1a)i) and 4.1a)ii) shall be settled firstly in favour of those flags being flown in accordance with 4.1a)i) and secondly in favour of those flags being flown in accordance with 4.1a)ii);

- ii) conflicts between the flying of flags in accordance with 4.3a)i) and 4.3a)ii) shall be settled firstly in favour of those flags being flown in accordance with 4.3a)i) and secondly in favour of those flags being flown in accordance with 4.3a)ii);
 - iii) conflicts between the dates requested for flags to be flown by two or more organizations on the Community Flag Pole shall be settled in favour of the organization which first made its request; and,
 - iv) in the event there is a dispute between an organization and the City Clerk as to the eligibility of a request, the appeal process shall be through the Standing Committee of Council whose mandate it is to deal with such matters, with the Municipal Council having full and final say as to whether or not the request to fly a flag will be granted.
- c) The following guidelines shall be observed for the half-masting of the Canadian flag on the Community Flag Pole:

The flying of the Canadian flag at half-mast denotes a period of official mourning or commemoration.

The City of London will fly the Canadian flag on the Community Flag Pole at half-mast in the event of a death or to commemorate a solemn occasion. The Canadian flag will be lowered at the direction of the Mayor. In consultation with the Mayor, the City Clerk will provide instruction to lower the Canadian flag on the Community Flag Pole.

The position of the Canadian flag when flying at half-mast will depend on its size, the length of the mast and its location; but as a general rule, the centre of the Canadian flag shall be exactly half-way down the mast.

The official period of mourning is defined as the day of passing until the day of the funeral.

The Canadian flag will be flown at half-mast on the Community Flag Pole to commemorate the following occasions:

Date	Occasion
April 28	National Day of Mourning for Persons Killed or Injured in the Workplace
August 9	Peacekeepers’ Day
Last Sunday in September	National Peace and Police Officers’ Memorial Day
November 11	Remembrance Day*
	*Half-masting shall occur at 11:00 a.m. or according to the prescribed order of service at the Cenotaph.
December 6	National Day of Remembrance and Action on Violence Against Women

Bill No. 210
2019

By-law No. CPOL.-275(____)-266

A by-law to amend By-law No. CPOL.-275-266, being “Free of Fear Services for All Policy” to provide for annual reporting and to clarify that the Policy applies to all City services.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-275-266, being “Free of Fear Services for All Policy” to provide for annual reporting and to clarify that the Policy applies to all City services.

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

1. By-law No. CPOL.-275-266, being “Free of Fear Services for All Policy” is hereby amended by deleting Schedule “A” to the by-law and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

Free of Fear Services for All Policy

Policy Name: Free of Fear Services for All Policy

Legislative History: Enacted June 25, 2018 (By-law No. CPOL.-275-266); Amended _____ (By-law No. CPOL.- _____ - _____)

Last Review Date: February 22, 2019

Service Area Lead: Manager, Strategic Programs and Partnerships; Housing, Social Services and Dearthness Home

1. Policy Statement

The purpose of this policy is to enable London residents with uncertain or no immigration status to access City services without fear that the City will ask for and provide information on the immigration status of individuals to other public institutions or orders of government. This policy applies only to the services provided by the City of London.

This policy enables:

- All residents to have meaningful access to City services free of fear and to be treated with dignity and respect.
- The adoption of a Non-Disclosure practice by City staff to enquire about a person’s immigration status unless legally required to do so to access specific services provided by the City.
- No reporting of any resident’s immigration status to the Canadian Border Services Agency or Police unless legally required to do so.

2. Definitions/terminology for the purpose of this policy

Immigration Status – Many London residents have diverse immigration status, which includes Canadian Citizenship, Permanent Residency, Temporary Residency, and those who may have uncertain or no specific immigration status.

Uncertain Status – This refers to individuals who may have a pending status and/or unknown immigration status. This could include an individual who has received a negative decision on their application to stay in Canada, and is actively appealing that decision. These individuals often have very limited access to resources and supports.

Non Status – This refers to individuals who reside in Canada who no longer have an immigration status, and are usually referred to as “undocumented”. This could be an individual that arrived through the proper channels on a permit, and at a certain point their circumstances changed resulting in their documents no longer being accepted or recognized by the state; therefore the individual has no lawful status of residence. These individuals have very limited access to resources and support, and sometimes do not have the ability nor may it be safe for them to return to their country of citizenship.

Refugee or Protected person – According to Canada’s *Immigration and Refugee Protection Act*, this refers to a person who has been determined to be either (a) a Convention Refugee¹ or (b) a person in need of protection (including, for example, a person who is in danger of being tortured if deported from Canada).

3. Applicability

This policy relates only to the area of access to municipal services under the jurisdiction of the City, and is limited to those services directly provided by the City.

The policy does not apply to the London Police Services Board, nor does it include the City’s Agencies, Boards, and Commissions.

The Federal government of Canada has jurisdiction over immigration policies and regulations related to law enforcement activities and immigration control.

The Provincial government determines eligibility requirements for access to child care subsidy, social assistance, and to affordable housing. The City of London administers these programs on behalf of the Province, which require proof of documented immigration status.

4. The Policy

4.1 Proposed Policy Framework

The Scope of this policy is to guide the actions of the City, including all City staff.

4.2 Responsibilities

The City's Senior Leadership Team is collectively and individually responsible for directing compliance with this policy:

Managers are responsible for ensuring that staff are aware of and compliant with this policy and that no other policies or procedures are developed that contravene this policy;

Employees are responsible for providing services to all residents in a respectful and meaningful manner and not enquiring about immigration status directly or indirectly unless legally required to do so as an eligibility requirement for access to specific services.

4.3 Policy Directives

The policy directives are as follows:

- a) Access to City services is not dependent on immigration status
- b) City Staff will not ask for or otherwise seek out an individual's immigration status, also known as the Non-Disclosure practice unless the provision of such services has a legal requirement to do so. Other options to demonstrate residency as a Londoner will be employed and communicated to residents.
- c) No records of a resident's immigration status will be shared with, or reported to, the London Police Service, Campus Community Police Service, the Ontario Provincial Police, the Royal Canadian Mounted Police, or the Canadian Border Services Agency, unless required to do so by law.
- d) This policy applies to all City services.

4.4 Reporting and Evaluation

The Managing Director, Social Services, Housing and Dearness Home will report back annually to City Council on the application of this policy, and any complaints received and their disposition, as well as recommendation for amendments.

^[1] The 1951 Convention Relating to the Status of Refugees includes "*individuals who are fleeing situations of well-founded fear of being persecuted for reasons of race, religion, nationality, membership of a particular social group or political opinion, sexual orientation, gender identity, are outside the country of their nationalities, and are unable to, or owing to such fear, are unwilling to avail themselves of the protection of that country*". (UNHCR – www.unhcr.ca)

Bill No. 211
2019

By-law No. CPOL.-72(__)-____

A by-law to amend By-law No. CPOL.-72-304, as amended, being “Review of Ward Boundaries Policy” to provide for the review to be undertaken when required.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-72-304, as amended, being “Review of Ward Boundaries Policy” to provide for the review to be undertaken as required.

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

1. By-law No. CPOL.-72-304, as amended, being “Review of Ward Boundaries Policy” is hereby amended by deleting Schedule “A” to the by-law and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

Review of Ward Boundaries Policy

Policy Name: Review of Ward Boundaries Policy

Legislative History: Adopted August 22, 2017 (By-law No. CPOL.-72-304); Amended July 24, 2018 (By-law No. CPOL.-72(a)-410); Amended _____ (By-law No. CPOL.-_____-_____)

Last Review Date: April 30, 2019

Service Area Lead: City Clerk

1. Policy Statement

- 1.1 This policy sets out the requirements for the regular review of ward boundaries to ensure that they remain relevant.

2. Definitions

- 2.1 Not applicable.

3. Applicability

- 3.1 This policy shall apply to the City Clerk.

4. The Policy

- 4.1 The City Clerk shall, as required, undertake a review of the municipal ward boundaries, in sufficient time to allow the implementation of any appropriate ward boundary changes for the next municipal election, in accordance with applicable legislative requirements. The review shall take into consideration balancing population distribution among the wards, both now and in the future based on projections; respecting established neighbourhoods and communities within the municipality; geographical features defining natural boundaries within the municipality; and, infrastructure boundaries such as roads, bridges, rail lines and transit routes. Upon conclusion of the City Clerk’s review, the City Clerk shall recommend if and how the wards should be re-divided for the upcoming election, based upon their findings and in keeping with the public interest.

Bill No. 212
2019

By-law No. CPOL.-202(____)-____

A by-law to amend By-law No. CPOL.-202-454, as amended, being “Special Assistance and Supplementary Aid”, by renaming the Policy “Discretionary Benefits”.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-202-454, as amended, being “Special Assistance and Supplementary Aid”, to rename the Policy “Discretionary Benefits”.

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

1. By-law No. CPOL.-202-454, as amended, being “Special Assistance and Supplementary Aid” is hereby amended by deleting the words “Special Assistance and Supplementary Aid” on Schedule “A” to the by-law and replacing them with the words “Discretionary Benefits”.

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

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Bill No. 213
2019

By-law No. CPOL.-167(____)-____

A by-law to amend By-Law No. CPOL.-167-419, as amended, being “Urban Design Awards” to provide for three specific award categories.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-167-419, as amended, being “Urban Design Awards” to provide for three specific award categories.

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

1. By-law No. CPOL.-167-419, as amended, being “Urban Design Awards” is hereby amended by deleting Schedule “A” to the by-law and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

Urban Design Awards

Policy Name: Urban Design Awards

Legislative History: Enacted September 19, 2017 (By-law No. CPOL.-167-419); Amended June 26, 2018 (By-law No. CPOL.-335-326); Amended _____ (By-law No. CPOL.-____-____)

Last Review Date: March 21, 2019

Service Area Lead: Manager- City Building & Design

1. Policy Statement

The City of London Urban Design Awards Program is intended to recognize, celebrate and inspire design excellence in the City of London. Awards will be granted for exceptional projects that represent visionary thinking and “raise the bar” for design excellence in London.

Urban Design Awards will be granted once every two years. City Planning will be responsible for administering this program in accordance with the Terms of Reference.

At the conclusion of the Awards process, a ceremony will be held for the purpose of recognizing and celebrating winners of the Urban Design Awards and for promoting the urban design agenda in the community as a whole.

The winning submission(s) of the London Urban Design Awards will be automatically submitted to the RAIC (Royal Architectural Institute of Canada) National Urban Design Awards program, which are held in the year between of the biennial London Urban Design Awards. This will be an opportunity for local developers, architects, urban designers, as well as the City to showcase their developments and compete for Urban Design Awards at the national level.

2. Definitions

Not applicable.

3. Applicability

Projects are eligible for an Urban Design Award where they are developed up to 5 years prior to the awards year. Submissions for Awards can be submitted by a project owner, a member of the team that is associated with the project, a member of Council, a member of municipal staff, or a member of the general public. To be eligible for an Award, submissions must be received by the City of London City Planning office within the prescribed deadline date and all entries must meet submission requirements. It should be clear that public projects, including those developed by the City of London, are eligible for awards.

4. The Policy

4.1. SUBMISSION REQUIREMENTS

Submissions will only be accepted where they meet the following requirements:

- An abstract of the project is provided to explain its design qualities and how this project significantly adds to the quality of the public realm in London. The abstract should also touch on those items that are outlined in the relevant awards category descriptions below (Section 4.5). This abstract is to be provided in the electronic format specified by the City.
- Two display boards maximum (sizes will be specified).
- A photo slide show, not exceeding 50 photographs, illustrating the design qualities of the project described in the abstract. This slide show is to be provided in the electronic format specified by the City.

These submissions will allow for submissions to be presented on the City's web site, and also allow for innovative display techniques for the awards ceremony and circulation of the awards.

All materials submitted to the City of London become property of the City of London and will not be returned to the applicant. Furthermore, submission of materials implies consent for the City of London to disseminate such materials at the sole discretion of the City.

4.2. AWARDS PROCESS

A call for submissions will be issued in spring of an Awards year. City Planning will engage in a rigorous process to raise awareness in the community that the City has issued a call for Urban Design Awards submissions. This may include, but is not limited to, advertising in newspapers, use of the City's web site, mail-outs to members of the design, architecture, landscape architecture, planning, and development industry. It may also include other vehicles, such as the preparation of a poster or other such materials, to raise awareness of the Awards, and the agenda for urban design excellence in London.

Judging of the projects will occur in summer of the Awards year. This will allow for judges to view projects including vegetation in a state of full bloom. The jury will compile a short list of projects from amongst the entries submitted. City Planning staff will arrange for the jury to visit the sites of the projects on the short list.

It shall be at the sole discretion of the jury to determine whether or not Awards will be recommended in any or all of the awards categories in a given year. A maximum of 5 urban design awards will be granted, except in exceptional circumstances. Awards will be granted in autumn of the Awards year.

City Planning staff will disseminate information relating to the award winning projects through the use of various mediums, including, but not limited to: web site posting, posters or other publications relating to the next design awards call for submissions, displays in prominent public spaces, etc.

4.3. AWARDS PRESENTATION

Awards will be presented to the Urban Design Award winners at a ceremony, which may combine other activities intended to advance the agenda for urban design excellence in London. Those earning honourable mention will also be congratulated at this ceremony. Two awards will be given to each award winning team. Additional awards can be ordered by winners for additional members of the team, at a cost to the winners which covers the expense of the City purchasing these awards.

4.4. URBAN DESIGN AWARDS JURY

An Urban Design Awards Jury, made up as follows, will be established annually by the City.

Voting Members:

- The Chair of the Planning Committee of Council or an appointed designate
- The President of the London Society of Architects or an appointed designate
- The Chair of the Southwestern Ontario District of the Ontario Professional Planners Institute or an appointed designate
- The President of the London Branch of the Ontario Association of Landscape Architects or an appointed designate
- An Urban Designer from outside the community (who is not involved with any projects under consideration)

Limitations:

- No member of the Jury shall serve for more than 3 consecutive design award terms.
- No member of the jury shall be related, in any substantive way, to any projects under consideration.

Chair:

- The jury will elect from amongst its Members a Chair and a Vice-Chair at its first meeting each year.

Designates:

- Designates from any of the above groups will be accepted where jurors disqualify themselves from serving on the jury, where a jury member has already served three consecutive awards terms, or where the above-identified person cannot make himself/herself available for serving on the jury.

4.5. AWARDS CATEGORIES

The following Awards Categories and Awards are hereby established:

4.5.1. Buildings

An individual building, or a composition of buildings, which achieves urban design excellence through its relationship to the public realm, its massing, detailing and pedestrian amenity. Entrants should document and highlight how the building, or group of buildings, contributes to the quality of place. All types of buildings are eligible whether "landmark" or "background," new construction or a restoration/transformation. Building types could include: Main Street Mixed Use, Residential (multi-unit, apartment), Commercial, Institutional or Industrial.

The primary criteria for assessing the merit of entries in this category will be:

- Positive contribution to the public realm/quality of place;
- Architectural excellence;
- Demonstration of fulfilling a clearly articulated urban design intent.

4.5.2. Buildings (Small Scale Residential)

A residential building, which achieves urban design excellence through its relationship to the surrounding neighbourhood, its massing, siting and detailing. Entrants should document and highlight how the building, contributes to the overall character as well as to the quality of place in the neighbourhood in which it is located. All types of small scale non-apartment residential buildings are eligible whether new construction or restoration/transformation. Building types could include single detached residential, townhouses, semi's, 2-, 3-, or 4-plexes.

The primary criteria for assessing the merit of entries in this category will be:

- Positive contribution to the character of the existing neighbourhood/quality of place;
- Architectural excellence;
- Demonstration of fulfilling a clearly articulated urban design intent.

4.5.3. Public Realm Enhancements

Elements can be defined as a stand-alone object, or landscape element which contributes significantly to the quality of the public realm. It should provide a memorable image, reinforce the human scale and enhance the character of the surrounding area.

Examples include:

- Benches
- Gateways
- Light fixtures
- Walkways
- Fences
- Work of art

4.5.4. Public Spaces and Landscapes

Public space - generally related to, and defined by, adjacent buildings or natural/manmade elements -- which provides an extension to the public realm in an exemplary way.

Examples are:

- Courtyards
- Plazas
- Forecourts
- Gardens
- Trails
- Mews
- Parks

4.5.5. Large places and neighbourhoods

This includes designs for a new or renovated large-scale areas of the city. The project must be completed to such extent as to allow the jury to clearly understand and evaluate the plan.

The submissions in this category should clearly state the existing conditions and demonstrate how the plan creatively resolves and addresses multiple objectives and competing interests. The submission should also provide evidence of community involvement and acceptance.

Examples are:

- Area plans
- Subdivisions
- Industrial parks
- Campus plans
- Streetscapes

4.5.6. Restoration, Rehabilitation and Adaptive Reuse

This includes renovated, restored and adaptively reused buildings and groups of buildings. Submissions should demonstrate urban design excellence through their relationship to the surrounding neighbourhood, interface with the public realm and ability to highlight the original character and historic elements of the building. The transformation should be visible on the exterior of the building(s).

The submissions in this category should clearly state the history and pre-construction conditions and uses of the building(s) and demonstrate the scope of work that was involved in the restoration, renovation or adaptive reuse.

Winning submissions in this category will be submitted under the most appropriate National Urban Design Awards category

4.5.7. People's Choice Award

One winner will be chosen from all of the submissions in all categories to receive a People's Choice Award. All submissions will be considered for this award and a formal entry into this category is not required.

The winning entry will be selected by public voting held prior to the awards ceremony. City Planning staff will disseminate information relating to the People's Choice Award through the use of various mediums, including, but not limited to: web site posting, posters, social media, etc. Voting will be conducted through online, in person and accessible methods. Voting will be open to all City of London residents.

Winning submissions in this category will not be eligible for the National Urban Design Awards hosted by RAIC, unless they have won in another category.

4.5.8. People's Choice Award (Student)

Post-secondary students will be invited to submit urban design projects. Student projects may be hypothetical, but must be designs related to locations within the city of London. Submissions should demonstrate urban design excellence through their relationship to the surrounding neighbourhood, interface with the public realm, massing, detailing and pedestrian amenity. Submissions must include elements of the public realm as well as buildings.

The winning submission will be selected by public voting held during the Awards ceremony, or at an associated event. All event attendees will be eligible to vote. Dependent on the number of submissions, the jury may elect to shortlist the top entries.

Winning submissions in this category will not be eligible for the National Urban Design Awards hosted by RAIC.

It should be clear that these categories ARE INTENDED TO:

- Explain what types of projects are eligible for an Urban Design Award;
- Describe, in very general terms, how these projects will be evaluated; and
- Help to encourage submissions that are of a very high quality.

It should be equally clear that these categories ARE NOT INTENDED TO:

- Limit the number of awards that can be granted within a single category;
- Require that an award be granted in every category where there is not a submission that warrants an award; and
- Limit a submission to competing only against those projects that are within their category.

Where the Jury deems it to be appropriate, honourable mention will be given to those projects that did not win an award, but exhibited many excellent design traits worthy of recognition.

4.6. NATIONAL URBAN DESIGN AWARDS (HOSTED BY ROYAL ARCHITECTURAL INSTITUTE OF CANADA)

Following the Urban Design Awards ceremony the winning submissions will be given instructions as to how their projects can be submitted to the National Urban Design Awards program. The Submission requirements for the National Urban Design Awards can be found on the RAIC website.

Bill No. 214
2019

By-law No. CPOL.-_____-____

A by-law to repeal By-Law No. CPOL.-89-340
and any amendments thereto, being “Public
Notification Policy for Construction Projects”.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to repeal By-law No. CPOL.-89-340 and any amendments thereto, being “Public Notification Policy for Construction Projects”, as it is now an administrative policy;

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

1. By-law No. CPOL.-89-340 and any amendments thereto, being “Public Notification Policy for Construction Projects”, is hereby repealed.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Bill No. 215
2019

By-law No. CPOL.-_____-____

A by-law to repeal By-Law No. CPOL.-75-307 and any amendments thereto, “Affordable Housing Reserve Fund Implementation Policy” as the Policy is no longer required.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to repeal By-law No. CPOL.-75-307 and any amendments thereto, being “Affordable Housing Reserve Fund Implementation Policy” as the Policy is no longer required.

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

1. By-law No. CPOL.-75-307 and any amendments thereto, being “Affordable Housing Reserve Fund Implementation Policy” is hereby repealed.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Bill No. 216
2019

By-law No. CPOL.-_____ - ____

A by-law to repeal By-Law No. CPOL.-203-455
and related amendments thereto, being
“Purchased Service Agreements”.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to repeal By-law No. CPOL.-203-455 and related amendments thereto, being “Purchased Service Agreements” as the Municipal Council has determined that this Council Policy is outdated and no longer required;

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

1. By-law No. CPOL.-203-455, and related amendments thereto, being “Purchased Service Agreements”, is hereby repealed.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Bill No. 217
2019

By-law No. S.-____-____

A by-law to permit Maciej Andrzej and Axel Maria Krupicz to maintain and use a boulevard parking area upon the road allowance for 227 Hill Street, City of London.

WHEREAS Maciej Andrzej and Axel Maria Krupicz (the "Owner") represents that they are the registered owners of certain lands and premises in the City of London, in the County of Middlesex, known municipally as 227 Hill Street, in the said City of London, County of Middlesex, and which are more particularly described in the boulevard parking agreement attached hereto as Schedule "A" (the "said lands");

AND WHEREAS the Owner's Maciej Andrzej and Axel Maria Krupicz have petitioned the Municipal Council of The Corporation of the City of London for permission to use a portion of the City-owned road allowance which abuts the said lands as a boulevard parking area (the "said parking area") for the purpose of parking motor vehicles;

AND WHEREAS the Municipal Council of The Corporation of the City of London has approved the entering into of a Boulevard Parking Agreement (the "said Agreement") with the Owner relating to the use of the said parking area;

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

1. The said Agreement attached hereto as Schedule "A" of this by-law is authorized and approved.
2. The Mayor and the City Clerk are authorized and directed to execute the attached Agreement on behalf of The Corporation of the City of London and to cause the seal of the Corporation to be affixed thereon.
3. The City Clerk is authorized upon the receipt of the required registration fee from the Owner and upon the authorization of the Site Plan Administrator for The Corporation of the City of London to register this by-law in the Land Registry Office for the Land Titles Division of Middlesex No. 33.
4. Nothing in this by-law limits the covenants and agreements between the parties to the said Agreement.
5. This by-law comes into force and effect on the day it is passed.

PASSED in open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule "A"

SCHEDULE "A" to By-law No.S.-

THIS AGREEMENT made in duplicate this 28 day of May, 2019
BETWEEN

THE CORPORATION OF THE CITY OF LONDON
(hereinafter called "the Corporation")

AND

OF THE FIRST PART
MACIEJ ANDRZEJ AND AXEL MARIA KRUPICZ
(hereinafter called "the Owner")

OF THE SECOND PART

WHEREAS by section 11(1) of the *Municipal Act 2001*, as amended, the Corporation is authorized and empowered to pass by-laws for leasing or licensing the use of untravelled portions of highways, under the jurisdiction of the council, except highways that are extensions or connecting links of the King's Highway;

AND WHEREAS the Owner represents that it is the registered owner of certain lands and premises in the City of London, in the County of Middlesex, known municipally as, **227 Hill Street** in the City of London, County of Middlesex, and being more particularly described in Schedule "B" attached hereto;

AND WHEREAS the Owner has petitioned the Municipal Council of the Corporation for permission to use, for the purpose of parking motor vehicles, the lands and premises as shown on the parking plan attached hereto as Schedule "C", hereinafter called "the Premises" being part of the untravelled portion of the highway adjacent to **227 Hill Street** in the City of London on the terms and conditions as set out in this Agreement;

NOW THEREFORE THIS AGREEMENT witnesseth that in consideration of the premises and the sum of TWO DOLLARS (\$2.00) of lawful money of Canada, now paid by the Owner to the Corporation, the receipt whereof is hereby acknowledged, the Owner covenants and agrees with the City to do and perform, at its expense the following matters and things:

1. The Corporation agrees to allow the Owner, at the Owner's sole expense, to construct, maintain, repair and use in accordance with the terms of this Agreement a parking area on the Premises as set out in Schedule "C" attached.
2. The Owner shall pay all applicable realty taxes assessed against the parking area constructed on the Premises on or before the City of London tax instalment due date(s).
3. The Owner shall ensure that the parking area is constructed on the Premises in accordance with the approved parking plan attached as Schedule "C" and shall obtain approval from the General Manager of Environmental and Engineering Services and City Engineer for the Corporation for a curb cut, if required.
4. All terms and conditions of this Agreement and all works to be carried out on the Premises shall be completed within one hundred and eighty days (180) days from the date of this Agreement or by such other date as may be specified in writing by the Corporation.
5. The Owner shall, at its expense, maintain the parking area on the Premises in accordance with the plan as set out in Schedule "C" and shall make no alterations or additions to the parking area on the Premises without the written approval of the Corporation which approval may not be unreasonably withheld.
6. The Owner covenants:
 - (a) to use the Premises solely for the purpose of parking motor vehicles and the parking must be accessory to an abutting legal residential use;
 - (b) to remove from the Premises, upon receiving written notice from the Corporation, any inoperable, unserviceable or incapacitated motor vehicles;
 - (c) not to permit nor to undertake the repair or servicing of motor vehicles on the Premises;
 - (d) to keep the Premises free from dust, papers and rubbish of any kind;

- (e) to use the Premises in a proper and orderly manner and not to permit anything to be done upon the Premises which is in violation of any by-law of the Corporation in force during the time of this Agreement or which may create a nuisance or be objectionable;
 - (f) not to use the parking area constructed on the Premises to accommodate a vehicle with dimensions in excess of the following:

length	-	6.0 meters (20.0 feet)
width	-	2.4 meters (7.9 feet)
height	-	2.4 meters (7.9 feet)

or to accommodate any other vehicle which is deemed by City Council to be unacceptable; and
 - (g) not to use the Premises for the storage of any materials.
 - (h) that the parking area constructed on the Premises shall not encroach onto adjacent properties.
7. The Owner acknowledges and agrees that the parking area constructed on the Premises is solely for the use and enjoyment of the resident or occupant of the Owner's lands as set out in Schedule "B".
8. The Owner shall, at all times, indemnify and save harmless the Corporation of and from all loss, costs and damages which the Corporation may suffer, be at or be put to, for or by reason or on account of any matter or thing which may occur, be done or arise by reason of the use of the Premises or of any other property of the Corporation to gain ingress to or egress from the parking area or anything which may be done thereon or which may be neglected to be done thereon by the Owner, his agents, servants, or others.
9. The Owner shall, throughout the term of this Agreement, at its own expense obtain and maintain and provide the Corporation with evidence of comprehensive general liability insurance for an amount not less than Two Million (\$2,000,000) dollars or such greater amount as the Corporation may advise is required and shall include the Corporation as an additional insured with respect to the Owner's obligations under this Agreement. The above-mentioned insurance will not be cancelled or permitted to lapse unless the Owner's insurer notifies the Corporation in writing at least thirty (30) days prior to the date of cancellation or expiry. The Owner will provide that evidence of such insurance shall be delivered to the Corporation promptly upon request.
10. This Agreement may be terminated by either party upon sixty (60) days notice in writing and such notice having been given, this Agreement and all of the conditions, covenants and provisos herein shall cease on the day set out in the said notice.
11. On termination of this Agreement for any reason, including but not limited to default, the Owner shall, within ninety (90) days therefrom, remove from the Premises all works associated with the parking area and restore, at its own expense, the Premises in a manner and to a condition satisfactory to the General Manager of Environmental and Engineering Services and City Engineer which may include, but not be limited to, the restoration of the boulevard to grass and the construction of curbs to prevent ingress to or egress from the Premises.
12. Notwithstanding anything contained herein, the Corporation shall have the right of free, uninterrupted and unobstructed access at all times to the Premises for the purpose of inspecting the facilities, works and matters, and for the purpose of installing and maintaining services and utilities and the Corporation shall only be liable to restore the premises to the approximate condition in which it existed at the time of each any every entry upon the premises.
13. Any notice by the City to the Owner shall be effectually given by personal service upon or by first class registered mail to the Owner at the address shown on the last returned assessment roll as updated from time to time as to any change in ownership received in writing by the City Clerk, and every such notice shall be deemed to be given upon the day it was personally served or so mailed.
14. It is intended that all provisions of this Agreement shall be fully binding and effective between the parties, but in the event that any particular provision or provisions or a part of one is found to be


invalid or unenforceable for any reason whatever, then the particular provision or provisions or part of the provision shall be deemed to be severed from the remainder of this Agreement and all other provisions shall remain in full force and effect.

15. This Agreement is to be read with all changes in gender or number as required by the context.
16. This Agreement shall be binding upon the Owner, its heirs, executors, administrators, successors and assigns, as the case may be, as subsequent owners and occupiers of the said lands from time to time and "Owner" wherever used in this Agreement is intended and shall be construed to include such subsequent owners and occupiers.


IN WITNESSETH WHEREOF the Owner has hereunto set its hand and seal, or caused to be affixed its corporate seal duly attested by the hands of its proper signing officers, as the case may be, and the Corporation has caused to be affixed its corporate seal duly attested by the hands of its proper signing officers.

SIGNED, SEALED AND DELIVERED

in the presence of a Witness



in the presence of a Witness



in the presence of a Witness



MACIEJ ANDRZEJ KRUPICZ



AXEL MARIA KRUPICZ

THE CORPORATION OF THE CITY OF LONDON

Ed Holder, Mayor

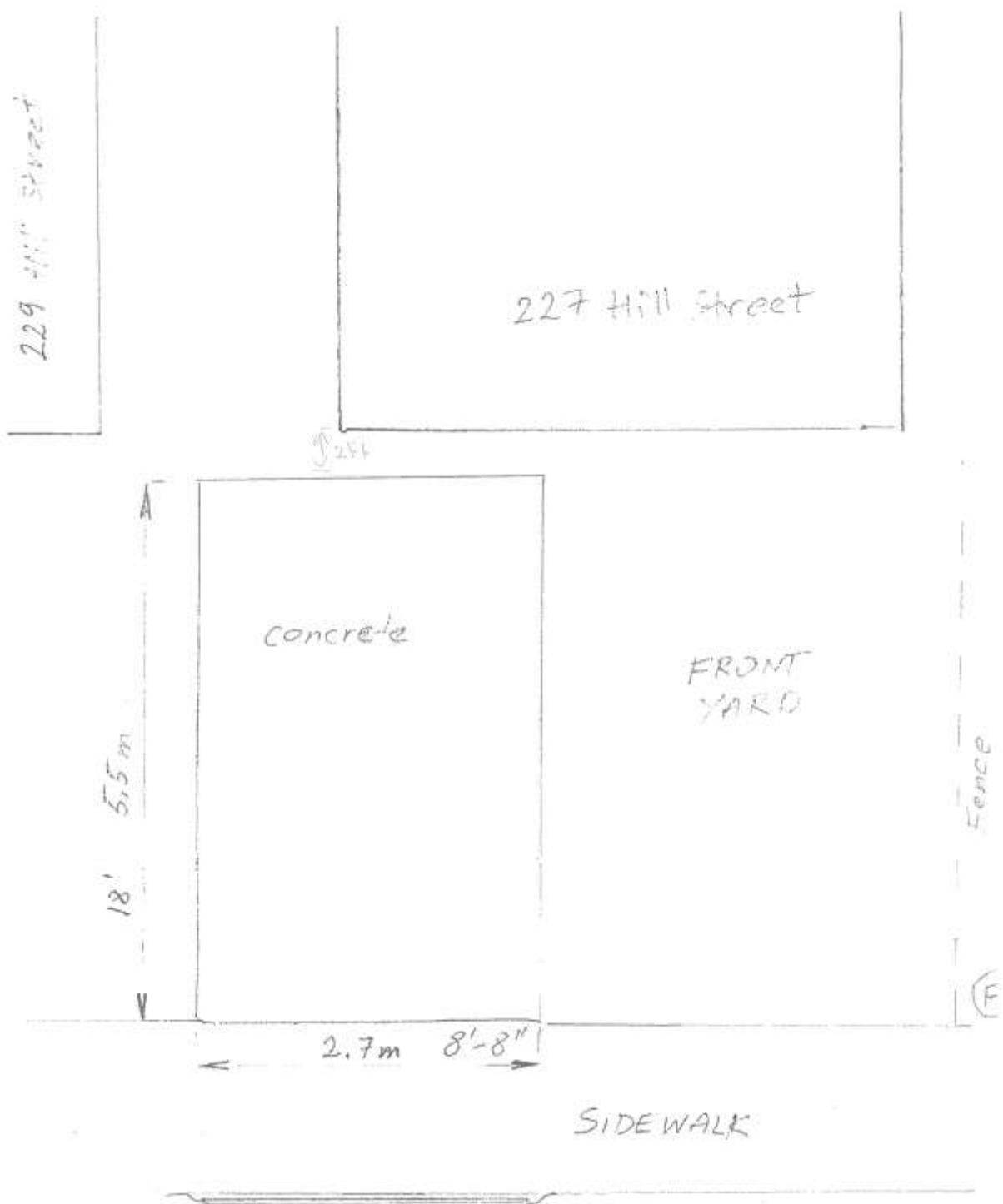
Catharine Saunders, City Clerk



SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises, lying, being and situate on Part Lot 5, s/w Hill Street, as in 726410, s/t the rights of owners of adjoining parcels, if any, under 941985, London.

SCHEDULE "C"



Bill No. 218
2019

By-law No. S.-____-____

A by-law to assume certain works and services
in the City of London. (Sunningdale Meadows
Subdivision Phase 2, Plan 33M-665)

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 Sunningdale Meadows Subdivision Phase 2, Plan 33M-665;

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:

Sunningdale Meadows Subdivision Phase 2, Plan 33M-665
Norquay Sunningdale Land Corporation
c/o Developro Land Services Inc. – Craig Linton

Bradwell Chase – All;
Bradwell Court – All;
Humberside Common – All;
Pelkey Road – All;
Block 104 – being a walkway;

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 May 3, 2019 to May 2, 2020.

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

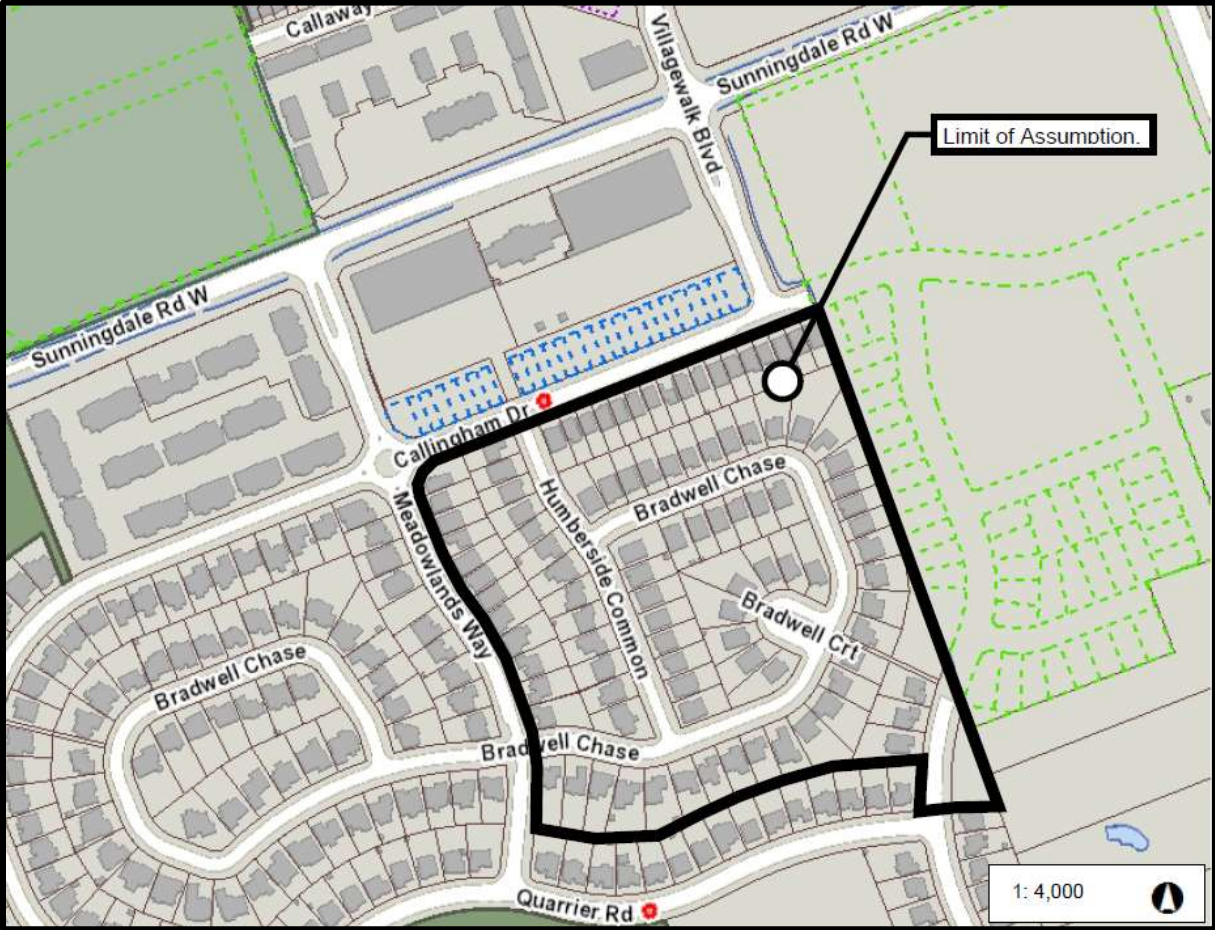
PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Assumption Limits



Bill No. 219
2019

By-law No. S.-____-____

A by-law to repeal By-law No. S.-6004-145 entitled, “A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Cedarpark Way).”

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

1. By-law No. S.-6004-145 entitled, “A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Cedarpark Way)” passed by Council on May 21, 2019 is hereby repealed.
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Bill No. 220
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 Way)

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 Way, namely:

“Part of Block 127 on Registered Plan 33M-640, designated as Parts 2 & 4 on
Reference Plan 33R-19563, in the City of London and County of Middlesex.”

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

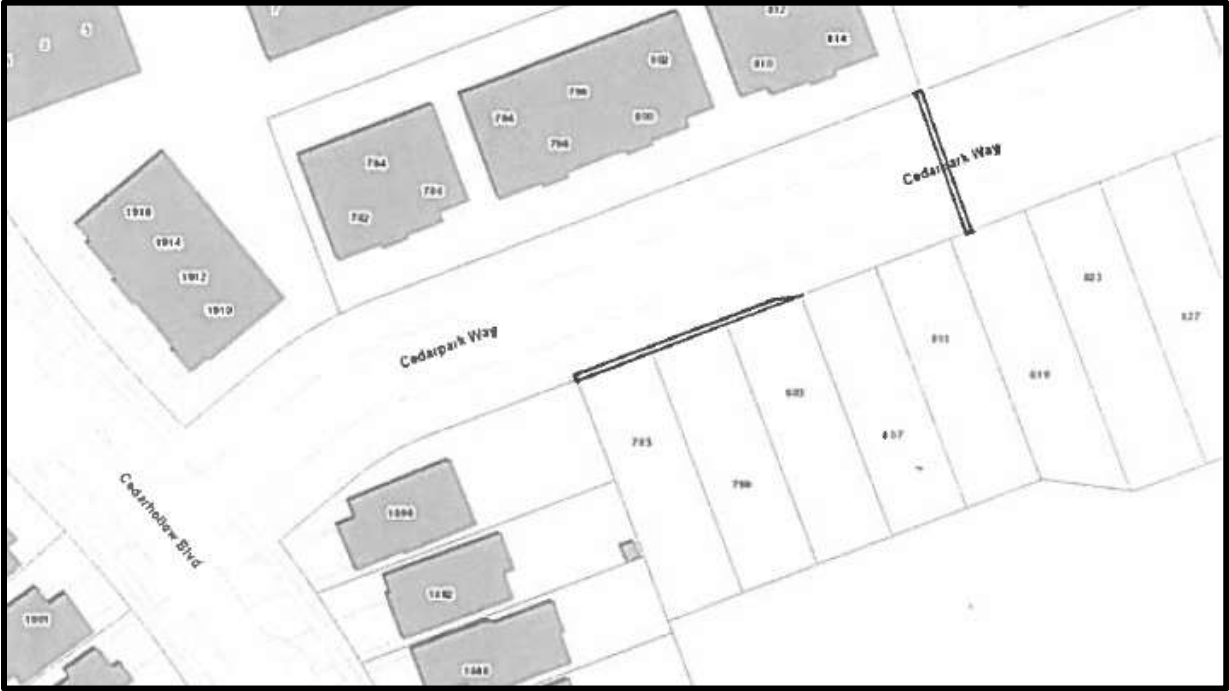
PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Location Map



Bill No. 221
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 Hamilton Road and Egerton Street)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Hamilton Road and Egerton Street, namely:

“Part of Lot 12 on Registered Plan 468(C) in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-20372.”

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

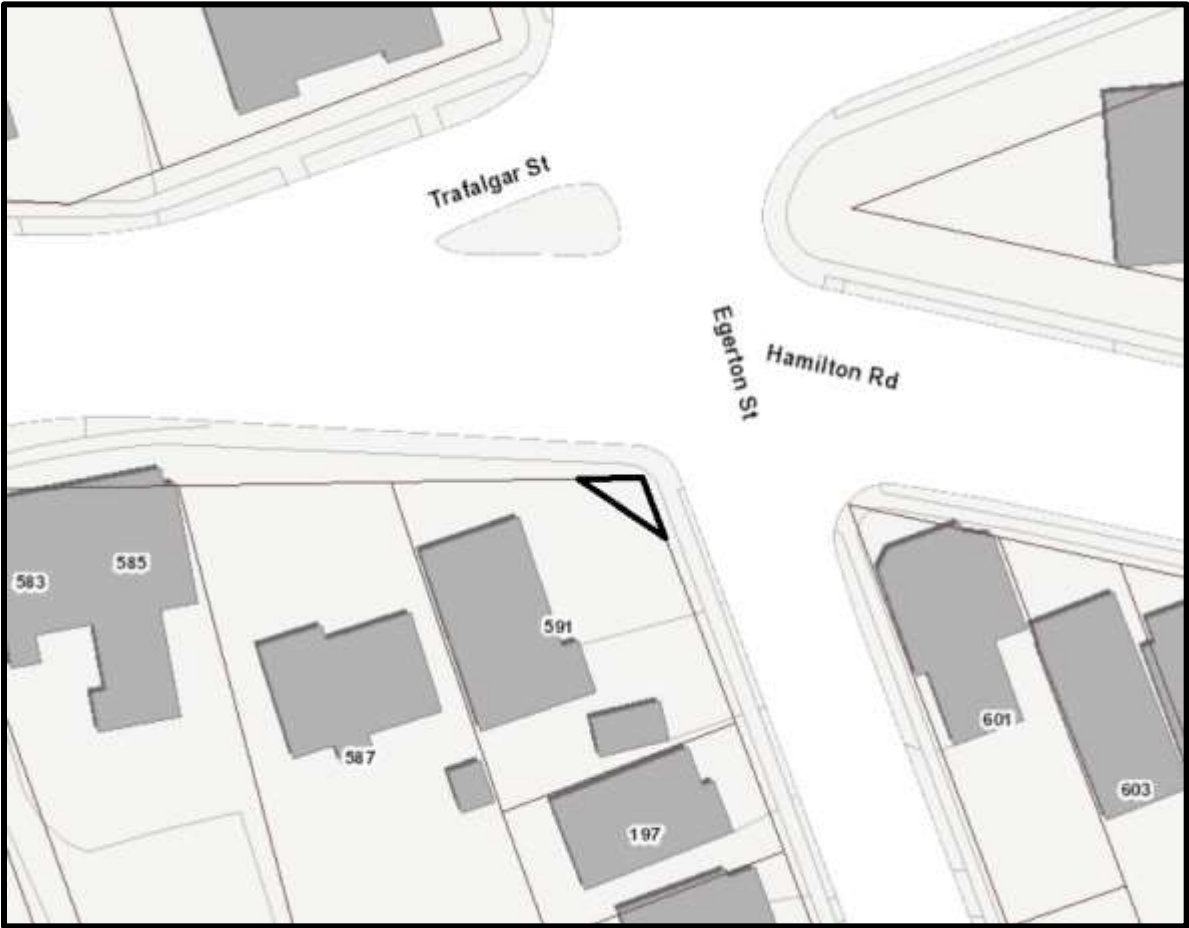
PASSED in Open Council on June 11, 2019.


Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - June 11, 2019
Second Reading - June 11, 2019
Third Reading - June 11, 2019

Location Map



 Subject Lands

Bill No. 222
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 Southdale Road East, west of Homeview Road) (as widening to Homeview Court and Homeview 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 Southdale Road East, west of Homeview Road and as widening to Homeview Court and Homeview Road, namely:

“Part of Lot 30 in Concession 1, in the geographic Township of Westminster, now in the City of London and County of Middlesex designated as Part 1 on Reference Plan 33R-20307,”

and

“Part of Lot 30 in Concession 1, in the geographic Township of Westminster, now in the City of London and County of Middlesex designated as Part 2 on Reference Plan 33R-20307”.

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

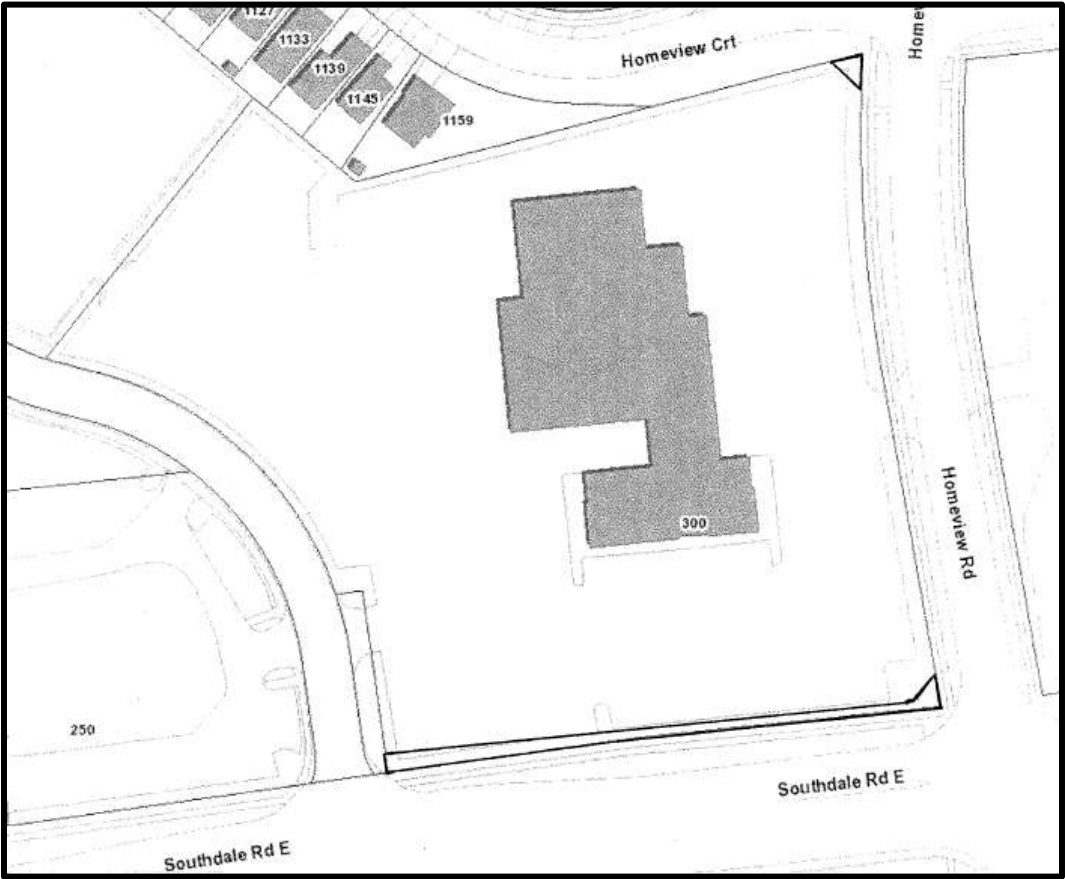
PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - June 11, 2019
Second Reading - June 11, 2019
Third Reading - June 11, 2019

Location Map



Bill No. 223
2019

By-law No. W.-_____ -____

A by-law to authorize the New Thames Valley
Pathway North Branch. (Project PD2125)

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 Thames Valley Pathway North Branch (Project PD2125)” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$622,019.00.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Bill No. 224
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning of the lands located on a portion of 146 Exeter Road (Richardson Subdivision, 39T-15501, Lots 1-6, 19-42).

WHEREAS Sifton Properties Limited has applied to remove the holding provision from the zoning of the lands located on a portion of 146 Exeter Road (Richardson Subdivision, 39T-15501, Lots 1-6, 19-42), as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located on a portion of 146 Exeter Road (Richardson Subdivision, 39T-15501, Lots 1-6, 19-42), as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R1 Special Provision (R1-4 (29)) Zone comes into effect.

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

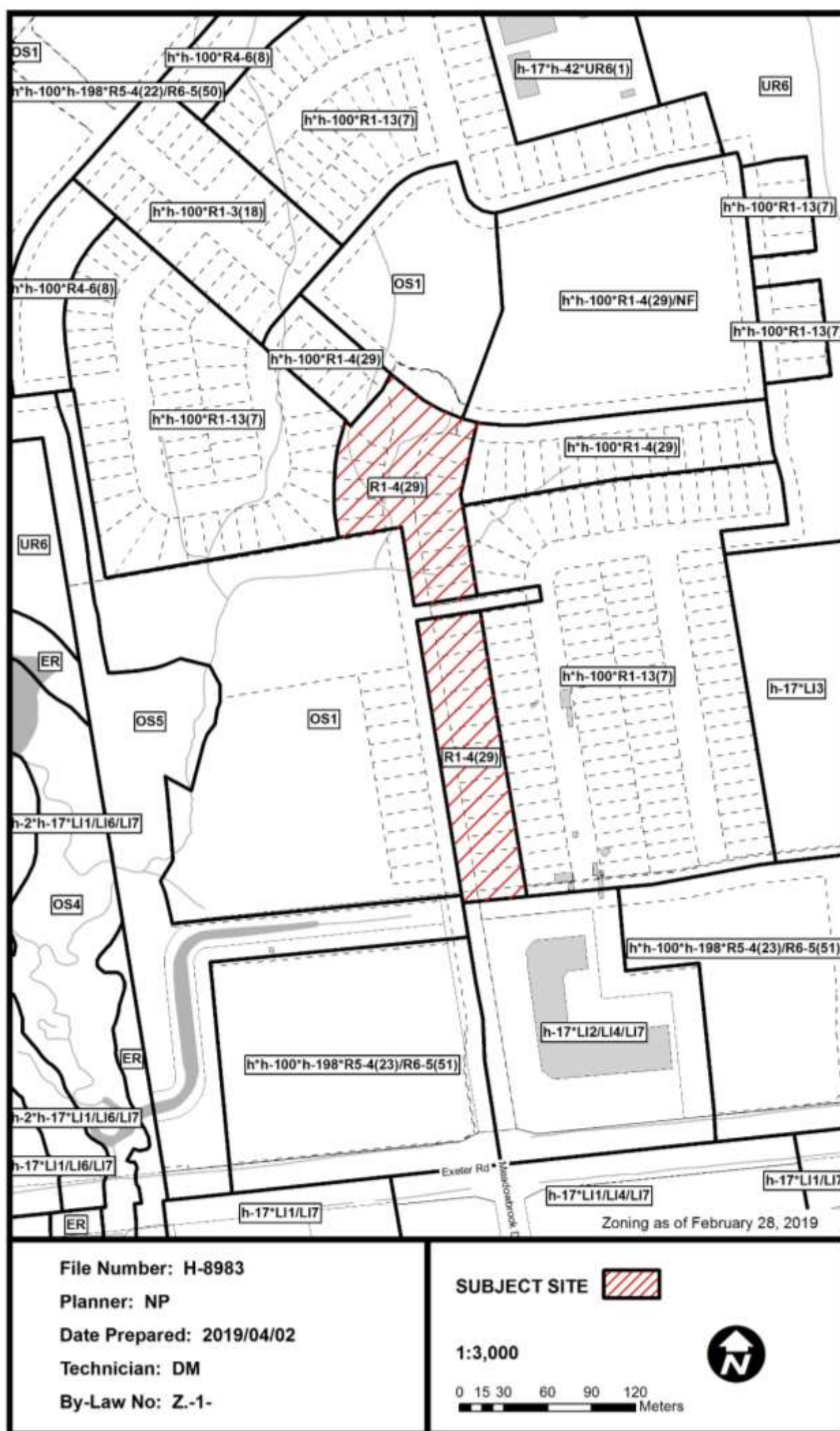
PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

SCHEDULE "A"



By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located on a portion of 146 Exeter Road (Block 36 and 37, Richardson Subdivision 39T-15501).

WHEREAS 110312 Ontario Inc. has applied to rezone an area of land located on a portion of 146 Exeter Road (Block 36 and 37, Richardson Subdivision 39T-15501), as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

NOQTHEREFORE 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 on a portion of 146 Exeter Road (Block 36 and 37, Richardson Subdivision 39T-15501), as shown on the attached map comprising part of Key Map No. A111, from a Holding Residential R5 Special Provision/Residential R6 Special Provision (h*h-100*h-198*R5-4(23)/R6-5(51)) Zone, to a Holding Residential R4 Special Provision /Residential R5 Special Provision/Residential R6 Special Provision (h*h-100*h-198*R4-6(*)/R5-4(23)/R6-5(51)) Zone;

2. Section Number 8.4 of the Residential R4 (R4-6) Zone is amended by adding the following Special Provision:

R4-6(*) (Portion of 146 Exeter Road)

a) Regulations:

- | | | |
|------|--|------------------------|
| i) | Lot Frontage
(Minimum): | 7.0 metres (23.0 feet) |
| ii) | Front Yard Setback,
Main Dwelling
(Maximum): | 6.0 metres (19.7 feet) |
| iii) | Front Yard Depth,
Garages
(Minimum): | 6.0 metres (19.7 feet) |
| iv) | Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. | |

3. The inclusion in this by-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

4. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Bill No. 226
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 146 Exeter Road.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located at 146 Exeter 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 146 Exeter Road, as shown on the attached map comprising part of Key Map No. A111, from an Open Space (OS1) Zone, to a Residential R1 Special Provision (R1-4(29)) Zone.
2. 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.
3. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

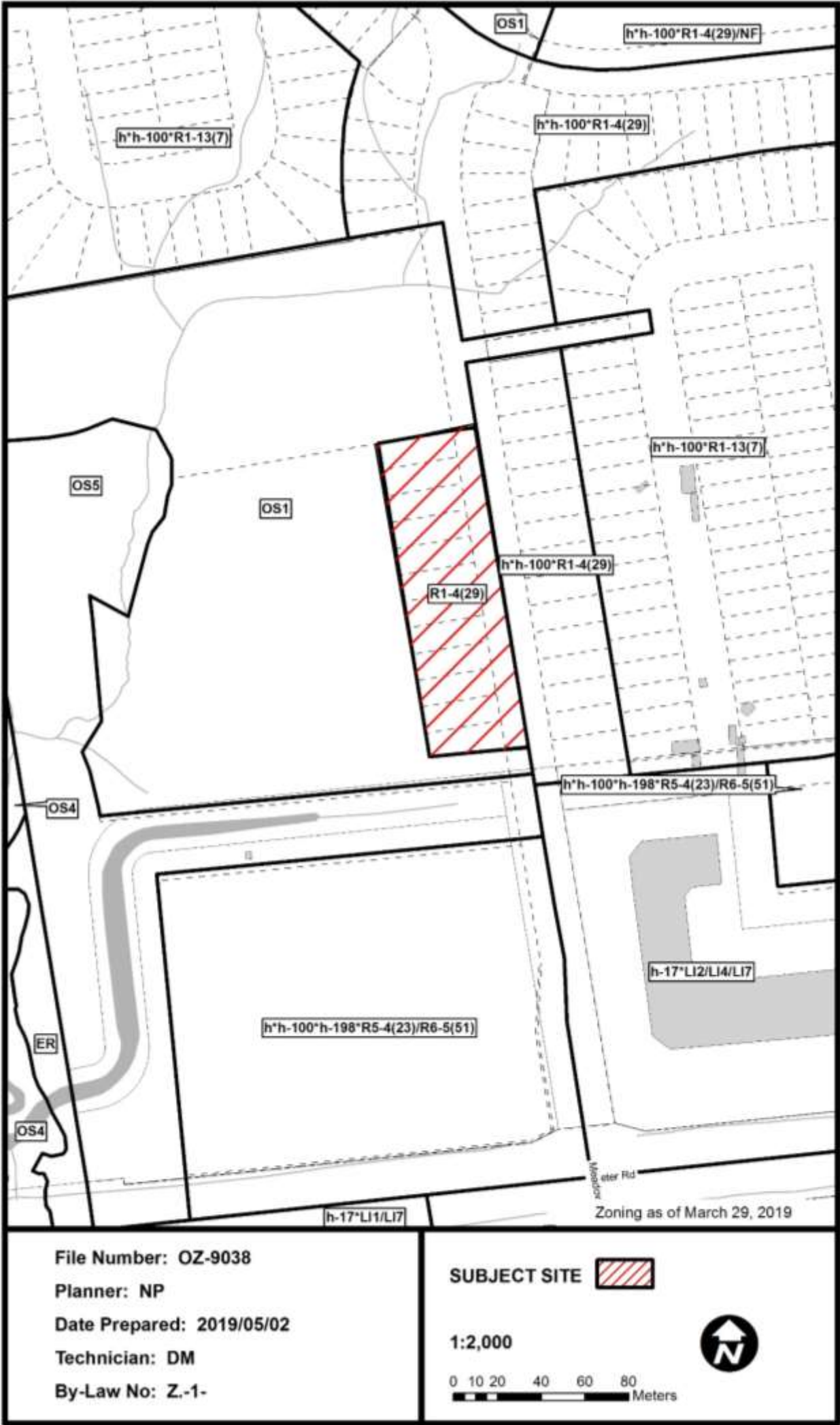
PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

SCHEDULE "A"



A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 1350 Trafalgar
Street.

WHEREAS Yardigans Estate Liquidation Services has applied to rezone
an area of land located at 1350 Trafalgar Street as shown on the map attached to this
by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule “A” to By-law No. Z.-1 is amended by changing the zoning
applicable to lands located at 1350 Trafalgar Street, as shown on the attached map
comprising part of Key Map No. A108, from a General Industrial (GI1) Zone to General
Industrial Special Provision (GI1(*)) Zone.

2. Section Number (41.4) of the General Industrial (GI1) Zone is amended by
adding the following Special Provision:

GI1(*) 1350 Trafalgar Street

a) Additional Permitted Use:

i) Second Hand Goods Outlet within existing building

Second Hand Goods Outlet: means a building, or part
thereof, used for the storing, selling, dismantling,
refurbishing, and repair of used goods, wares and materials;
but does not include a retail store, material recovery facility
or a salvage yard.

b) Regulations:

i) Gross floor area
(Maximum): 1,500m² (16,145 sq ft)

ii) Parking
(Minimum): 1 per 65m² (699 sq ft)

3. The inclusion in this By-law of imperial measure along with metric
measure is for the purpose of convenience only and the metric measure governs in
case of any discrepancy between the two measures.

4. This By-law shall come into force and be deemed to come into force in
accordance with Section 34 of the *Planning Act, R.S.O. 1990*, c. P.13, either upon the
date of the passage of this by-law or as otherwise provided by the said section.

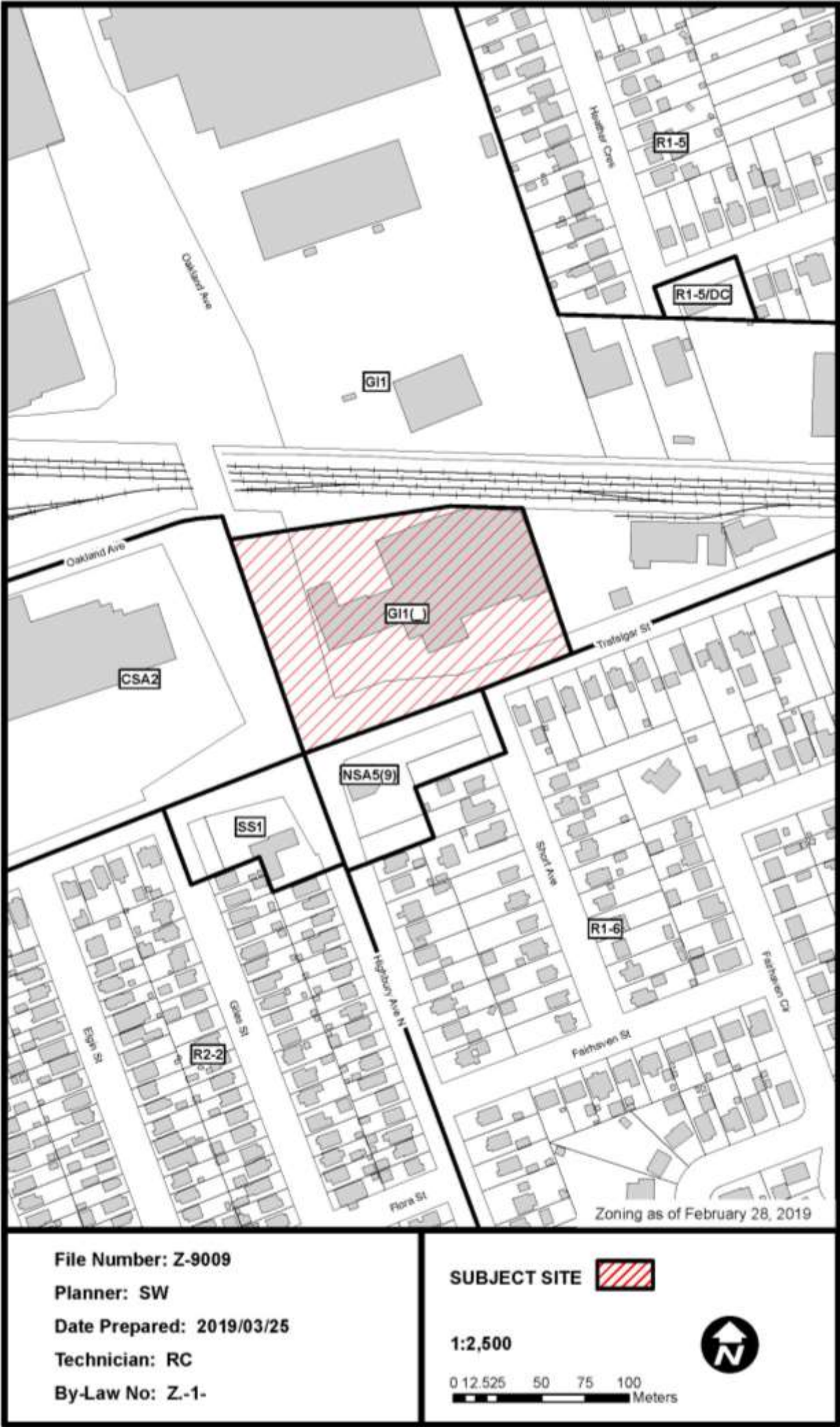
PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”



Bill No. 228
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 1170 Wellington
Road.

WHEREAS WLR Capital Inc. c/o Zelinka Priamo Ltd. has applied to
rezone an area of land located at 1170 Wellington Road, as shown on the map attached
to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning
applicable to lands located at 1770 Wellington Road, as shown on the attached map
comprising part of Key Map No. A.112, from a Highway Service Commercial (HS1/HS4)
Zone to an Associated Shopping Area Commercial/Highway Service Commercial
(ASA1/ASA2/ASA3/ASA4/HS1/HS4) Zone.
2. 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.
3. This by-law shall come into force and be deemed to come into force in
accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the
date of the passage of this by-law or as otherwise provided by the said section.

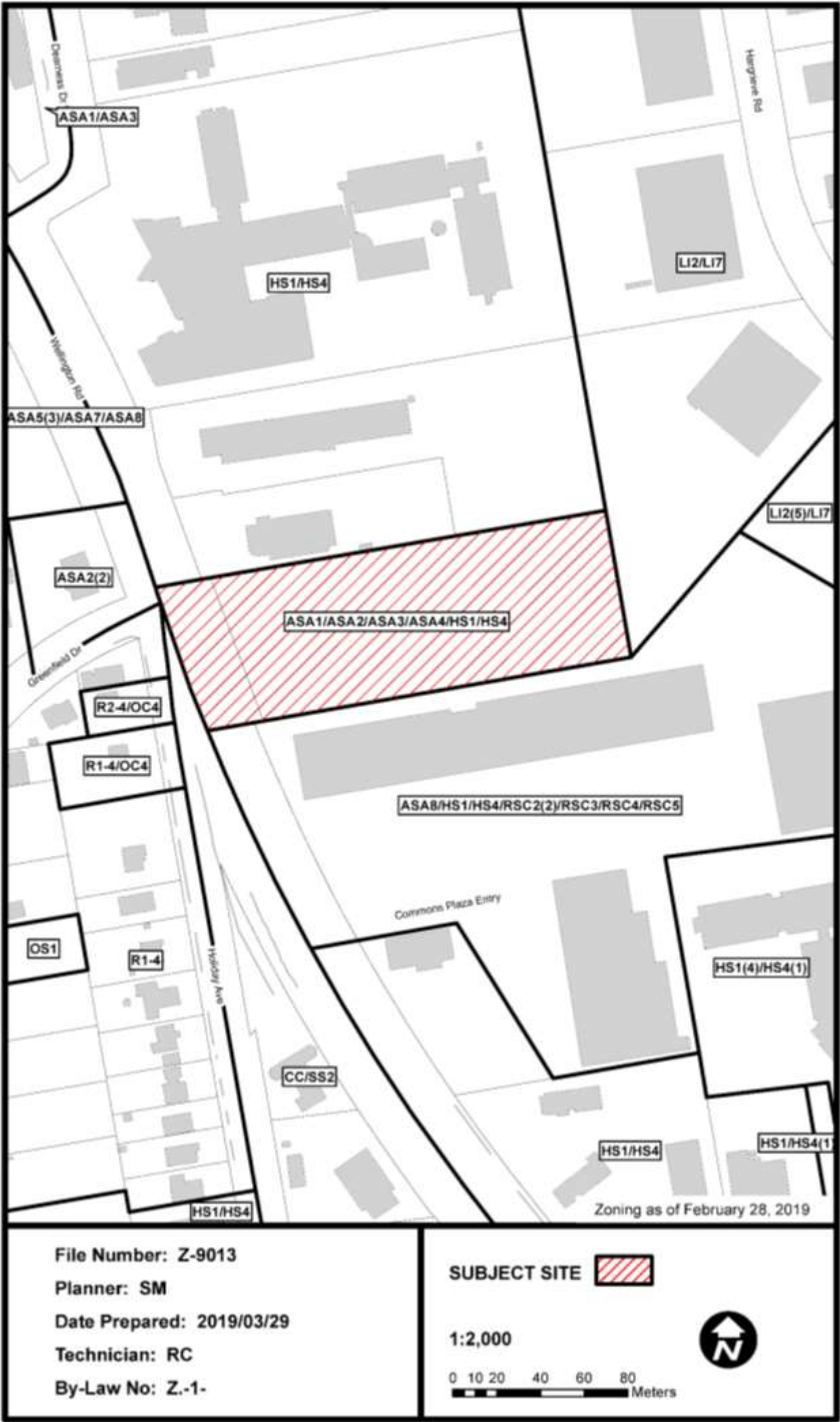
PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”



Bill No. 229
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 3087 White Oak
Road.

WHEREAS Whiterock Village Inc. has applied to rezone an area of land
located at 3087 White Oak Road, as shown on the map attached to this by-law, as set
out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning
applicable to lands located at 3087 White Oak Road, as shown on the attached map
comprising part of Key Map No. A111 from an Urban Reserve (UR4) Zone, and a
Residential R1 (R1-10) Zone, **TO** a holding Residential R1 Special Provision (h*h100*h-
161*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*h-__*R1-
3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*R1-3(**)) Zone; a
holding Residential R6 Special Provision (h*h-71*h-100*h-161*h-__*R6-5(*)) Zone; a
holding Residential R6 Special Provision/Residential R8 Special Provision Bonus (h*h-
71*h-100*h-161*h-__*R6-5(**)/R8-4(**)*B-__) Zone; a holding Urban Reserve Special
Provision (h-94*UR4(*)) Zone; and an Urban Reserve Special Provision (UR4(**))
Zone.

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

h-__ Purpose: To ensure the orderly development of land and the adequate
provision of municipal services, the "h-__" symbol shall not be deleted until
the sanitary forcemain has been relocated to the future municipal right-of-
ways, all to the satisfaction of the City Engineer.

Permitted Interim Uses: Existing uses

3. Section 4.3. 4) (Bonus Zones/Site Specific Bonus Provisions) is amended
by adding the following new bonus zone:

B() 3087 White Oak Road

This bonus zone is intended to facilitate a high quality development which
substantively implements through the required development agreement(s), the
Site Plan, Elevations and Concept Landscape Plan, attached as Schedule "1" to
the amending by-law; and

- i) Enhanced landscaping along White Oak Road with wrought
iron (or similar) fencing and provision of a pedestrian
pathway from Petty Road to White Oak Road;

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

a) Regulations:

- i) For the purpose of this by-law the front lot line shall be
interpreted as Petty Road
- ii) Front Yard Depth 3m (9.8ft)
(Minimum):

- iii) Density (Maximum): 79 units per hectare
- iv) Height (Maximum): four storeys 16m (52.5 ft)

4. Section Number 5.4 of the Residential R1 (R1-3) Zone is amended by adding the following Special Provision:

R1-3 (*) 3087 White Oak Road

a) Regulations:

- i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

5. Section Number 5.4 of the Residential R1 (R1-3) Zone is amended by adding the following Special Provision:

R1-3 (**) 3087 White Oak Road

a) Regulations:

- i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
- ii) The primary entrance of the dwelling shall be oriented and accessed from Petty Road.

6. Section Number 6.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5(*) 3087 White Oak Road

a) Permitted Uses:

- i) All uses within the R6-5 zone variation with the exception of apartment buildings, or cluster apartment buildings

b) Regulations:

- i) Front Yard Depth (Minimum) 3m (9.8ft)
- ii) Density (Maximum) 75 units per hectare

7. Section Number 6.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5(**) 3087 White Oak Road

a) Regulations:

- i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
- ii) Front Yard Depth (Minimum) 3m (9.8ft)
- iii) Density (Maximum) 75 units per hectare

8. Section Number 8.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(**) 3087 White Oak Road

a) Regulations:

- i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
- ii) Front Yard Depth 3m (9.8ft)
(Minimum):

9. Section Number 49.4 of the Urban Reserve (UR4) Zone is amended by adding the following Special Provision:

UR4(*) 3087 White Oak Road

a) Regulations:

- i) Lot Frontage on Petty Road 10m (32.8ft)
(Minimum):
- ii) No Minimum Lot Area

10. Section Number 49.4 of the Urban Reserve (UR4) Zone is amended by adding the following Special Provision:

UR4(**) 3087 White Oak Road

a) Regulations:

- i) No Minimum Lot Frontage
- ii) No Minimum Lot Area

11. 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.

12. 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 June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule "A"

